



ROCKY LANE
MONTON

£540,000



4 BEDROOMS



2 BATHROOMS



2 RECEPTIONS



EPC GRADE:- TBC



VITALSPACE
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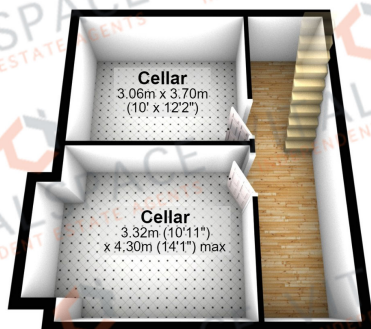
Rocky Lane, Monton, M30 9LZ

A substantial Victorian semi-detached home offering exceptional space, character and versatility, ideally positioned on the sought-after Eccles and Monton border. Set in an elevated position on leafy Rocky Lane, this impressive period property combines traditional Victorian charm with modern family living, just a short stroll from the vibrant heart of Monton village, with its cafés, restaurants, bars, shops and everyday amenities. Excellent transport links also provide convenient access across Greater Manchester. The property boasts generous proportions, abundant natural light and a wealth of original period features. The ground floor includes a large living room, separate reception/dining room and a well-appointed open-plan dining kitchen, featuring dark-painted cabinetry, timber worktops, tiled splashback and a mix of integrated and freestanding appliances. A WC and pantry complete the ground floor. Upstairs, four well-proportioned double bedrooms provide excellent flexibility for family, guests or home working. The principal bedroom benefits from an en-suite shower room, while a contemporary three-piece family bathroom serves the remaining bedrooms. The extensive cellar offers two additional chambers with excellent potential for conversion, subject to any necessary planning consent. Externally, the property occupies an attractive wraparound corner plot, with generous lawns and a patio ideal for entertaining or relaxing. A side garage and driveway provide valuable off-road parking. Combining period character, generous living space and excellent potential, this impressive home enjoys a peaceful residential setting just moments from Monton's popular amenities. An ideal opportunity for families seeking space, flexibility and a desirable location. Contact VitalSpace Estate Agents for further information or to arrange an internal viewing.





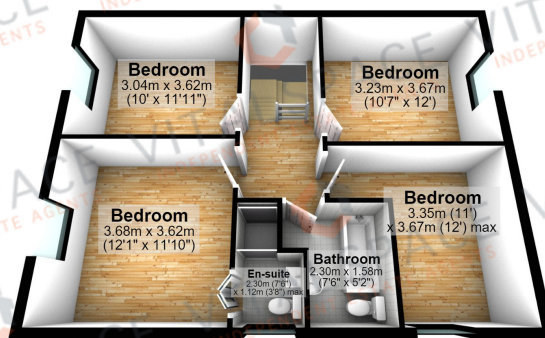
Basement



Ground Floor



First Floor



Features

- Four spacious bedrooms
- Period semi detached
- 159 Sqm / 1711 Sqft
- Large corner garden plot
- Eccles and Monton border
- Parking and garage
- Useful storage cellars
- Open plan dining kitchen
- En-suite shower room
- Perfect family home

Frequently Asked Questions

How long have you owned the property for? 12 years

When was the roof last replaced? Not during ownership

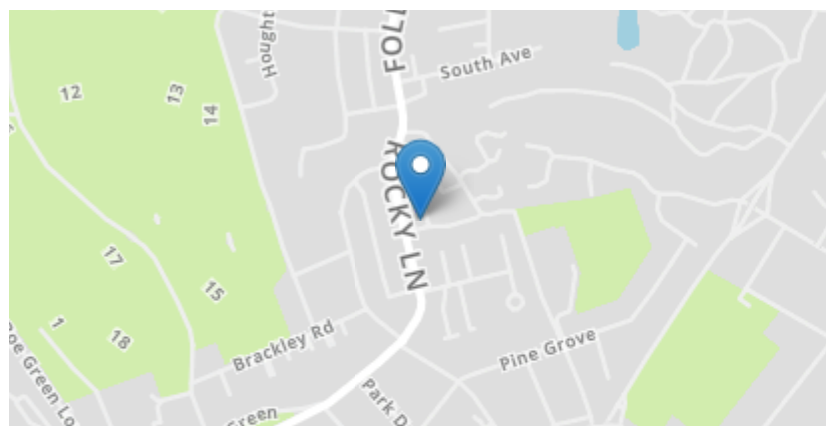
How old is the boiler and when was it last inspected? Gas central heating

When was the property last rewired? Yes, in 2014

Which way does the garden face? South and West facing rear garden

Are there any extensions and if so when were they built? No

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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