

Granville Street, Eccles

Manchester



Offers Over £375,000



# Granville Street

Eccles, Manchester

Stunning period four bed terraced house in Monton Village with modern elegance and period charm. Bay-fronted lounge, open-plan kitchen/dining, luxurious bathroom, excellent schools nearby, great amenities, ideal location for sophisticated living.

Council Tax band: B

Tenure: Leasehold

- Stunning Period Property Laid over Three Floors in the Heart of Monton Village
- Bay Fronted Lounge & Incredible, Extended Open Plan Kitchen & Dining Space
- Four Generous Double Bedrooms
- Beautiful Bathroom Suite with Claw Foot Tub
- Surrounded by a Plethora of Amenities, including Shops, Bars & Restaurants
- Within Catchment for Excellent Schooling
- Well served by Public Transport & Motorway Links



### Hallway

Composite door to the front, ceiling light point and wall-mounted radiator. Fitted with laminate flooring.

### Lounge

14' 9" x 12' 0" (4.50m x 3.66m)

Featuring a cast iron fireplace surround. Complete with a ceiling light point, wall light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Dining Room

15' 8" x 15' 6" (4.78m x 4.72m)

Featuring built in storage and speakers. Complete with a ceiling light point and laminate flooring.

### Kitchen

13' 7" x 9' 8" (4.14m x 2.95m)

Featuring complementary wall and base units with composite sunken sink and quartz worktops. Integral fridge freezer, dishwasher, five ring gas hob, electric oven and microwave. Including a glass splashback and stainless steel extractor. Complete with ceiling spotlights, two double glazed windows and French doors. Fitted with part tiled walls and tiled flooring.

### Landing

Complete with three ceiling light points, storage cupboard understairs and carpeted floors.

### Bedroom Two

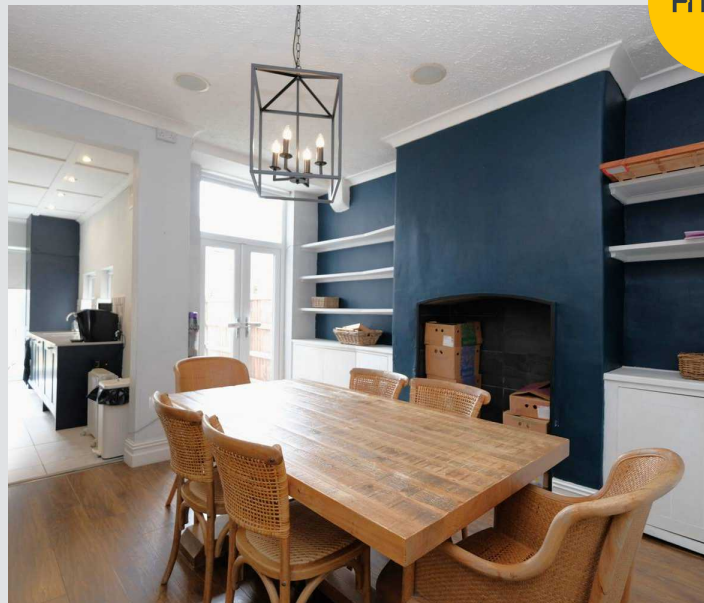
15' 9" x 12' 0" (4.80m x 3.66m)

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

### Bedroom Three

12' 8" x 10' 4" (3.86m x 3.15m)

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





**Bedroom Four**

9' 2" x 7' 8" (2.79m x 2.34m)

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

**Loft Room (Bedroom One)**

17' 3" x 14' 6" (5.26m x 4.42m)

