



Ellesmere Road, Eccles

Manchester



In Excess of £650,000

Ellesmere Road

Eccles, Manchester

Immaculate four bedroom semi-detached house in Ellesmere Park with bay-fronted lounge, extended reception room, modern kitchen, lush garden, off-road parking, close to amenities and schools. Schedule a viewing today.

Council Tax band: TBD

Tenure: Leasehold

- The Perfect Family Home Situated on an Intimate, Tree Lined Cul De Sac within the Desirable Ellesmere Park
- Bay Fronted Family Lounge, Warmed by the Log Burner Creating an Eye Catching Centre Piece
- Extended Second Reception Room, Flooded with Natural Light through the Ceiling Lantern & French Doors
- Extended Kitchen and Dining Space with Underfloor Heating, Integrated Appliances and Bi Folding Doors
- Four Generously Sized Bedrooms Plus a Loft Room Laid over the Upper Two Floors
- Contemporary Four Piece Family Bathroom, Guest W.C. & Utility Room
- Potential For Off Road Parking to the Front which would Host Numerous Vehicles
- Private, Enclosed, Landscaped Rear Garden with Lawn and Raised Planters
- Located Just a Short Walk to Monton Village offering a Plethora of Amenities, and Well Served by Public Transport & Motorway Links
- Close to Excellent Local Educational Settings Including both Preparatory & Public



Reception Room One

14' 9" x 12' 1" (4.50m x 3.69m)

Featuring a multi fuel burner. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

Reception Room Two

12' 0" x 21' 1" (3.65m x 6.42m)

Featuring a log burner. Complete with a ceiling light point, Velux window, double glazed patio door and wall mounted radiator. Fitted with carpet flooring.

Kitchen

23' 4" x 10' 4" (7.12m x 3.15m)

Featuring complementary wall and base units with integral oven and hob, dishwasher and fridge freezer. Complete with a double glazed window, bi-folding doors and tiled flooring with underfloor heating.

Utility Room

6' 0" x 6' 6" (1.82m x 1.98m)

Featuring base units with integral sink and space for a washing machine. Complete with laminate flooring. Boiler.

Downstairs W.C.

3' 9" x 3' 5" (1.14m x 1.03m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.

Landing

Complete with a ceiling light point and carpet flooring.

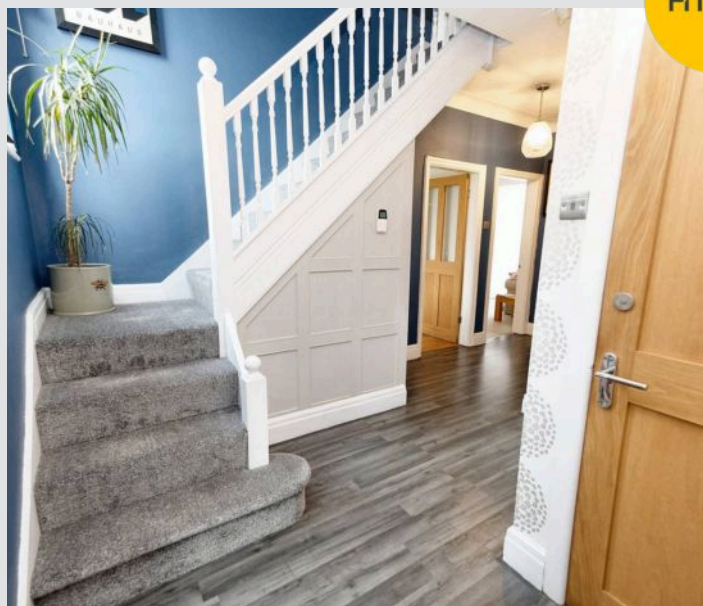
Bedroom One

10' 8" x 15' 6" (3.25m x 4.72m)

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



HILLS



Bedroom Two

12' 10" x 12' 0" (3.90m x 3.65m)

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

Bedroom Three

11' 2" x 7' 6" (3.41m x 2.28m)

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

Bedroom Four

8' 11" x 7' 8" (2.73m x 2.33m)

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

Bathroom

7' 10" x 9' 1" (2.39m x 2.76m)

Featuring a four piece suite including a bath, shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

