



**New Lane, Eccles**

Manchester



Offers Over **£450,000**

# New Lane

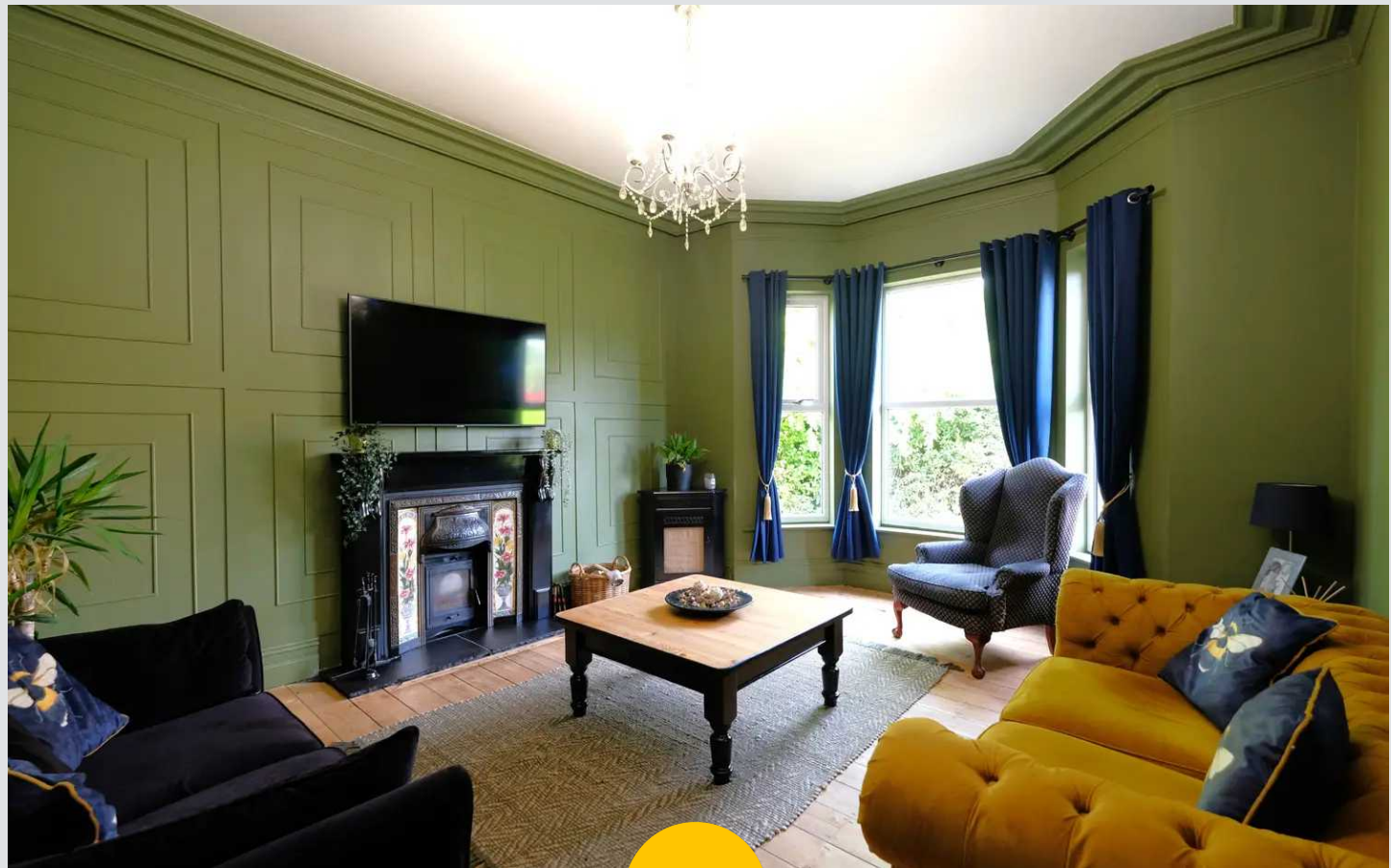
Eccles, Manchester

Rare opportunity to acquire stunning Five bed semi-detached period home. Original features, two reception rooms, open-plan kitchen/dining/living area with bi-folding doors. Five double bedrooms, cellar storage, front lawn, south-facing rear garden, off-road parking, garage. Ideal family home near schools, amenities, transport links.

