



87 Wellington Road, Eccles

Manchester



In Excess of £500,000

Wellington Road

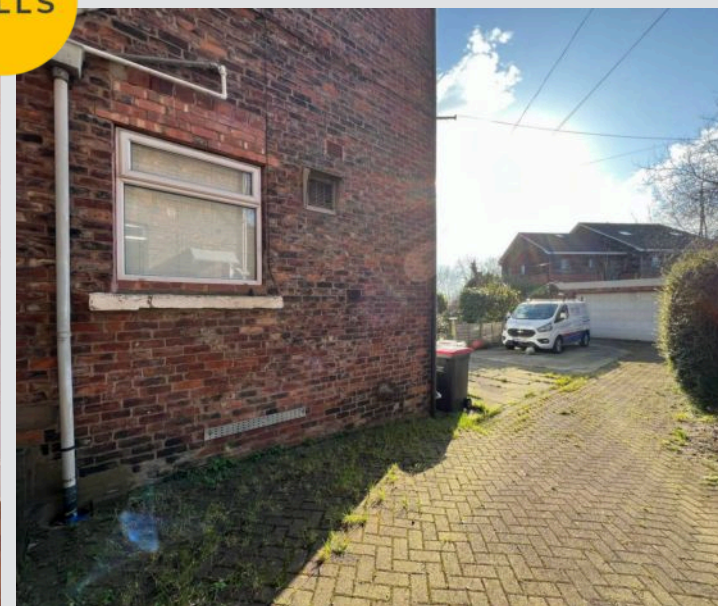
Eccles, Manchester

Fabulous five bedroom semi-detached home with no chain. Grand entrance hallway, bay fronted lounge, fitted kitchen, ample storage, gardens, double garage. Ideal location in Monton Village & Ellesmere Park. Great investment or family home. Council Tax band: D

- Perfect Family Home or Investment Opportunity
- Five Bedroom Semi Detached Property Laid over Four Floors and Offered to the Market with No Onward Chain
- Bay Fronted Lounge Open Plan with the Dining Room
- Fitted Kitchen and Dining Space, along with Cellars Suitable for Storage
- Three Double Bedrooms, Master with Fitted Wardrobes & Four Piece Family Bathroom to the First Floor
- Two Further Double Bedrooms & Shower Room to the Third Floor
- Positioned between Monton Village and the Tree Lines Streets of Ellesmere Park
- Within Walking Distance to Many Local Amenities Including Shops, Bars and Restaurants
- Well Served by Public Transport & Motorway Links



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Reception Room One

14' 6" x 12' 7" (4.42m x 3.84m)

Reception Room Two

13' 3" x 11' 4" (4.04m x 3.45m)

Kitchen / Diner

17' 4" x 11' 9" (5.28m x 3.58m)

Featuring complementary wall and base units with integral stainless steel sink and gas hob. Space for a washing machine. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with a hardwood door and laminate flooring.

Bedroom One

17' 0" x 13' 0" (5.18m x 3.96m)

Bedroom Two

13' 5" x 11' 5" (4.09m x 3.48m)

Bedroom Three

12' 2" x 11' 5" (3.71m x 3.48m)

Bedroom Four

13' 5" x 11' 4" (4.09m x 3.45m)

Bedroom Five

14' 5" x 12' 1" (4.39m x 3.68m)

Shower Room

8' 0" x 5' 8" (2.44m x 1.73m)

Featuring a shower, hand wash basin and W.C.

Bathroom

8' 2" x 8' 2" (2.49m x 2.49m)

Featuring a bath, shower cubicle, hand wash basin and W.C.

External

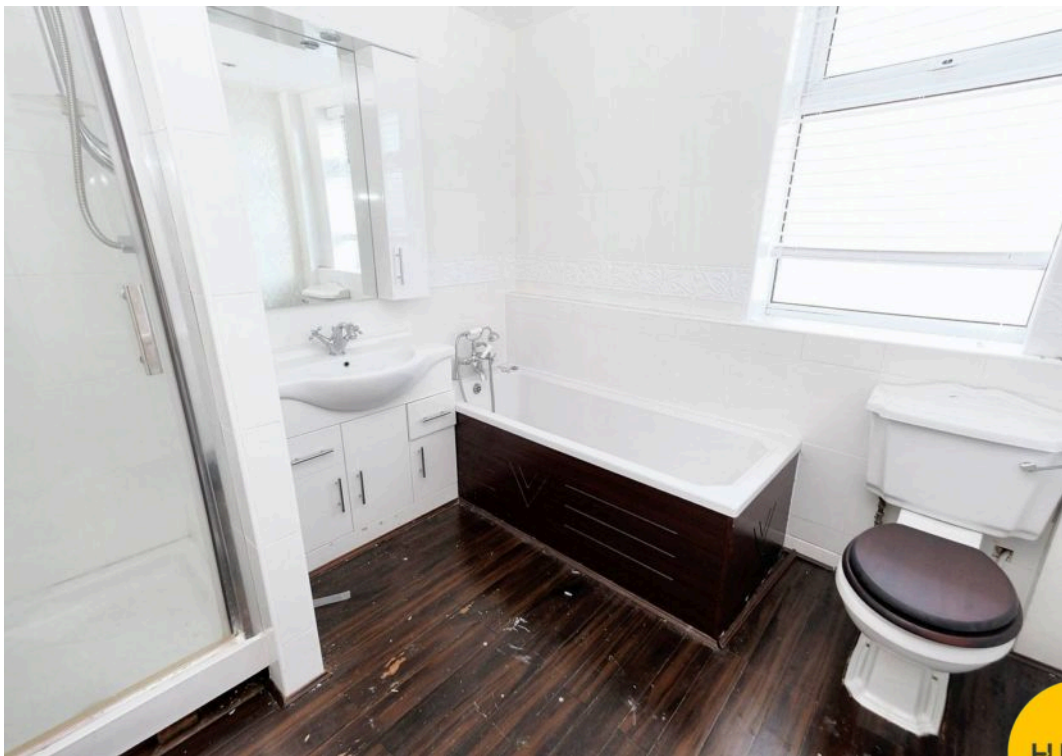
To the front of the property is a low maintenance garden. To the rear of the property is the potential for a driveway for multiple cars, double detached garage and paved patio.





