

# Ascend

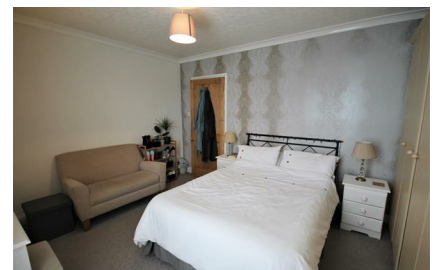
Built on higher standards



## 31 Hopwood Avenue Manchester M30 9GQ

- 2 double bedrooms
- 2 reception rooms
- Separate kitchen
- Cellar Room
- West facing rear garden, afternoon suntrap
- Spacious rooms throughout
- Large 4 piece bathroom suite
- Walking distance to Monton Village
- Great transport links closeby
- Easy access to MediaCityUK and Manchester City Centre

# £230,000



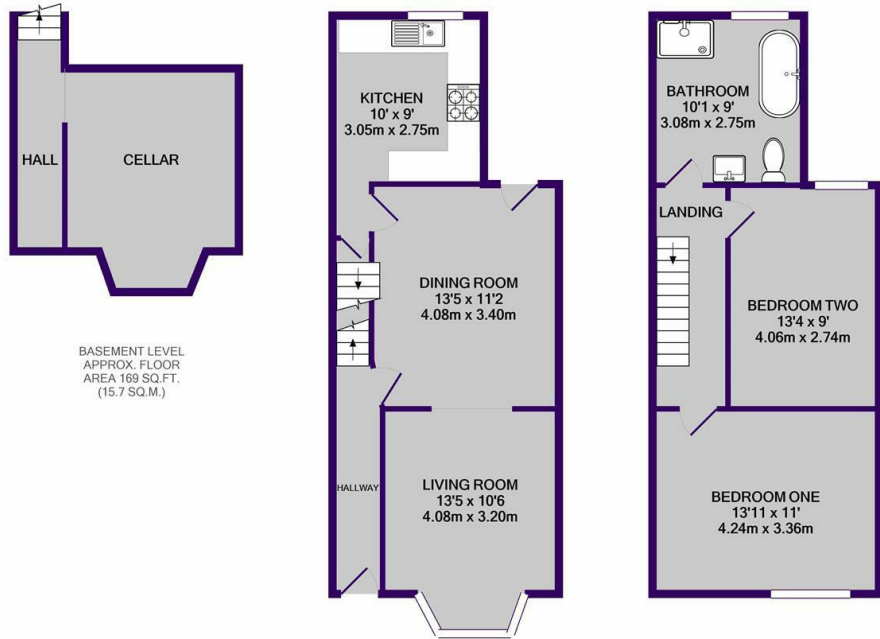
We are pleased to present this 3 floor, 2 bedroom home in Monton. With 2 double bedrooms, a dining room, living room and separate kitchen this is terraced property is the perfect family home.

At the front of the property, benefiting from a beautiful bay window, is the living room. Cosy yet spacious, it's filled with natural light and feels like a homely bubble. Next door is a large dining room which offers the perfect setting to host a big old family Christmas and also provides access to the enclosed rear garden which is the perfect setting for a summer BBQ; a house for all seasons! At the back of the property is the kitchen – fully integrated, the kitchen is modern with plenty of cupboard and surface space, so you never have to worry about feeling cramped.

Heading upstairs you'll find 2 double bedrooms and a large, 4-piece family bathroom. Both bedrooms are large with built in storage and room for a home office area if needed. The bathroom is modern with a large walk in shower unit, separate bathtub and heated rails.

This property also benefits from a cellar, offering up plenty of storage space or an extra room for you get creative with. Positioned within walking distance to Monton Village, great transport links near by and easy access to both MediaCityUK and Manchester City Centre, this is a fantastic location and property for anyone looking for their next (or first) family home.

Contact our Monton office for more information



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 169 SQ.FT.  
(15.7 SQ.M.)

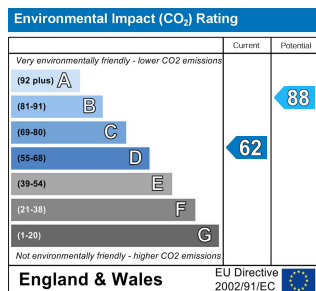
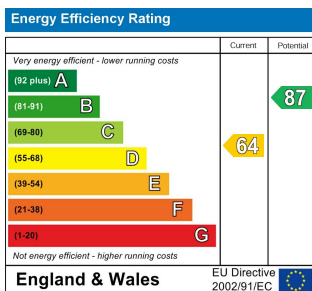
GROUND FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.8 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.

Made with Metropix ©2020



**Ascend**  
Built on higher standards

0161 707 7584

192 Monton Road, Monton, Manchester, M30 9PY

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property