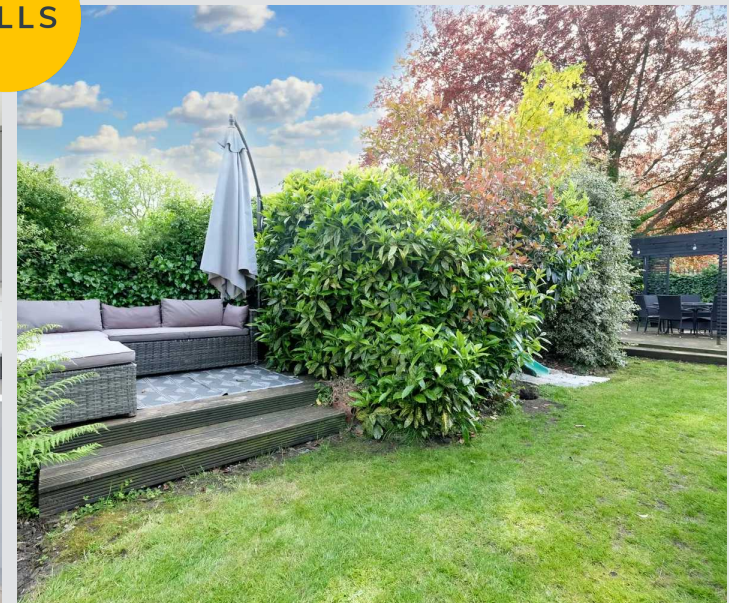
Council Tax band: E

Tenure: Freehold

- Stunning Five Bedroom Period Property, Laid Over Four Floors, Boasting Original Features Throughout
- Two Reception Rooms, Study & Extended Open Plan High Specification Kitchen, Living & Dining Space with Bi Folding Doors
- Five Double Bedrooms, One Complete with Dressing Area & En suite
- Beautiful Four Piece Family Bathroom, En Suite & Guest W.C.
- Four Chamber Cellars offering Perfect Storage Solution
- Sizable Well kept Lawn to the Front & Beautifully Kept, Private, South Facing Rear Garden, with Multiple Seating Areas and Hidden Play Area
- Off Road Parking for Multiple Vehicles & Garage to the Rear
- Perfectly Situated within Catchment For Outstanding Schools
- Surrounded by a Plethora of Amenities and Easily Accessible to Public Transport & Motorway Links



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### Entrance Hallway

A spacious entrance hall entered via the original hardwood front door. Complete with two ceiling light points, wall mounted radiator and hardwood flooring.

### Lounge

15' 9" x 13' 1" (4.80m x 3.99m)

A well decorated lounge featuring a log burner with cast iron surround. Complete with a ceiling rose, ceiling light point, double glazed bay window and hardwood flooring.

### Reception Room Two

12' 2" x 11' 8" (3.71m x 3.56m)

Featuring a log burner with iron surround. Complete with a ceiling rose, ceiling light point, two double glazed windows and hardwood flooring.

### Office

10' 0" x 6' 6" (3.05m x 1.98m)

Complete with ceiling spotlights, single glazed internal window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen / Diner

21' 4" x 17' 8" (6.50m x 5.38m)

A modern kitchen featuring complementary wall and base units and central island with granite worktop. Five ring electric hob and ceramic sink. Integral dishwasher, fridge freezer, wine cooler and double oven. Complete with a ceiling lantern, ceiling spotlights and two ceiling light points. Double glazed window, bi-folding doors, wall mounted radiator and tiled flooring.