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

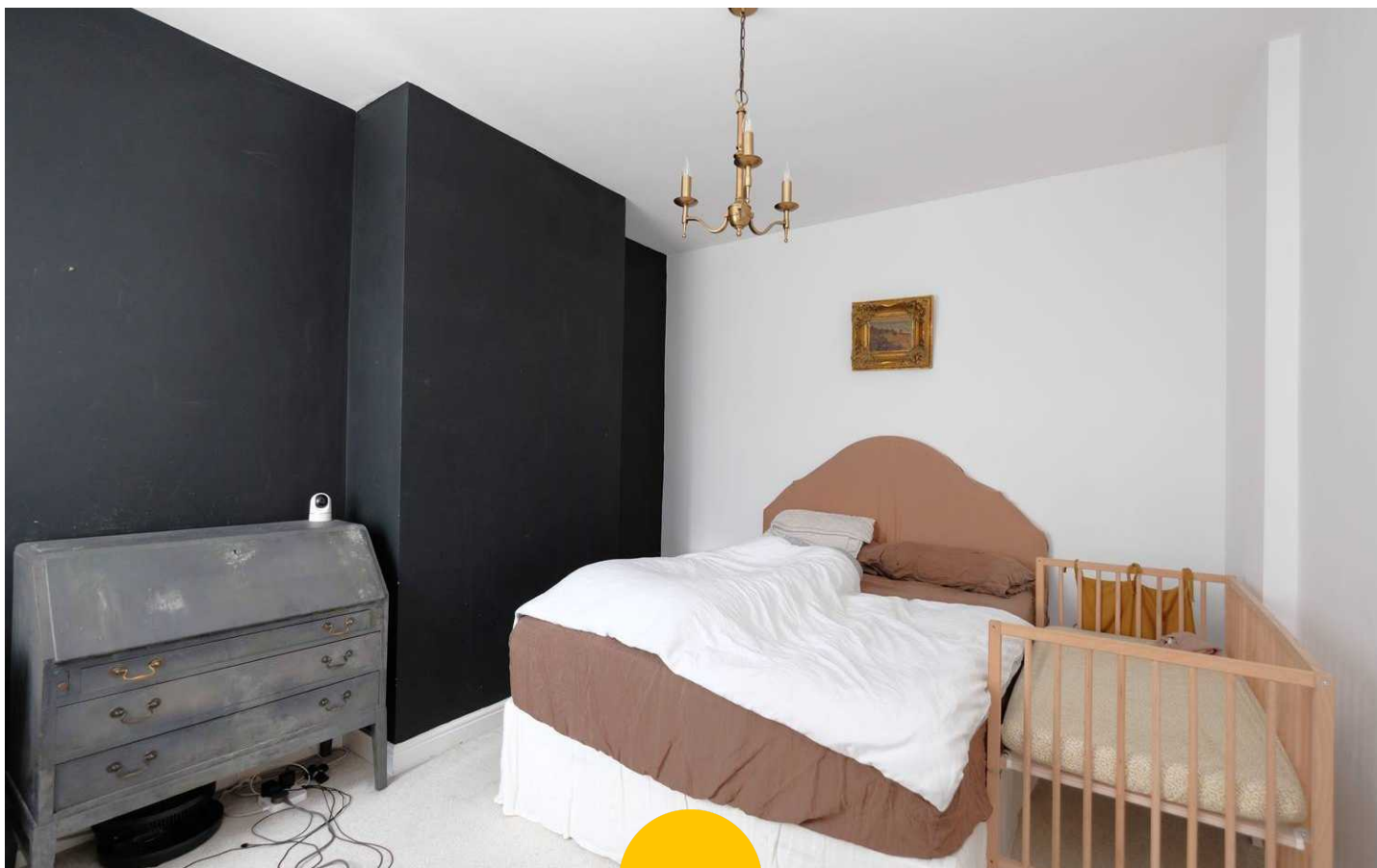
**Bathroom**

7' 1" x 6' 3" (2.16m x 1.91m)

