



5 bed semi-detached house to buy in M30

Monton Road, Eccles, Manchester, Greater Manchester, M30 9HQ

£625,000 Starting Bid

 x 5  x 2  x 1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Semi Detached house
- ✓ Five bedrooms
- ✓ Generous Plot with Garden to the Front and a Wealth of Driveway Parking
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Offered For Sale via auction is this Five-bedroom semi-detached house. This exceptional property offers spacious and versatile living accommodation, perfect for families or developers subject to planning. The property extends to: entrance hall, lounge, open kitchen/diner, guest W.C, five bedrooms and two bathrooms complete with a one bedroom self contained basement flat and a large out building offering a variety of uses. The property benefits from a substantial plot, with a wealth of driveway (ideal for multiple vehicles and convenient for visitors). Located just a short stroll from Monton Village, residents can enjoy an array of independent shops, cafés, and restaurants, with excellent access to the region's motorway network, Manchester City Centre, Media City, and Trafford Park.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 837

Annual Ground Rent Amount: £55.00

Price: Starting Bid £625,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Entrance Hallway

1.97m x 6.20m (6'5" x 20'4")

External door to the front elevation. Spindle staircase leads to the first floor landing. Window to the side elevation. Internal doors lead through to:

Lounge

4.19m x 4.34m (13'8" x 14'2")

Bay window to the front elevation. Feature fire surround. T.V point.

Kitchen/Diner/ Family Room

11.84m x 4.33m (38'10" x 14'2")

Three windows to the rear elevation. External door to the rear elevation. Three windows to the side elevation. Fitted with a range of wall and base units with integrated oven and hob with space for a fridge/freezer and a washing machine. Inset spotlights. Internal doors leads back though to the main entrance hall with internal doors leading to a guest W.C and a staircase which leads down to the basement flat.

Guest WC

Fitted with a low level W.C and a wash hand basin.

Basement Flat

There is access to the basement flat through the main house and from the external door to the rear of the property creating a private entrance.

Basement Flat Lounge

5.03m x 3.89m (16'6" x 12'9")

External door and window to the rear elevation. Fitted store. Open to:

Basement Flat Kitchen

3.15m x 2.70m (10'4" x 8'10")

Window to the rear elevation. Fitted with a range of wall and base units complete with integrated oven, hob and extractor hood with spaces for a washing machine, tumble dryer and fridge/freezer. Inset spotlights. Internal door leads through to:

Basement Flat Inner hallway

Store cupboard. Internal doors lead through to:

Basement Flat bedroom

Window to the front elevation. Two fitted wardrobes to alcoves. Inset spotlights.

Basement Flat Shower Room

1.76m x 1.79m (5'9" x 5'10")

Fitted with a corner shower cubicle, low level W.C and a wash hand basin. Internal door leads to a staircase which leads to the main house.

First floor Landing

Spindle balustrade. and staircase leads to the second floor landing. Internal doors lead through to:

Bedroom One

4.31m x 4.15m (14'1" x 13'7")

Two windows to the front elevation.

Bedroom Two

4.36m x 3.49m (14'3" x 11'5")

Two windows to the front elevation. Fitted wardrobes to one wall.

Bedroom Three

3.66m x 3.54m (12'0" x 11'7")

Window to the rear elevation.

Bedroom Four

2.44m x 3.53m (8'0" x 11'6")

Window to the rear elevation

Family Bathroom

Dual aspect with Window to the side elevation. Fitted with a bath, low level W.C and a vanity hand wash basin. Part tiled walls. Inset spotlights.

Second Floor Landing

Spindle balustrade. Internal doors lead through to:

Bedroom Five

7.87m x 4.12m (25'9" x 13'6")

Dual aspect with a window to the rear elevation. Velux window to the side elevation. Inset spotlights.

Shower Room

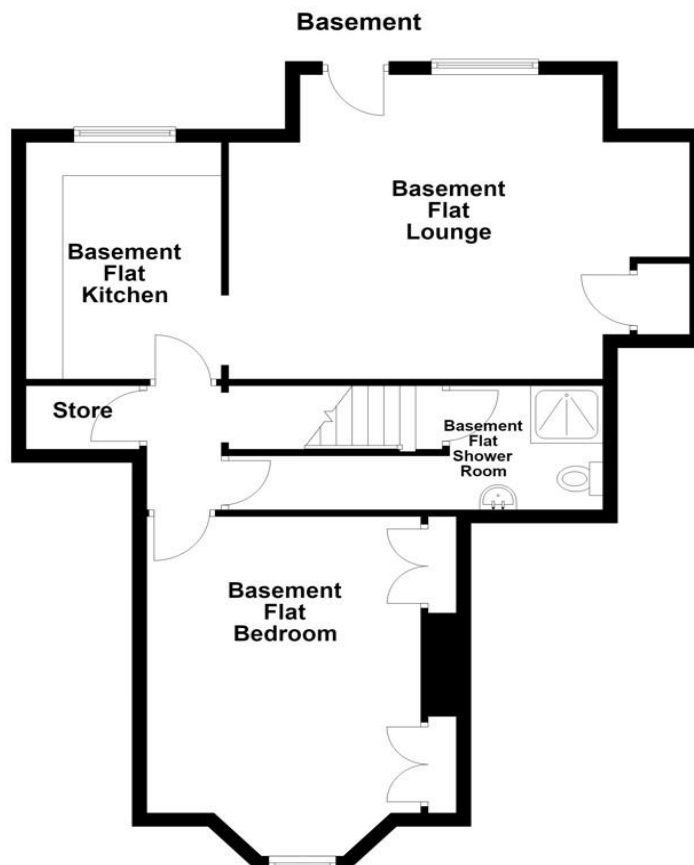
1.02m x 1.89m (3'4" x 6'2")

Part tiled walls. Fitted with a shower cubicle, vanity hand wash basin and a low level W.C.

Garden room

5.22m x 5.00m (17'1" x 16'4")

French doors with a window to both sides. Floor to ceiling windows. A good sized space offering flexibility for a variety of uses.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Monton Road, Eccles, Manchester, Greater Manchester, M30 9HQ

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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