



HILLS

\* FANTASTIC MODERN DETACHED FAMILY HOME \* DEIRABLE MONTON LOCATION \* QUIET CUL DE SAC LOCATION \* CATCHMENT FOR MONTON GREEN PRIMARY SCHOOL \* Spread over three floors and offering an ABUNDANCE OF SPACE, this FABULOUS HOME comprises of 4 DOUBLE BEDROOMS, an OFFICE/STUDY, SPACIOUS LOUNGE, THREE BATHROOMS including a MODERN FAMILY BATHROOM, an EN-SUITE to the master bedroom, and downstairs W.C. along with a LARGE ENTRANCE HALLWAY, and a MODERN KITCHEN & DINING AREA with INTEGRAL APPLIANCES. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, and with BRAND NEW CARPETS THROUGHOUT, the property also benefits from A GARAGE & OFF-ROAD PARKING as well as a WELL-MAINTAINED GARDEN to the rear with ARTIFICIAL LAWN & PAVED SEATING AREA. IDEALLY LOCATED A SHORT STROLL AWAY FROM THE ARRAY OF SHOPS, BARS & RESTAURANTS ON MONTON HIGH STREET and excellent transport links, COULD THIS BE THE PERFECT HOME FOR YOUR FAMILY? CALL NOW TO BOOK A VIEWING!!

**Crimson Gardens  
Manchester, M30 9NT**

**Offers in Excess of £375,000**

**0161 7074900  
sales@hills.agency**

**Hall**  
Double glazed window, lino flooring, composite door to the front, ceiling light point, wall mounted radiator

**Downstairs WC 5' 6" x 3' 3" (1.68m x 0.99m)**  
Comprising of a two piece suite - WC and hand wash basin. Heated towel rail, part tiled walls, lino flooring and ceiling light point

**Lounge 15' 1" x 10' 7" (4.59m x 3.22m)**  
Two double glazed windows, carpeted flooring, french doors leading to the rear, ceiling light point, wall mounted radiator

**Kitchen 15' 9" x 11' 5" (4.80m x 3.48m)**  
Fitted with a modern range of wall and base units with contrasting work surfaces and an integral sink and drainer. Integrated five ring hob, oven, extractor, fridge freezer, dishwasher and washing machine. Two double glazed window, laminate flooring, spot lighting and wall mounted radiator.

**First Floor Landing**  
Storage cupboard, carpeted flooring, ceiling light point, wall mounted radiator

**Family Bathroom 6' 5" x 6' 3" (1.95m x 1.90m)**  
Fitted with a new three piece suite comprising of WC, hand wash basin and bath with double headed shower above. Double glazed window, towel radiator, part tiled walls, lino flooring and ceiling light point

**Bedroom One 12' 7" x 8' 4" (3.83m x 2.54m)**  
Double glazed window, laminate flooring, ceiling light point, wall mounted radiator

**Bedroom Two 12' 7" x 8' 4" (3.83m x 2.54m)**  
Double glazed window, laminate flooring, ceiling light point, wall mounted radiator

**Office 6' 3" x 5' 0" (1.90m x 1.52m)**  
Double glazed window, laminate flooring, ceiling light point, wall mounted radiator

**Second Floor Landing**  
Loft access, carpeted flooring, double glazed window, wall mounted radiator, ceiling light point

**Bedroom Three**  
Three double glazed windows, storage cupboard, laminate flooring, ceiling light point, wall mounted radiator

**Bedroom Four 13' 6" x 11' 7" (4.11m x 3.53m)**  
Double glazed window, fitted wardrobes, carpeted flooring, ceiling light point, wall mounted radiator

**En-suite 9' 4" x 0' 0" (2.84m x 0.00m)**  
Fitted with a new three piece suite comprising of WC, hand wash basin and shower cubicle. Double glazed window, spot lighting, towel radiator, part tiled walls and lino tiled flooring.

**Externally**  
The front compromises of off road parking for one car. The rear compromises of a paved seating area, artificial grass, raised fence panels and rear access to the garage.

