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Rocky Lane, Monton, Manchester

Offers Over £600,000



This substantial period property presents an exciting and increasingly rare opportunity to acquire a spacious character home in one of Monton's most desirable locations. Arranged over four floors, the property offers an abundance of versatile living space while retaining a wealth of original period features and charm.

The ground floor provides generous reception accommodation, including an impressive living room and separate dining room, together with a well-proportioned newly fitted kitchen and convenient cloakroom. The property also offers excellent scope for further reconfiguration and extension, subject to the necessary planning and consents.

The lower ground floor adds a fantastic degree of flexibility and could be utilised as additional living accommodation, a home office, playroom, gym or entertaining space, depending on the needs of the purchaser.

To the upper floors are four well-sized bedrooms, including an impressive top-floor bedroom, alongside well-appointed family bathroom facilities. The generous proportions and adaptable layout make this an ideal home for growing families, offering both space and considerable potential for the future.

Externally, the property benefits from a larger-than-average plot, with a substantial area of garden/land to the side, providing an exciting opportunity for a potential side extension or further development, subject to the necessary planning permissions and consents. To the rear is a private south-facing garden, ideal for entertaining and family enjoyment, together with a detached garage and off-road parking.

Further enhancing the property, new sash windows have been installed, complementing the original character of the home while providing a valuable modern improvement.

Throughout, the property retains a wealth of stunning period features, creating a wonderful blend of character, space and opportunity. With its generous footprint, unusually large side plot and potential to extend.



KEY FEATURES

- FOUR BEDROOMS
- OFF ROAD PARKING TO THE REAR
- LARGER PLOT WITH PRIVATE SOUTH FACING REAR GARDEN
- PERIOD FEATURES
 - FREEHOLD
 - CELLARS
- SET OVER FOUR FLOORS
- GARAGE



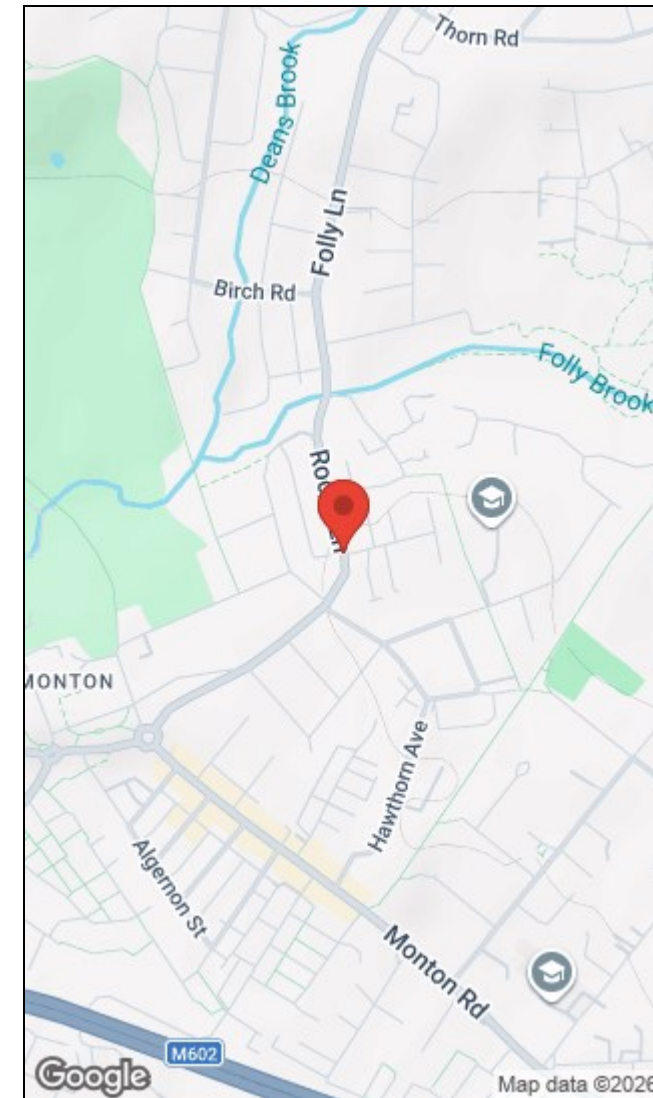




Approximate Gross Internal Area = 228.0 sq m / 2454 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 241.0 sq m / 2594 sq ft



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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