

# Ascend

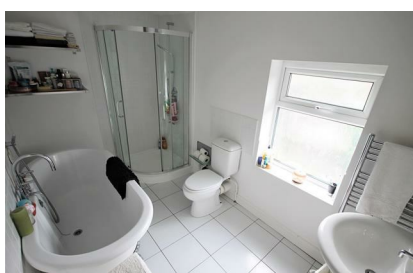
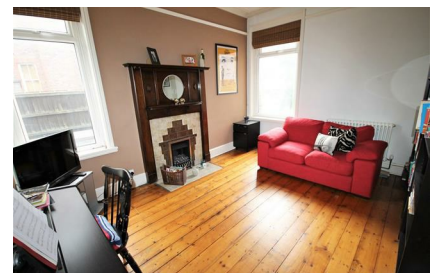
Built on higher standards



## 76 Rocky Lane Manchester M30 9LY

- Three double bedrooms
- Converted basement
- Two reception rooms plus kitchen/diner
- Four piece bathroom suite
- Spacious throughout
- Large enclosed garden
- Off road parking
- Garage
- No chain
- Period features

### £390,000



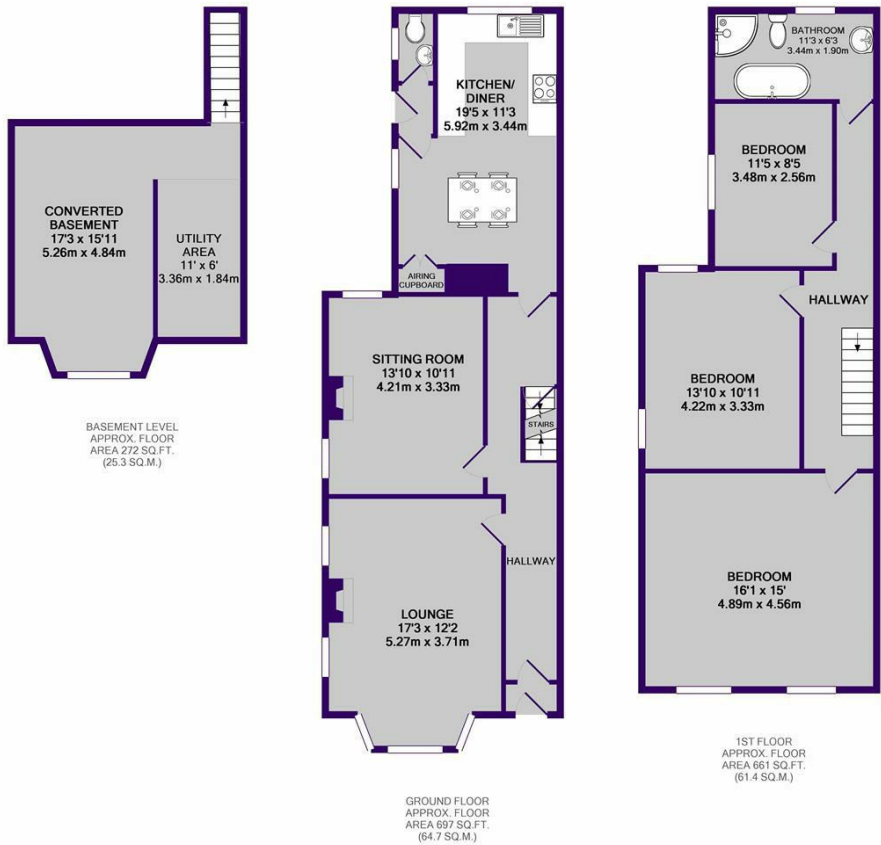


Beautifully presented bay-fronted period semi located on the ever popular Rocky Lane close to Monton Village. This three double bedroom home has an abundance of original features and spans across three floors to include a converted basement for that much needed extra space!

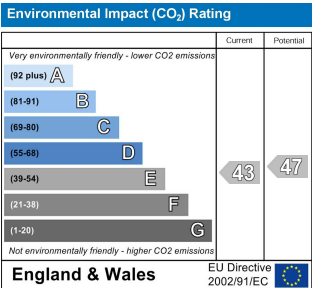
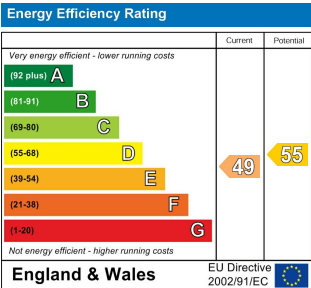
Spacious throughout, the accommodation comprises; lounge with feature fireplace, second reception room also with fireplace, dining area with separate modern fitted kitchen and downstairs WC. Original wooden floorboards feature heavily throughout the ground floor creating that perfect balance between old and new. From the hallway you can also access the converted basement that is fully tanked and has a window for natural light and air to circulate; ideal for a home office or play room! There is also a utility area with work surface, plumbed-in washing machine and separate dryer.

To the first floor there are three double bedrooms, the master being particularly large, and a four piece master bathroom suite. With most rooms throughout the property featuring more than one window there is an abundance of natural light pouring into this family home that floods the space within.

The location is great too! Just a stones throw from Monton Village there is an array of bars, shops and restaurants for you to work your way through, not to mention great transport links into MediaCityUK and Manchester city centre.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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