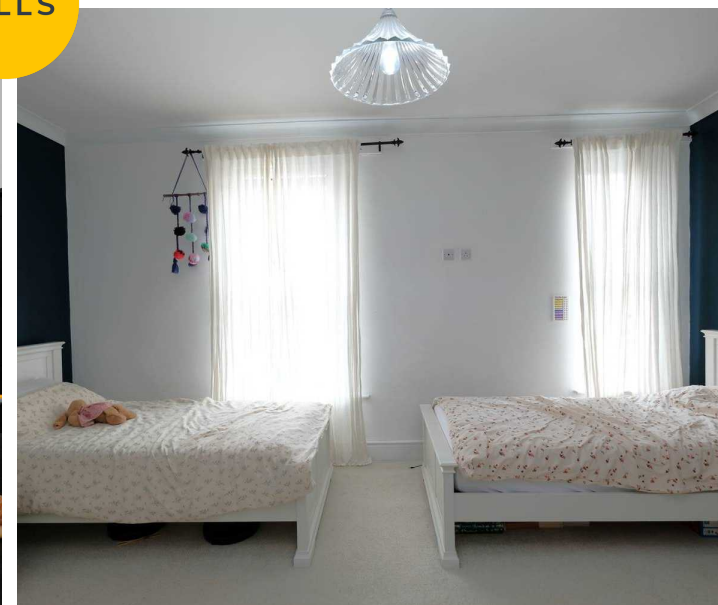
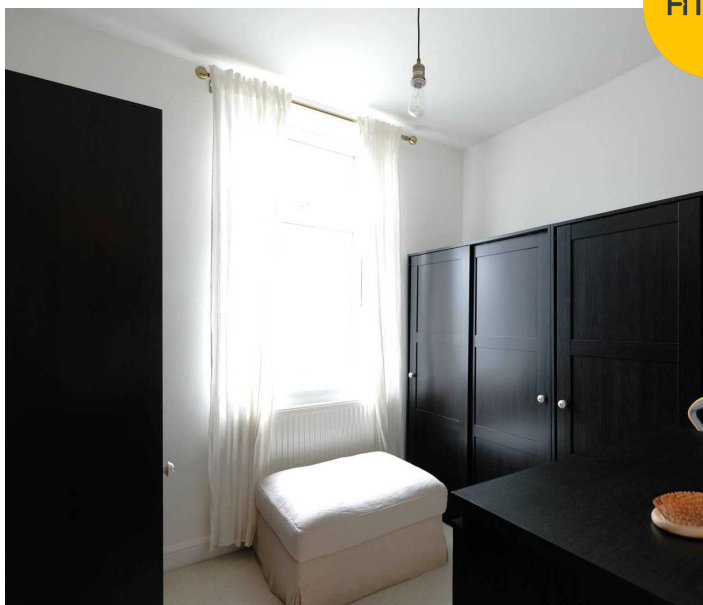
Featuring a modern three-piece suite including a claw foot bathtub with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