**Garage 17' 8" x 10' 6" (5.38m x 3.20m)**  
Homes the boiler and dryer.



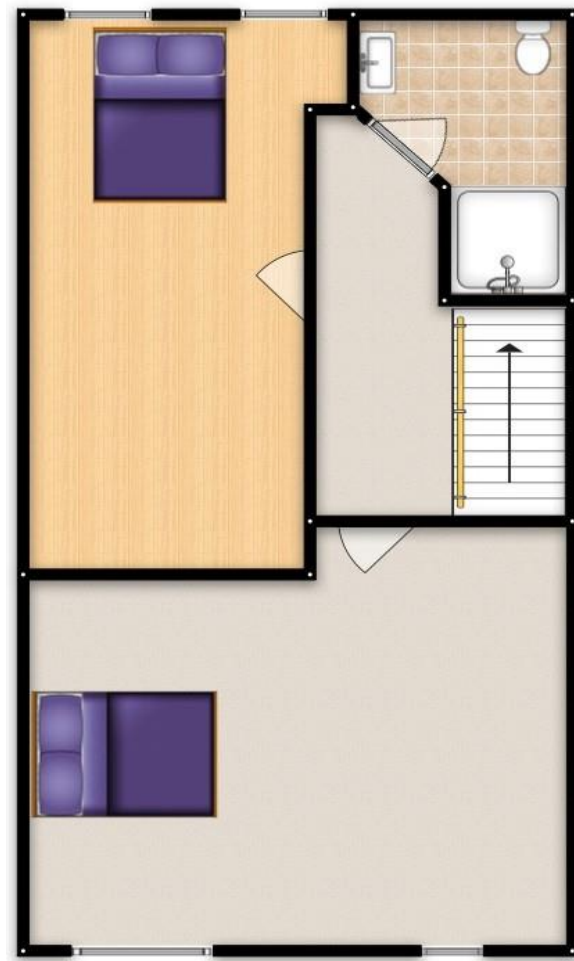
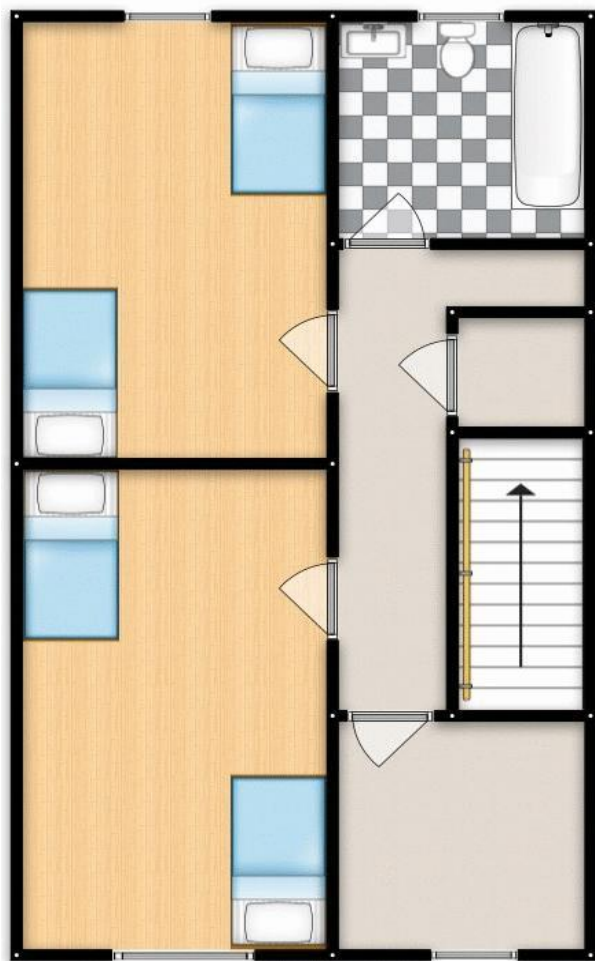
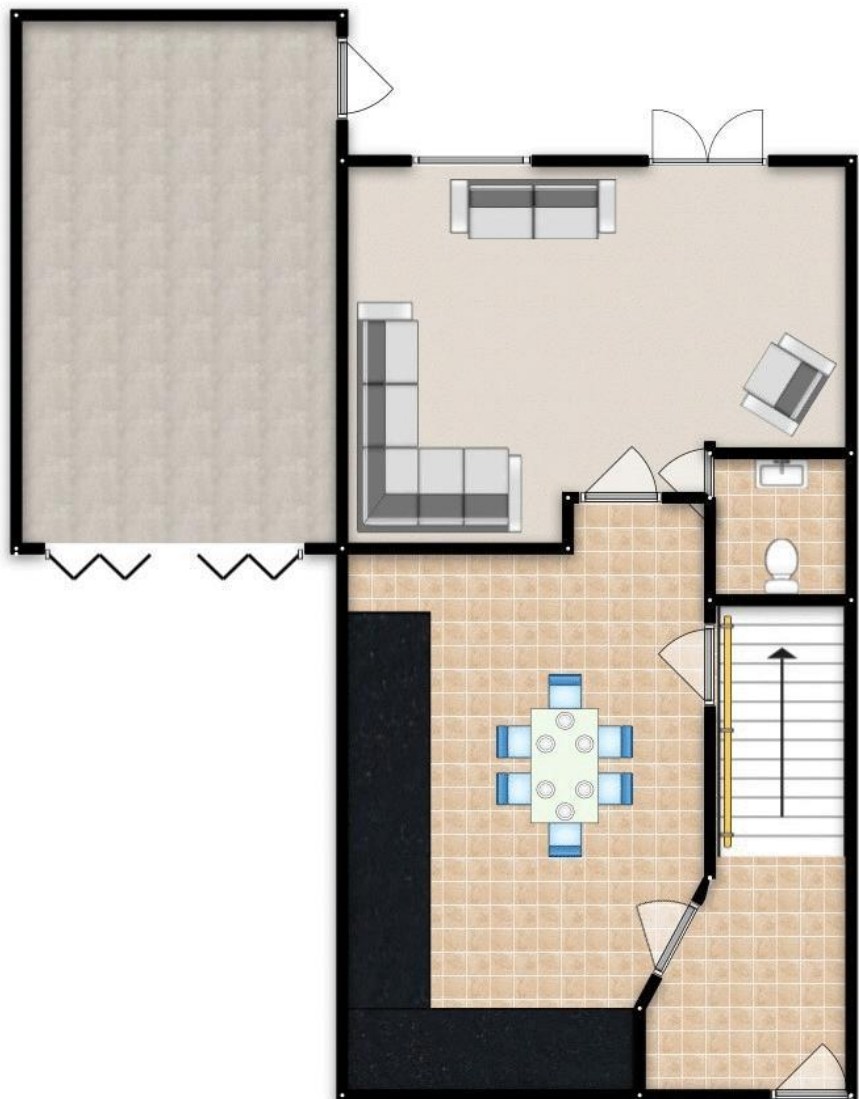
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.










# Energy performance certificate (EPC)

 Crimson Gardens Eccles MANCHESTER M30 9NT	Energy rating <b>B</b>	Valid until: 29 July 2030  Certificate number: 7708-4048-7303-7710-2200
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## Property type

Detached house

## Total floor area

108 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)