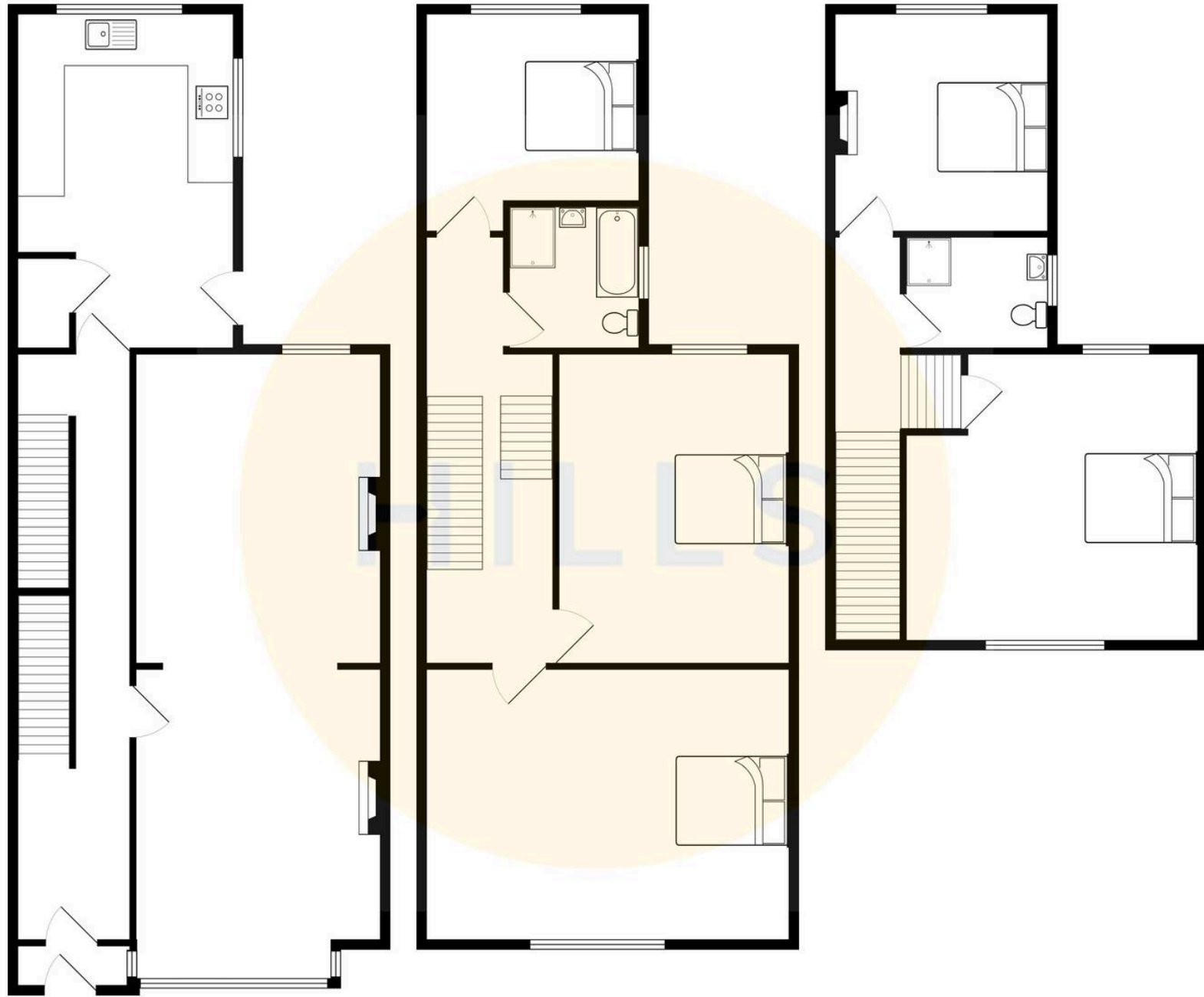
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