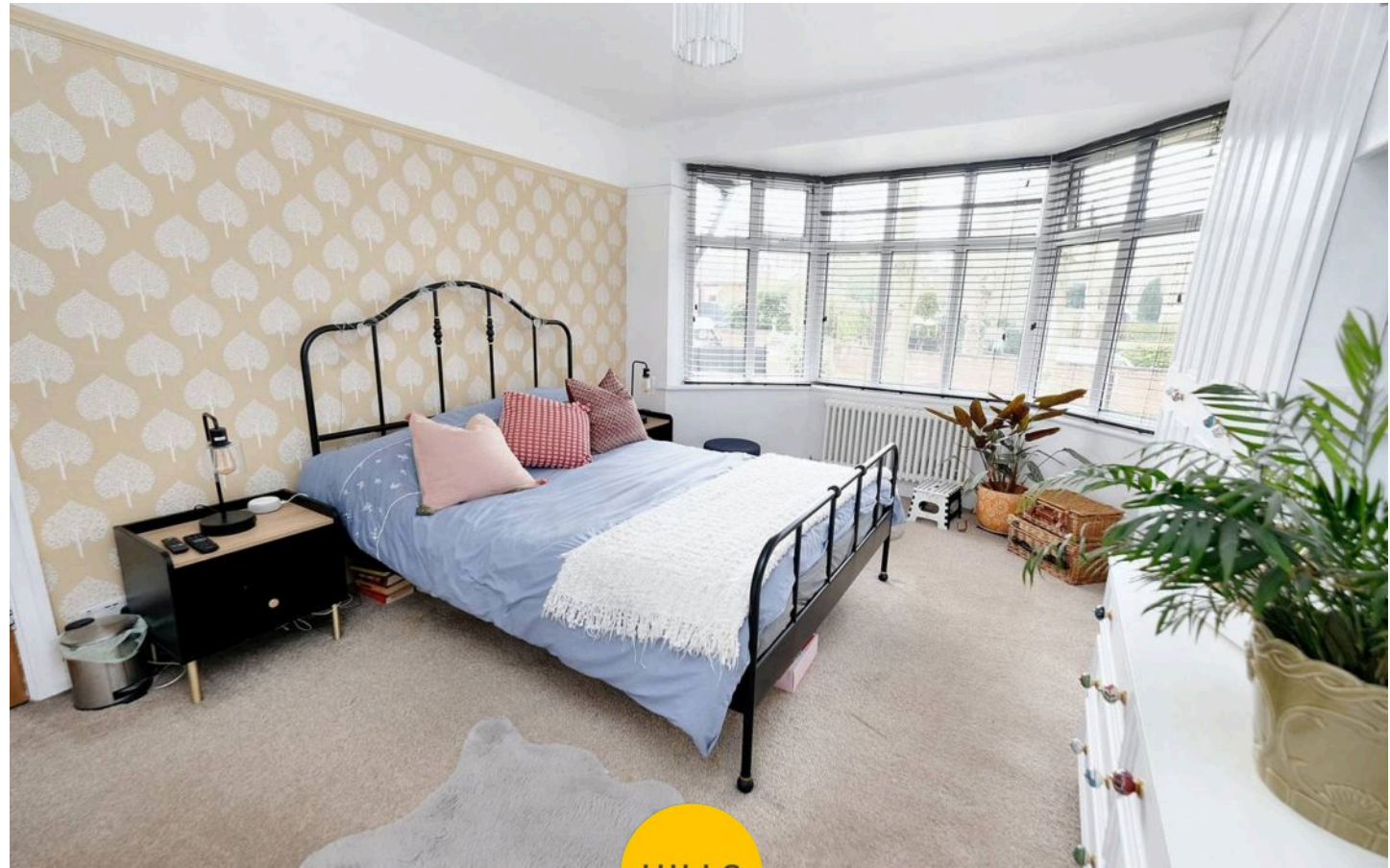
Loft Room

12' 7" x 17' 6" (3.83m x 5.33m)