**Externally**

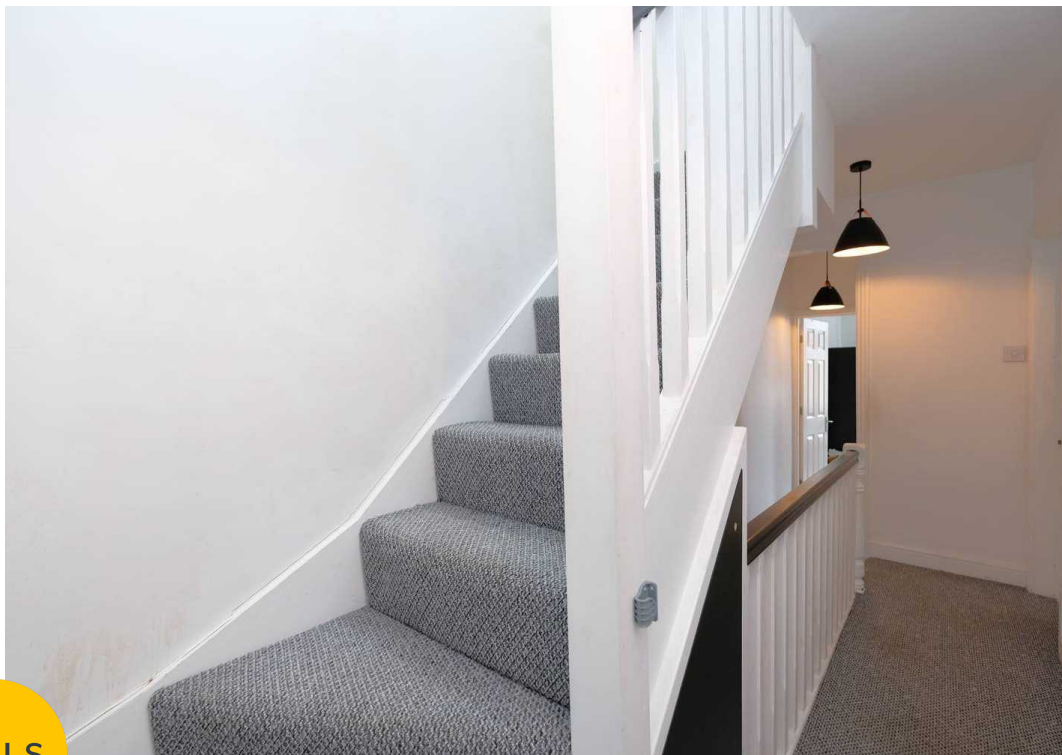
To the rear is a private low-maintenance garden.



