

# Ascend

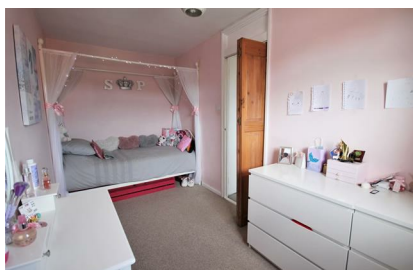
Built on higher standards



## 35 Stanier Avenue Manchester M30 9PL

- Three bedrooms
- Spacious kitchen
- Off road parking
- No onward chain
- Quiet residential area
- Two reception rooms
- Great storage
- Monton Village location
- Immaculately presented
- Great transport links

## £195,000

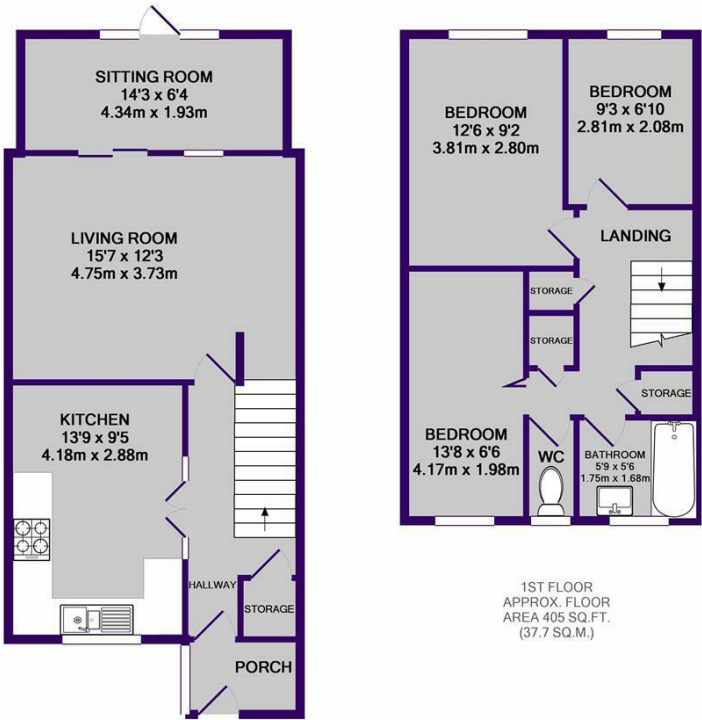




Tucked away just off Monton high street is this immaculately presented three bedroom mid terrace property which boasts spacious rooms throughout and the added benefit of off road parking – a must have in Monton Village! Close to all local amenities Monton has to offer you're only a short stroll to some great bars, shops and restaurants as well as great transport links for commuting to Manchester City Centre, MediaCityUK and Intu Trafford Centre. There is also a beautiful park close by and lots of opportunity for great walks in the leafy surrounding area, making the property ideal for families too.

As you make your way through the ground floor you're greeted with a great size kitchen which features enough room for a large American style fridge/freezer, a washer/dryer and a dishwasher – the essential kitchen appliance! Walk on through to the main living area which is also pretty spacious and has a perfect alcove useful for a home office space. Unlike some other properties in the area, this particular home also has the bonus of an extension to the rear providing an extra reception room ideal for a play room or dining room, which also leads out onto the rear paved, low-maintenance garden.

Venture upstairs and there are three good size bedrooms, three storage cupboards, a fully tiled modern bathroom and separate WC. All rooms are presented to a high standard making the property ideal to move straight into with no work required! Plus there is no onward vendor chain! For more information and to arrange your appointment to view please contact our Monton office on 0161 707 7584. Images are for marketing purposes only.

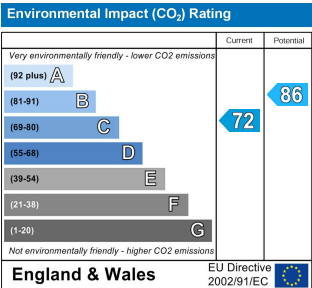
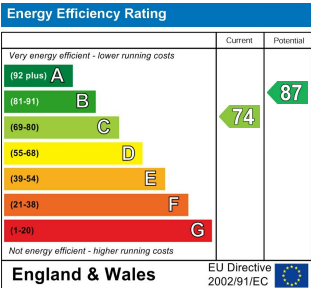


GROUND FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 SQ.M.)

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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0161 707 7584  
192 Monton Road, Monton, Manchester,  
M30 9PY

monton.sales@ascendproperties.com,  
monton.lettings@ascendproperties.com  
www.ascendproperties.com

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