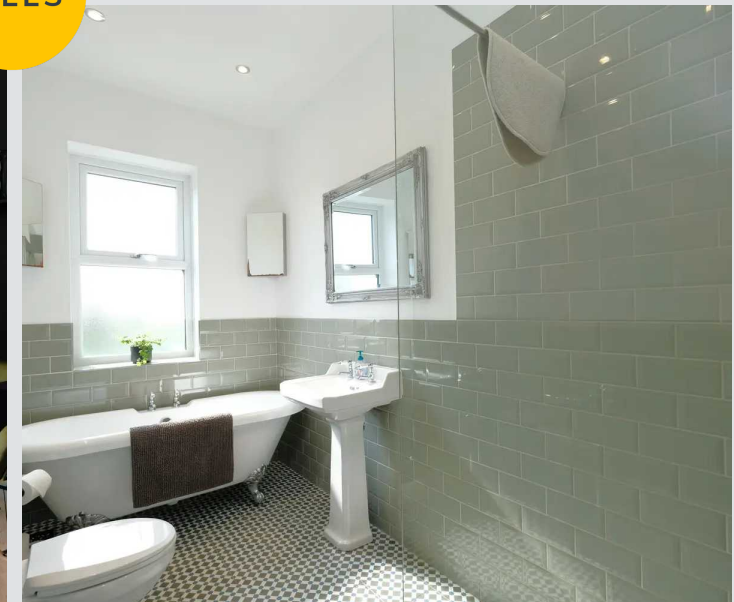
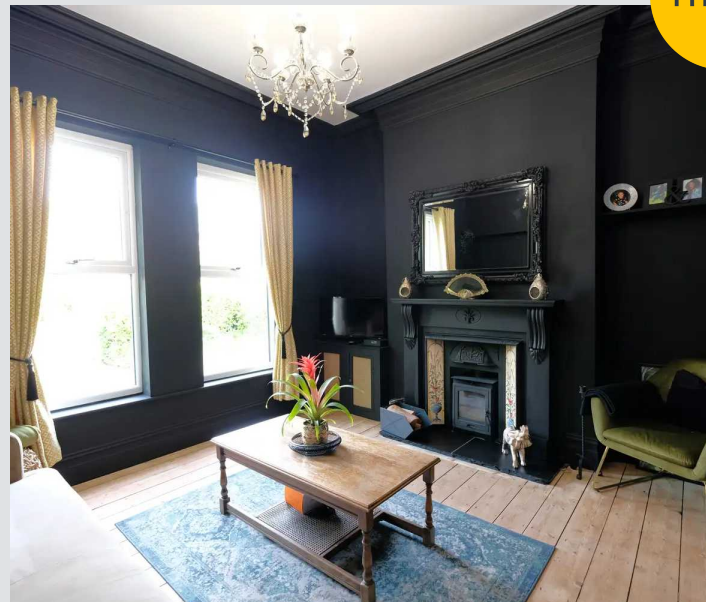
### Downstairs W.C.

4' 4" x 3' 0" (1.32m x 0.91m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, part tiled walls and lino flooring.

### Rear Hallway

Complete with a uPVC door, ceiling spotlights and lino flooring.



### First Landing

Complete with ceiling rose, two ceiling light points, double glazed window and iron rods. Fitted with carpet flooring.

### Bathroom

11' 7" x 5' 7" (3.53m x 1.70m)

A modern bathroom featuring a four-piece suite including a free standing claw foot bath, walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

### Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

13' 7" x 13' 1" (4.14m x 3.99m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Three

11' 9" x 11' 8" (3.58m x 3.56m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

