

Ascend

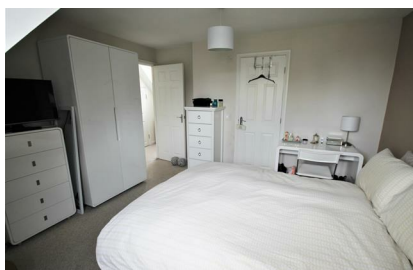
Built on higher standards



34 Clifton Road Manchester M30 9GG

- Detached House
- Accommodation over 3 floors
- Two bathrooms
- Garage and driveway
- Close to local amenities
- 4 bedrooms
- Well presented throughout
- Monton Village location
- Enclosed rear garden
- Walking distance to transport links

Offers In The Region Of £375,000

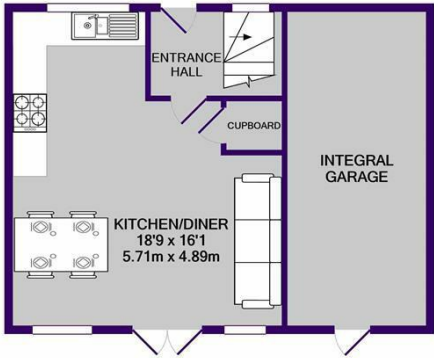


This 4-bedroom, detached house in the heart of Monton village is sure to be a hit with families. With this 3-storey home, you'll have a built-in garage, driveway parking for multiple cars and an enclosed garden – do not miss out!

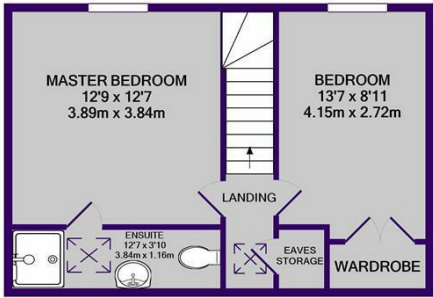
Located in a convenient, residential area of Monton village lies this fantastic property on Clifton Road. It's great for families as the village's amenities are just a short walk away – including plenty of shops, cafes and bars. Monton makes the perfect commuter home too: you can be on the motorway to the North West's key cities in a matter of seconds, while the bus operates a frequent service in to town, as does the Metrolink tram based at Eccles. You'll not struggle for transport options here!

Now for the exciting bit, your new home. Set back at the bottom of a long, practical driveway is this 4-bedroom, 3 storey house. On the ground floor you'll find a built in garage to the left, and a large kitchen and lounge-dining area to the right. With French doors to the back, and window to the front of the house, this room is a bright and open space. The kitchen itself boasts ample worktop space with storage too.

Take it up to the carpeted middle level and you'll find a spacious lounge area with a Juliet balcony overlooking the garden, as well as a front facing window. There's also two bedrooms on this floor, one a spacious double and the other a comfortable single. A family sized bathroom is also on hand for these rooms, complete with both a bath and shower.

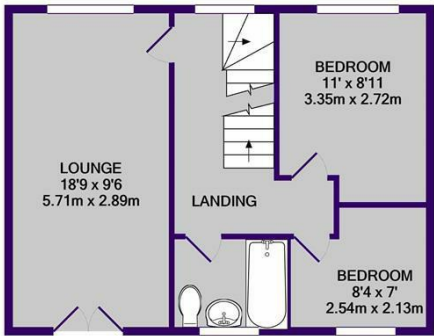


GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)

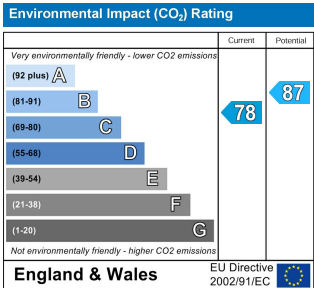
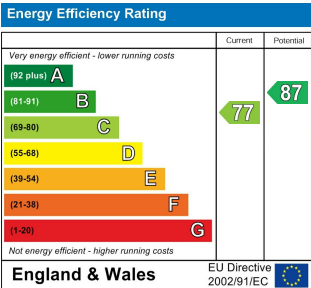


2ND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 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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1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)



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