

Ascend

Built on higher standards



38 Trevor Road Manchester M30 8BB

- 3 bedrooms
- Semi-detached
- Driveway parking
- Walking distance to Monton Village
- 2 reception rooms
- Good size rear garden
- No chain
- Easy commute to Manchester City Centre and MediaCityUK

£195,000



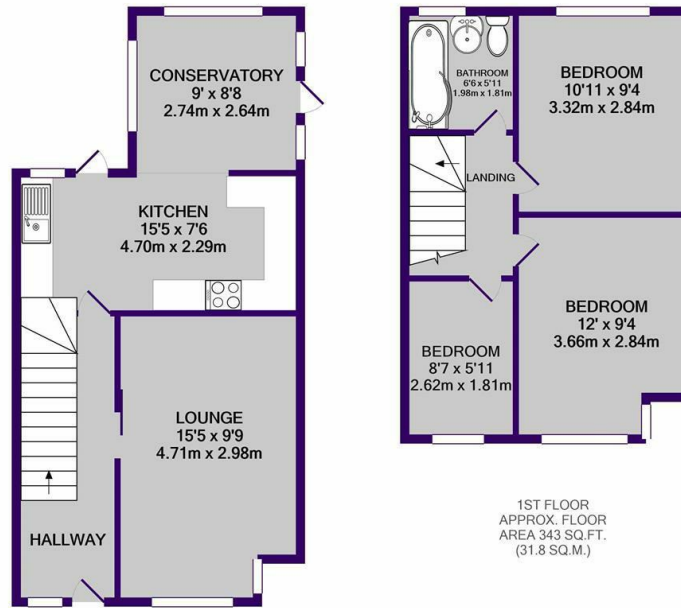
We are pleased to present this 3-bedroom, 2 reception, semi-detached home which is a stones throw from Monton Village. The ideal spot for a family, this property comes with driveway parking, a conservatory and good-sized back garden.

The main living area sits at the front of the property. This is a great size room with a large window that sheds light through the full length of the room too making it a rather relaxing space to spend time in. The kitchen is spacious with built in units and fully integrated cooking appliances. This space has been utilised by having the cooking area on one side and the washing up and utility area on the other. Opening into the conservatory, this again is as very light space. The conservatory backs onto the private garden, offering a little bit of the outdoors, inside – perfect as we head into winter or on a breezy summers' day! The garden is a great size and benefits from both a patioed area and grass.

Upstairs we have 3 bedrooms. Two of the bedrooms are double in size, with one benefiting from built in wardrobes. The third bedroom is smaller but the perfect size for a child's bedroom, spare room or home office. There is also a 3-piece bathroom suite with a heated towel rail and intricate tile design.

The property is located just a few moments from the highly popular residential Road off Parrin Lane, just a short walk away from the cosmopolitan Monton High Street. Ideally situated for access to the motorway networks and public transport links with particularly easy commutes to Manchester city centre and MediaCityUK.

This great home is available with no onward chain so contact the Monton office today!

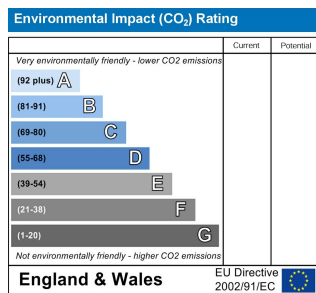
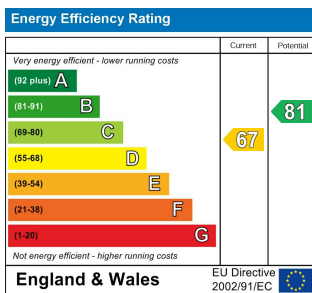


GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 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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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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