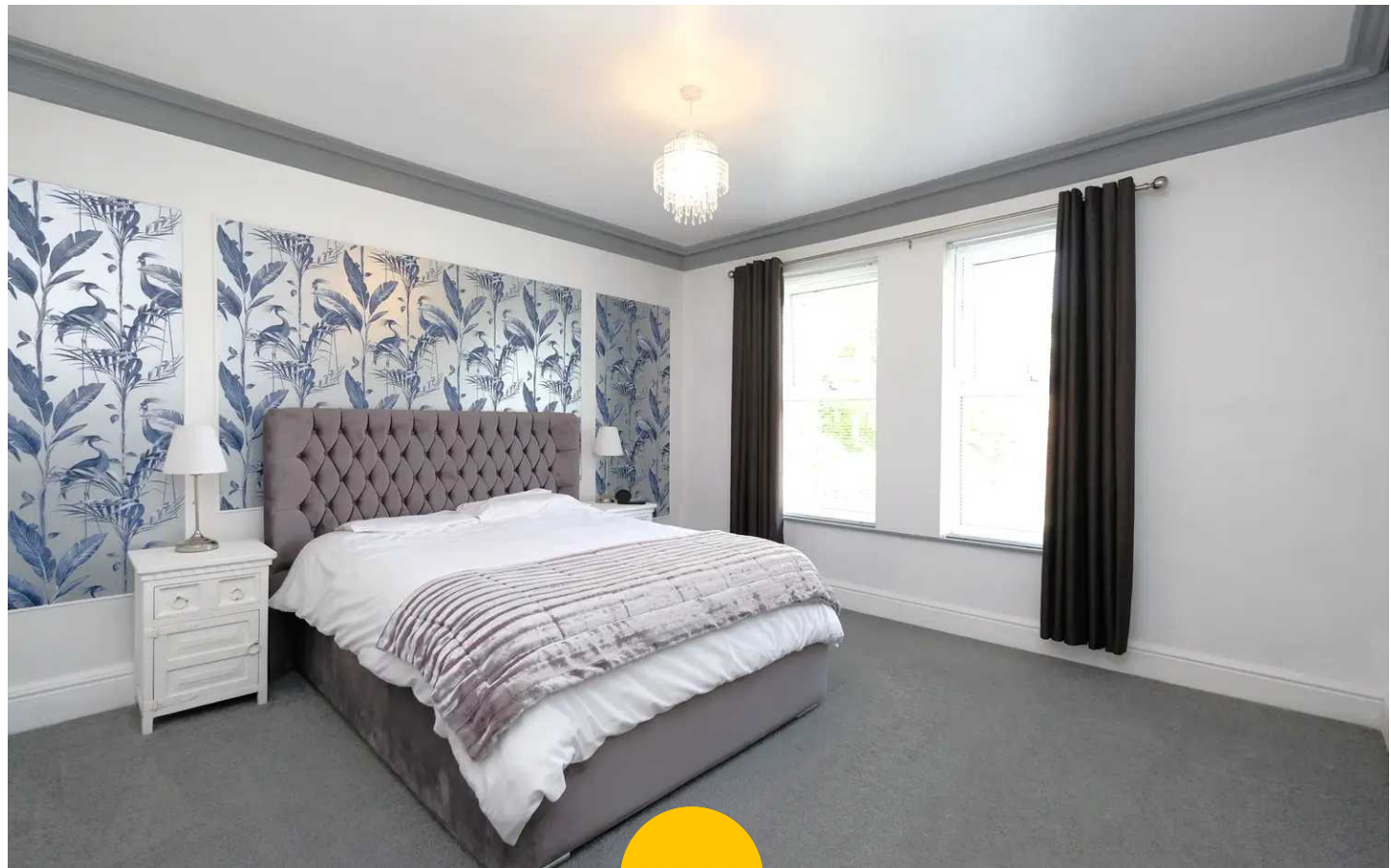
### Second Landing

Complete with two ceiling light points, Velux window and carpet flooring.