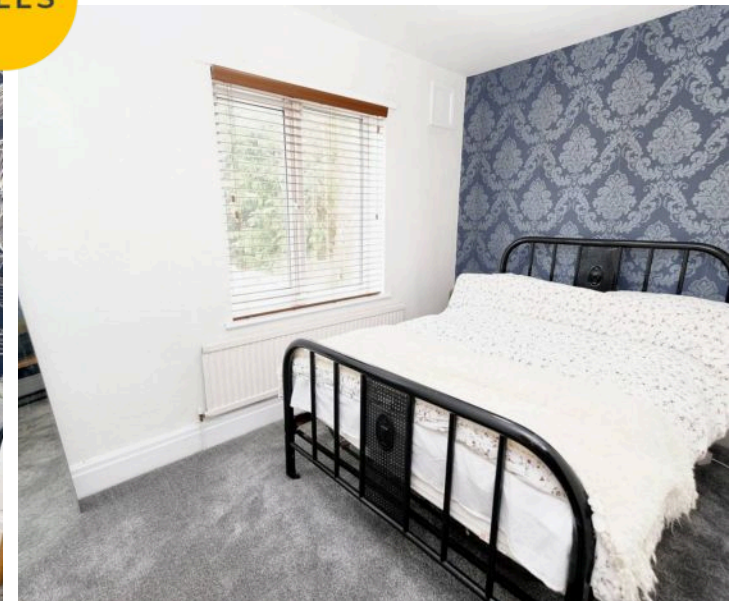
Complete with a ceiling light point, sky light and wall mounted radiator. Fitted with carpet flooring.

External

To the front of the property is potential for off road parking. To the rear of the property is a beautifully maintained garden with lawn, paved seating area, decked seating area and planted border.



