



\* CHAIN FREE \* A PERFECT FAMILY HOME \* Ideally located on the DESIRABLE MONTONMILL GARDENS DEVELOPMENT, this FABULOUS MODERN HOME features FOUR BEDROOMS, an EN-SUITE, and a family bathroom to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, a LARGE OPEN LOUNGE & DINING ROOM, W.C. and a GENEROUS KITCHEN & DINING ROOM. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from OFF-ROAD PARKING, a GARAGE, and WELL MAINTAINED FRONT, SIDE & REAR GARDENS. Situated in this DESIRABLE LOCATION close to many local amenities & excellent transport links in to Salford & Manchester, WALKING DISTANCE TO MONTON HIGH STREET and its array of SHOPS, BARS & RESTAURANTS. COULD THIS BE THE PERFECT HOME FOR YOUR FAMILY? CALL US NOW TO BOOK A VIEWING!

Montonmill Gardens  
Manchester, M30 8BG

Offers in the Region Of £350,000

0161 7074900  
sales@hills.agency

**Entrance Hallway** 12' 5" x 4' 6" (3.78m x 1.37m)

Composite door to the front, hard wood flooring, ceiling light point and wall mounted radiator.

**Downstairs WC** 4' 1" x 3' 1" (1.24m x 0.94m)

Fitted with a two piece suite - WC and hand wash basin. Hard wood flooring, double glazed window, tiled splashback and ceiling light point.

**Lounge** 15' 9" x 12' 4" (4.80m x 3.76m)

Electric fire with surround, carpeted flooring, three double glazed windows, ceiling light point and wall mounted radiator.

**Dining Room** 9' 6" x 8' 6" (2.89m x 2.59m)

Patio doors leading to the rear, carpeted flooring, ceiling light point and wall mounted radiator.

**Kitchen** 12' 5" x 10' 8" (3.78m x 3.25m)

Fitted with a range of wall and base units, contrasting worktops with integral sink and drainer. Integrated oven, hob and extractor, Laminate flooring, part tiled walls, uPVC door leading to the rear, two double glazed windows, breakfast bar, wall mounted radiator and ceiling light spots.

**First Floor Landing**

Carpeted flooring, ceiling light point.

**Bedroom One** 11' 7" x 11' 0" (3.53m x 3.35m)

Carpeted flooring, two double glazed windows, fitted wardrobes, wall mounted radiator and ceiling light point.

**En-suite** 5' 1" x 5' 0" (1.55m x 1.52m)

Fitted with a three piece suite - WC, hand wash basin and shower cubicle. Carpeted flooring, double glazed window, tiled walls, heated towel rail and ceiling light spots.

**Bedroom Two** 11' 0" x 6' 4" (3.35m x 1.93m)

Currently used as a dressing room. Fitted with three double wardrobes, laminate flooring, double glazed window, ceiling light point and wall mounted radiator.

**Bedroom Three** 8' 8" x 8' 2" (2.64m x 2.49m)

Carpeted flooring, double glazed window, ceiling light point and wall mounted radiator.

**Bedroom Four** 8' 8" x 6' 7" (2.64m x 2.01m)

Laminate flooring, double glazed window, double fitted wardrobe, ceiling light point and wall mounted radiator.

**Bathroom** 8' 8" x 6' 4" (2.64m x 1.93m)

Fitted with a three piece suite - WC, hand wash basin and bath. Tiled walls and flooring. Double glazed window, heated towel rail, storage cupboard and ceiling light spots.

**Externally**

The front of the property comprises of lawn, off road parking and access to the garage. The side of the property comprises of a lawn with planted borders. The rear of the property comprises of a paved seating area, lawn area, planted borders and summer house, with gated access to the side.



**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