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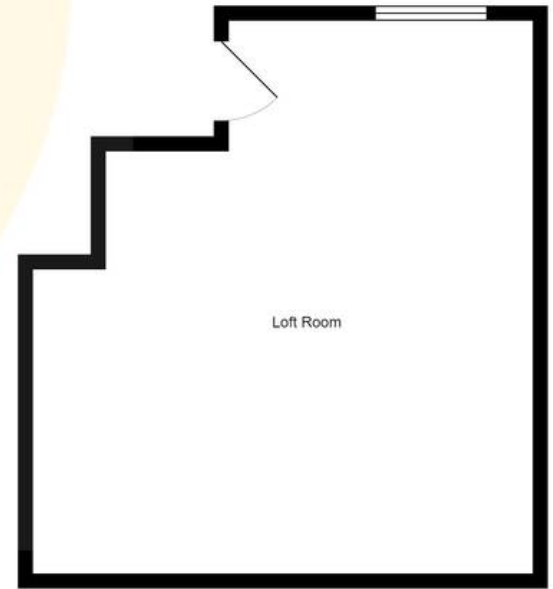
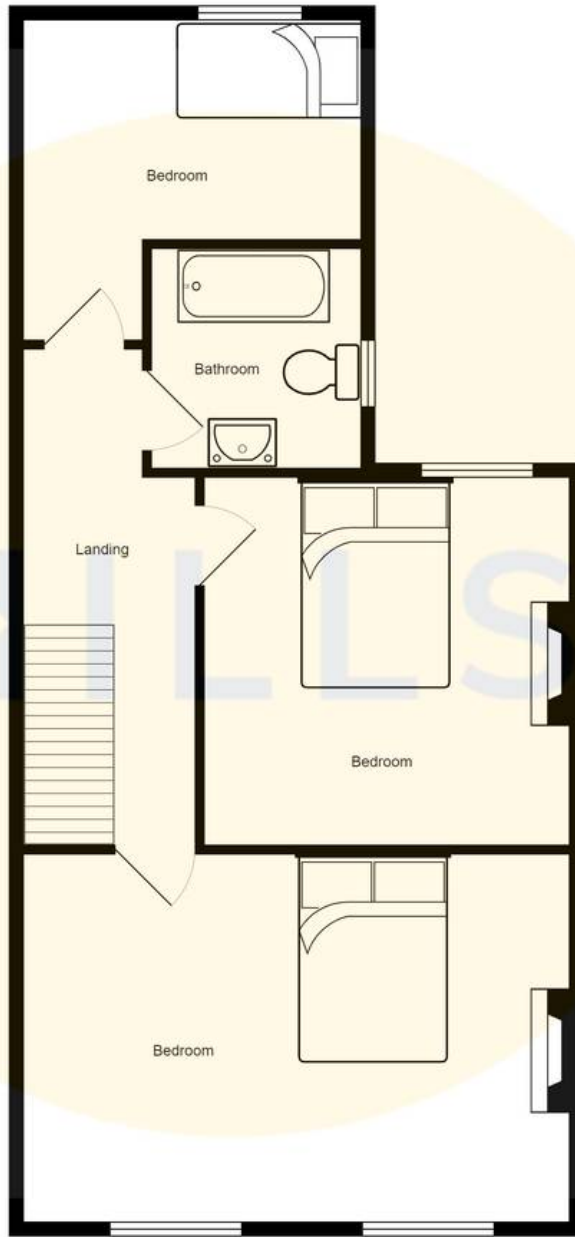
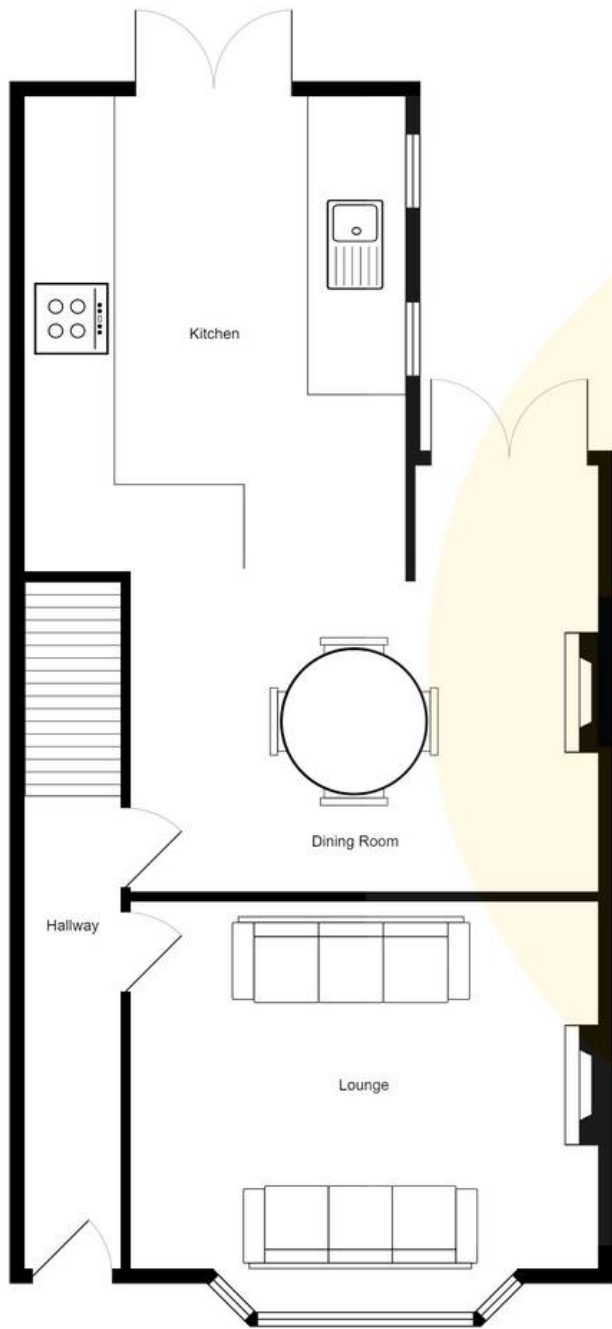






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