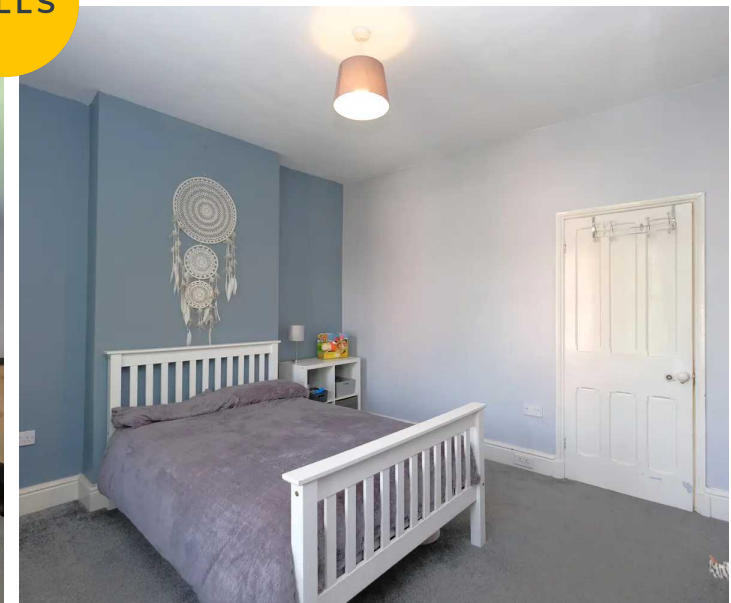
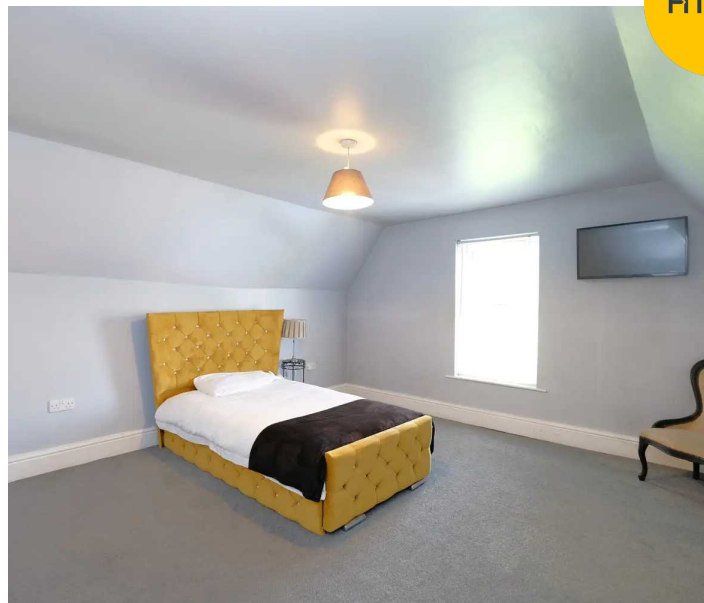
### Bedroom Four

13' 8" x 13' 1" (4.17m x 3.99m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



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**Bedroom Five**

12' 3" x 11' 9" (3.73m x 3.58m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring. Loft access.

**En-suite**

8' 1" x 3' 9" (2.46m x 1.14m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