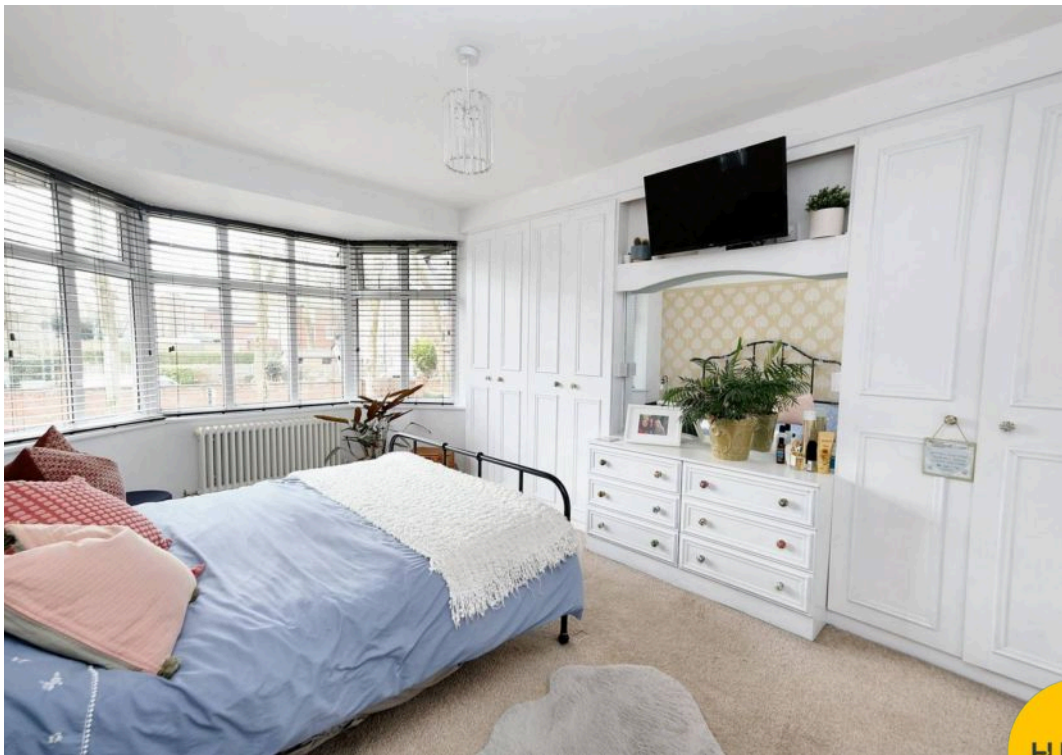
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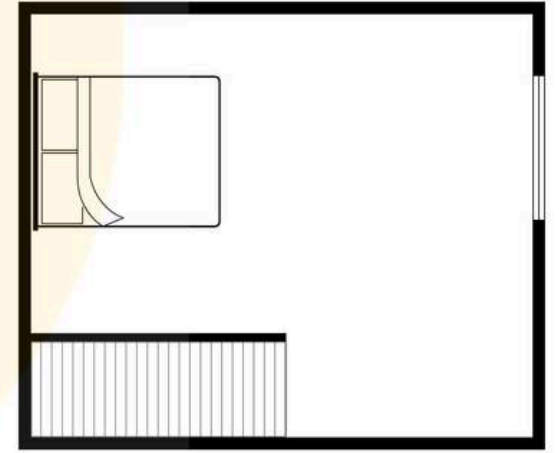
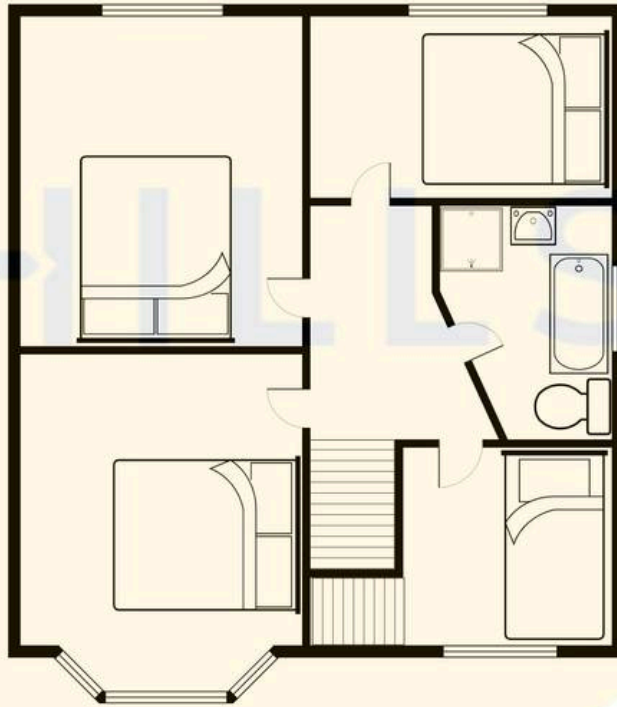
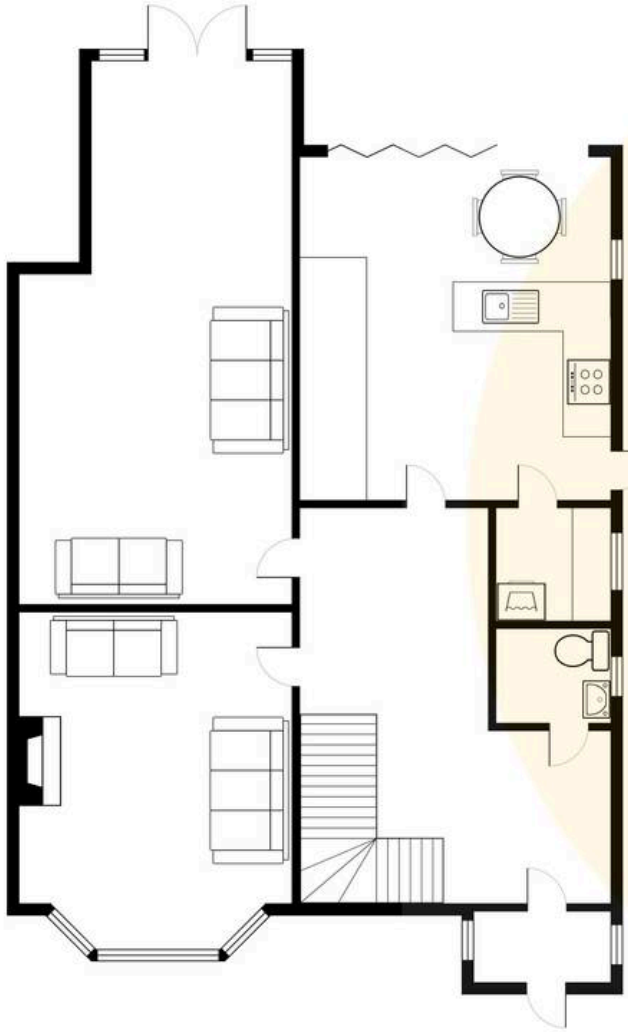
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