

## Rocky Lane, Manchester, M30 9LY



**Offers over £375,000**

ATTENTION ALL HOME BUYERS - Barlow White are proud to bring to the market this beautiful & prominent DOUBLE BAY FRONTED, 4 BED, DETACHED PROPERTY IN MONTON. Upon entering the property the porch leads to a stunning hallway with a stained glass door. Off the hallway you will find 4 RECEPTION AREAS, the kitchen & access to the CELLARS. Moving upstairs there are 4 SUBSTANTIAL BEDROOMS, a shower room, bathroom, separate w/c & access to the loft via a ladder. Leading outside there is an established garden with a stone patio area, lawn, mature borders, & a block paved driveway to the rear with gated entry. The property benefits from Upvc windows & some original stained glass windows & gas central heating. Close to the heart of MONTON where you will find a wonderful selection of wine bars, shops, cafes & a Golf club. Monton is a great commuter area close to Media City / Salford Quays, Manchester City Centre & the Trafford Centre, with good transport links & motorway networks including the M60, M62 & M602. VIEWING IS HIGHLY RECOMMENDED. EPC: E To arrange a viewing please call Barlow White on 0161 7880909.

#### Hallway



Approximately 30' long with stripped wood flooring, coving and picture rail, 2 radiators and access to the cellar.

#### Reception One



A sash bay window with a front aspect, coving, picture rail, deep skirting boards and a feature ceiling. A beautiful fire surround with a cast iron inset gas fire and hearth. Stain glass window on the side wall, double radiator and fitted blinds.

#### Reception Two

12'2 x 16'6 (3.71m x 5.03m)



Bay sash window, marble fireplace with inset Gas Fire and hearth. Double radiator and picture rail.

#### Reception Three

14'2 x 11'0 (4.32m x 3.35m)



Stripped wood floors, marble fireplace with Gas Fire and hearth, picture rail. 2 Upvc frosted side windows and a Upvc window overlooking the rear garden.

#### Study area / Cellar

13'5 x 3'9 (4.09m x 1.14m)

With inset spot lights and power.

**Cellar**  
16'7 x 8'10 (5.05m x 2.69m)

Housing the Boiler, water, gas and electric meters, fuse boxes and plumbing for washer. Power, light and radiator.

#### Kitchen

14'4 x 10'1 (4.37m x 3.07m)



Wooden wall mounted and floor standing units with stainless steel sink and drainer, inset oven and 4 ring gas hob with a tiled splash back and Ariston extractor. Tiled flooring, part painted walls and part wood panelled. Appliance space for fridge/freezer, integrated dishwasher, Upvc window and door.

#### Reception Four

12'4 x 10'2 (3.76m x 3.10m)



Stripped wood flooring, wood burner sat in fire surround, large storage cupboard and doors leading to the kitchen.

**Shower Room**  
11'0 x 14'10 (3.35m x 4.52m)



Shower cubicle with shower run off the mains. W/C and pedestal hand basin. Part tiled walls and tiled flooring. Upvc window and towel rail.

**Bathroom**  
8'10 x 5'7 (2.69m x 1.70m)



Stained glass window, tiled walls and flooring, bath and pedestal basin with chrome fittings and towel radiator.

**W/C**



Fully tiled with stained glass window toilet, wash basin and radiator.

**Bedroom One**  
14'0 x 16'8 (4.27m x 5.08m)



Two front aspect Upvc windows, fitted blinds, wood fire surround with cast iron fire, TV aerial, coving and carpeted flooring.

**Bedroom Two**  
17'11 x 12'3 (5.46m x 3.73m)



Upvc front aspect window, wooden fire surround with cast iron fire with tiled inset. Coving and carpeted flooring.

**Bedroom Three**  
12'2 x 10'2 (3.71m x 3.10m)



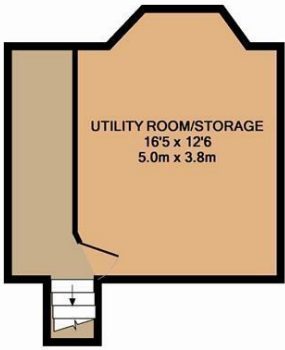
Upvc rear aspect window, fitted corner cupboard, picture rail, double radiator and carpeted flooring.

**Bedroom Four**  
10'11 x 8'11 (3.33m x 2.72m)

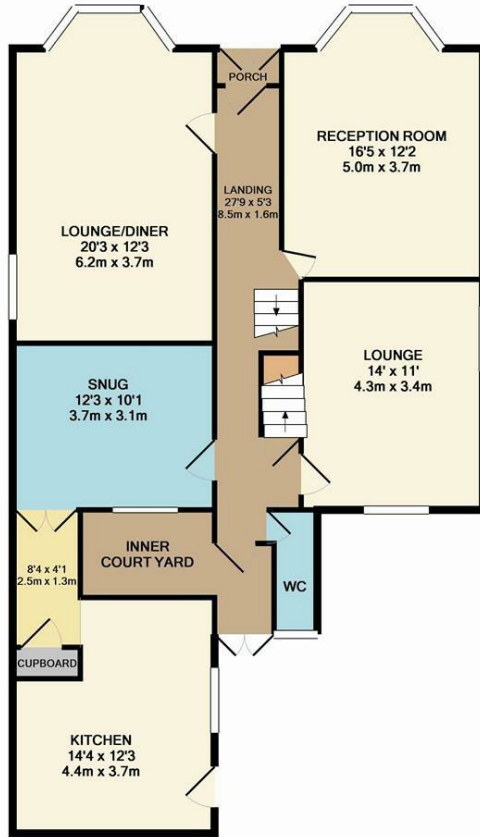
Upvc side aspect window, double radiator and carpeted flooring.

**Garden**

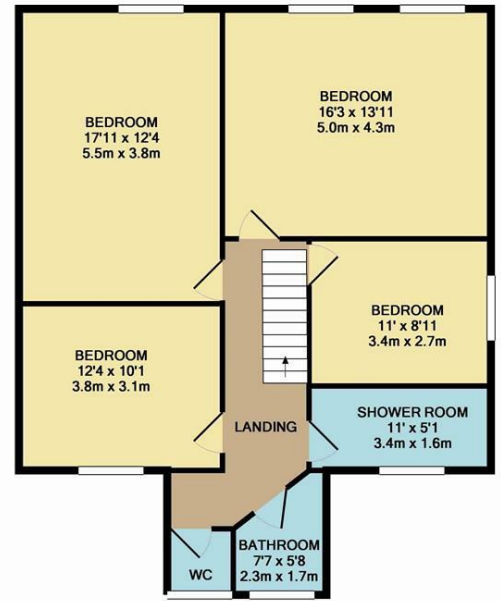
Rear gated entry onto blocked paved driveway, fully fenced garden with lawned area, mature borders and a beautiful stone patio area.



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 261 SQ.FT.  
(24.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1113 SQ.FT.  
(103.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 873 SQ.FT.  
(81.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2247 SQ.FT. (208.7 SQ.M.)  
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