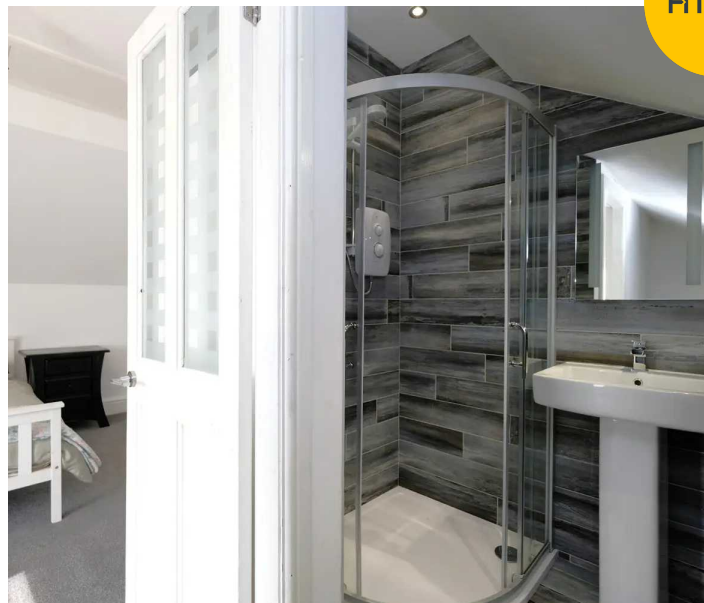
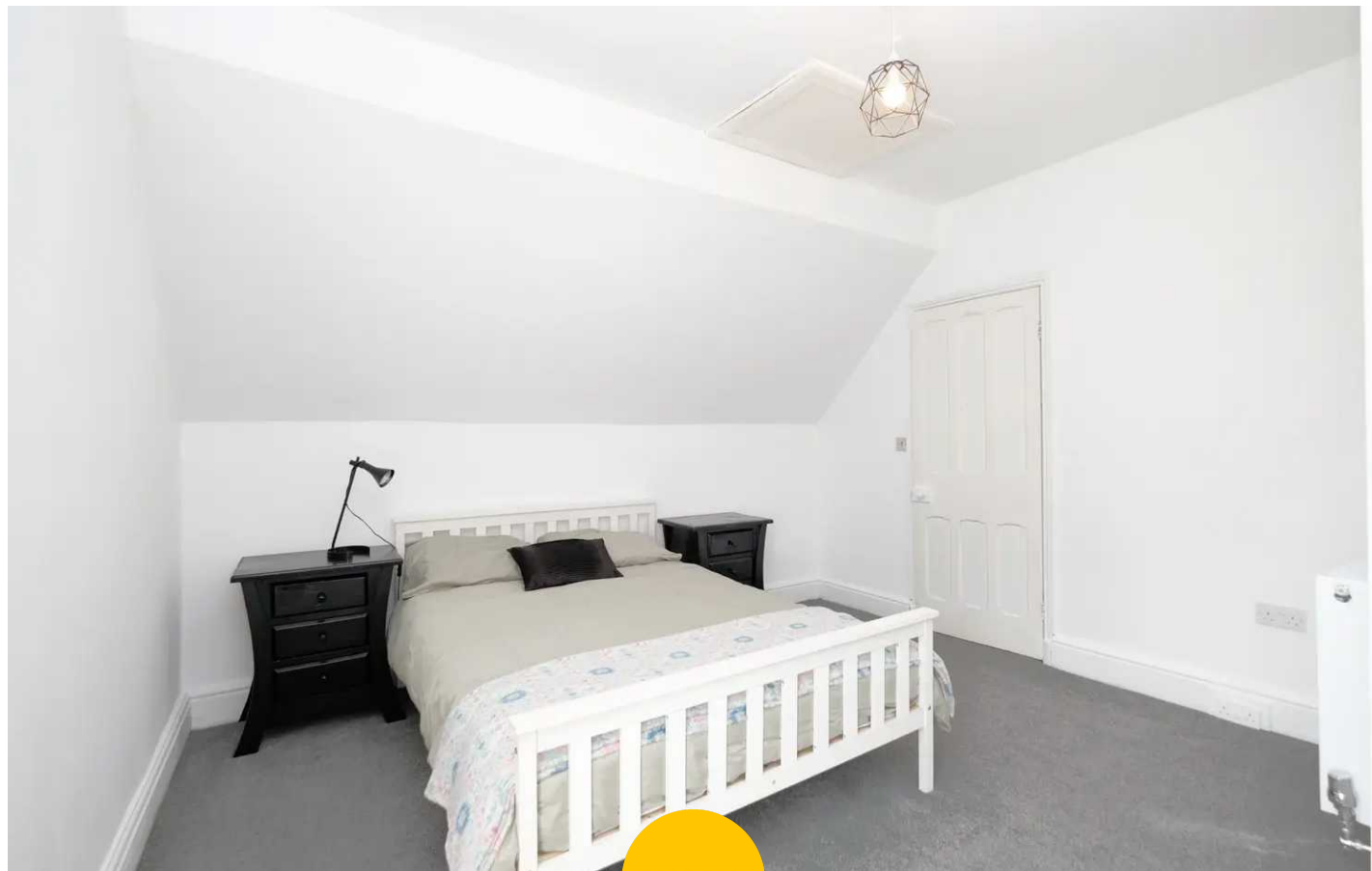
**Dressing Room**

7' 5" x 5' 6" (2.26m x 1.68m)

Complete with ceiling spotlights and carpet flooring.

