



WOW, take a look at this superb, SELF-CONTAINED GROUND FLOOR APARTMENT situated on a highly sought after road just a few moments away from the ever popular MONTON VILLAGE. This FANTASTIC apartment is situated on a gated development with STUNNING VIEWS OF WORSLEY GOLF COURSE and easy access to the Roe Green Loop line. Internally the property briefly comprises of a large hallway, open plan lounge/dining area complete with a STUNNING FITTED KITCHEN, Master bedroom complete with a WALK IN WARDROBE, second bedroom with an ensuite and a modern three piece bathroom suite. The property comes with its own parking space, Hikvision security system with live view and much more! Available with no vendor chain, this property will not stick around for long so call the office today to arrange your viewing!

**Broad Oak House Brackley Road  
Manchester, M30 9LG**

**Offers in Excess of £310,000**

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## Location

Monton village is a highly sought after, thriving village within close proximity of Manchester City Centre. With boutique and independent retailers dotted along Monton Road, Monton's range of shops give the area character – you can find a specialist craft beer bottle shop, a jewellers and a home and lifestyle shop along the main shopping street, to name but a few. With an amazing range of coffee shops, bars and restaurants, Monton is a great place to go out to eat. You'll find bars with heated terraces suitable for alfresco dining, wine and cocktail bars and venues that provide live music – there is a real buzz around Monton! On the edge of Monton village is the Historic Bridgewater Canal, perfect for weekend walks. The picturesque Roe Green Loopline Heritage Trail is a convenient circular walk that begins and ends in Monton village, taking you along the canal towpath. Monton has schools of a consistently high standard, including Branwood Preparatory School and Monton Green Primary School which have consistently received Good Ofsted reports. Situated between the M602 and the A580 East Lancs Road, the village of Monton is only a 20 minute drive from Manchester city centre and a 10 minute drive from MediaCity. Monton village is serviced by rail services passing through the stations of Patricroft and Eccles, along the Manchester Victoria-Liverpool Lime Street railway line. From Patricroft Station it is only a 13 minute journey to Victoria, with around three trains an hour. Monton is also within walking distance of Eccles Metrolink Interchange, where you can travel across Greater Manchester.

### **Lounge 22' 8" x 19' 1" (6.90m x 5.81m)**

Open plan living space complete with a fitted kitchen with an array of wall and base units. Integrated fridge freezer, dish washer, oven and induction hob. Large French doors leading onto the communal garden over looking the popular Worsley golf course. Ceiling light point and laminate flooring.

### **Bedroom 1 14' 5" x 13' 6" (4.39m x 4.11m)**

Spacious double bedroom with carpeted floors, ceiling light point, wall mounted storage heater, access to a walk in wardrobe and a double glazed window

### **Bedroom 2 14' 8" x 9' 5" (4.47m x 2.87m)**

Spacious double bedroom with carpeted floors, ceiling light point, wall mounted storage heater, en-suite bathroom and a double glazed window.

### **En-suite**

Fitted with a shower, W.C and hand wash basin. Ceiling light point.

### **Bathroom**

Fitted with 3 piece suite including a bath, W.C and a hand wash basin. Tiled walls and floor, double glazed and ceiling spot lights.



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.