**External**

To the front of the property is a beautifully kept lawn set back behind high shrubs. To the rear of the property is off-road parking for multiple cars. Garden with pergola and decked seating area, lawn with shrubbed borders, garage and hidden play area.

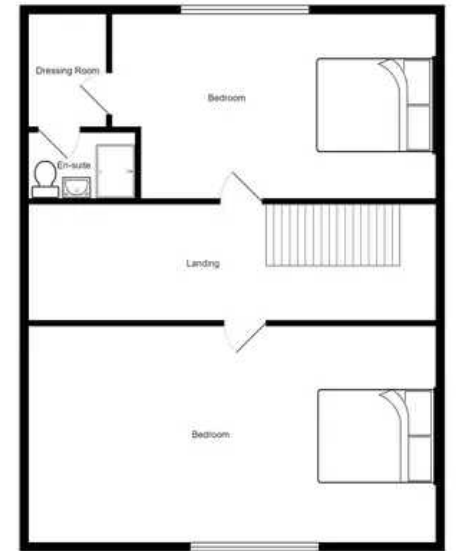
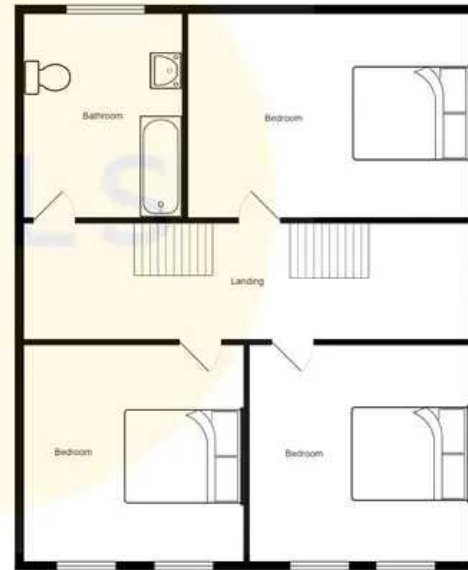
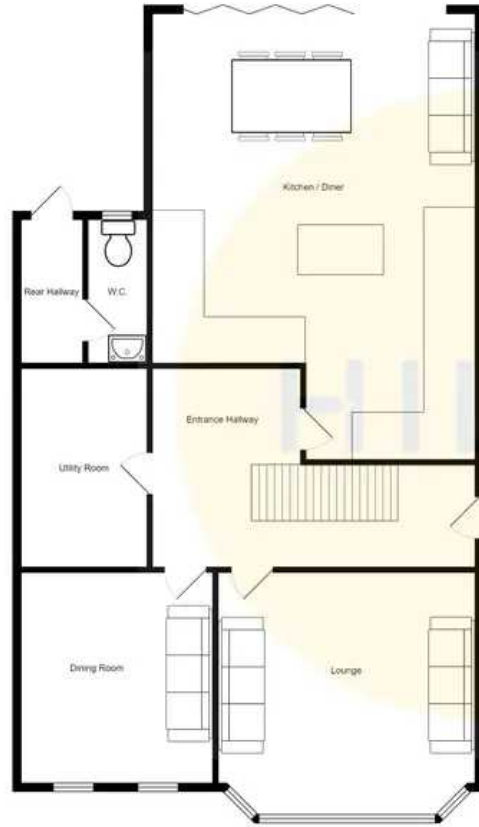


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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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