



Grange Road, Eccles

Manchester



Offers in Region of £575,000



# Grange Road

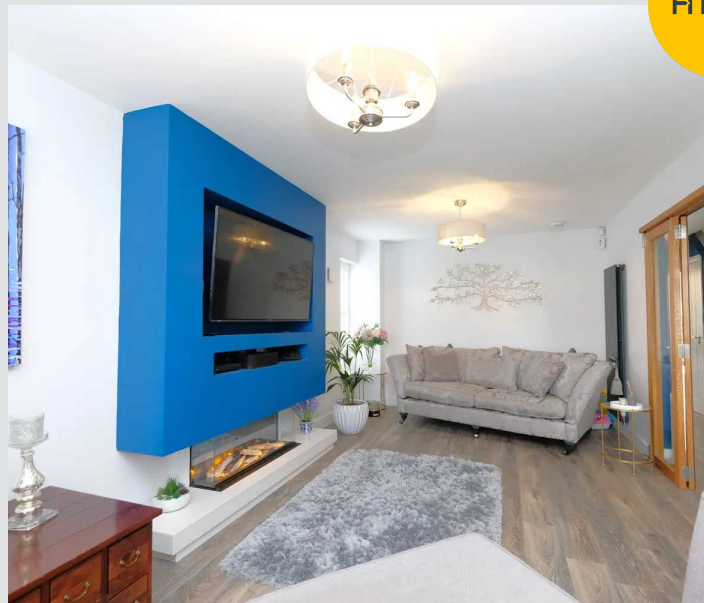
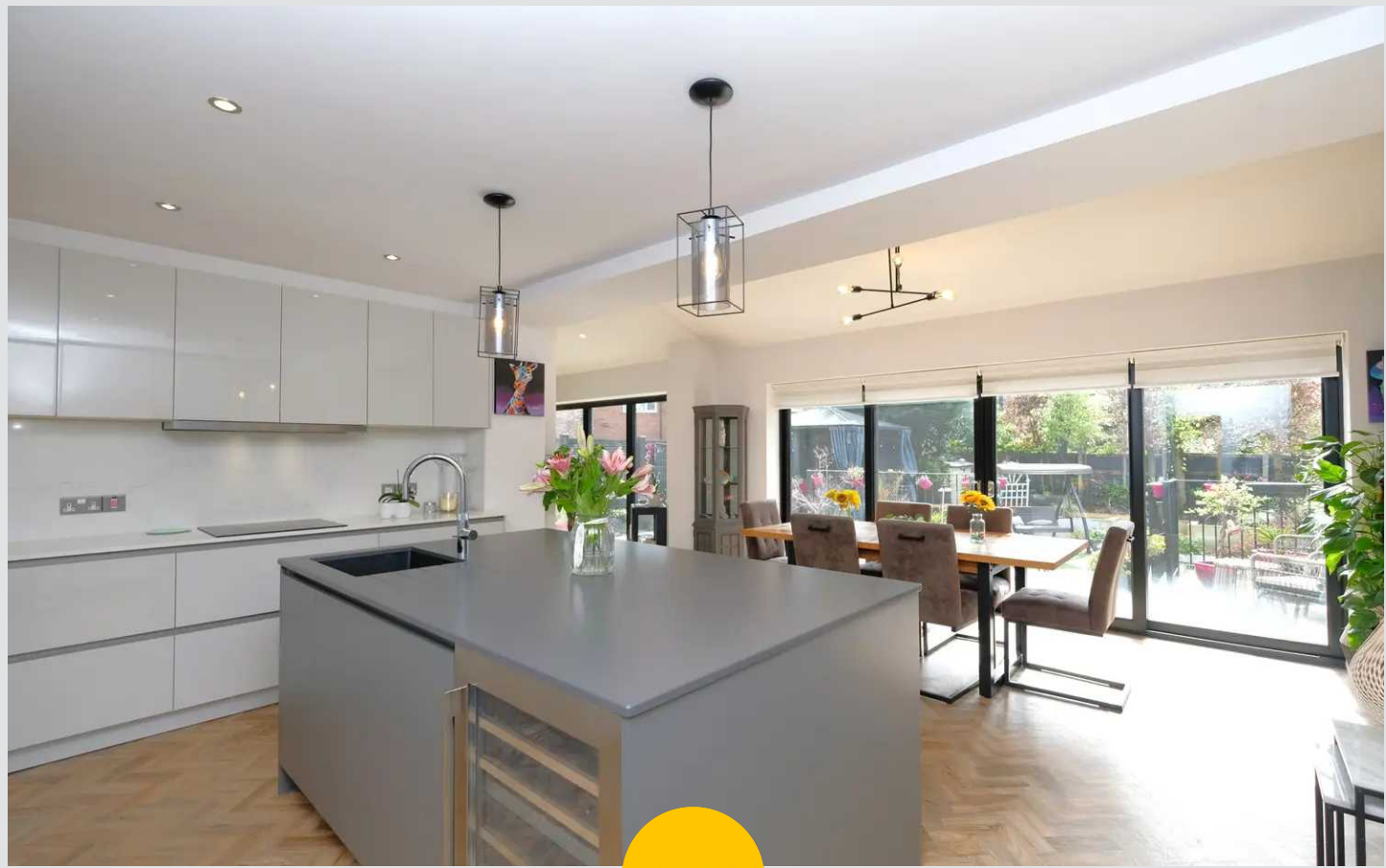
Eccles, Manchester

Luxurious semi-detached house on Tree Lined Grange Road with modern design, 4 double bedrooms, elegant interiors. Expansive open plan kitchen, living, dining area with partial underfloor heating, bi-folding doors. Tranquil rear garden, off-road parking. Ideal family home near Worsley Village amenities.

Council Tax band: E

Tenure: Freehold

- Situated on the Tree Lined Grange Road, Bordering Worsley Village
- Extended Four Double Bedroom Modern Semi Detached Property
- Family Lounge Approx 22ft with Internal Bi Folding Doors & Stunning Italian Marble Fireplace
- Impressive Open Plan Kitchen, Living & Dining Space with High Quality Quartz Worksurfaces, Integral Appliances & Double Bi Folding Doors Overlooking the Rear Garden
- Four Double Bedroom, Guest Room with Fitted Wardrobes & En Suite
- Family Bathroom, Guest En suite, Shower Room, Guest W.C. & Utility Room
- Low Maintenance Rear Garden Benefitting from the Sun, with Artificial Lawn, Composite Decking & Fencing
- Off Road Parking for Multiple Cars & Beautifully Presented Front Garden with Lawn
- The Perfect Family Home, Located within Catchment for Outstanding Schooling & a Plethora of Amenities





### Entrance Hallway

A welcoming entrance hall entered via a composite front door. Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

### Lounge

19' 5" x 10' 3" (5.92m x 3.12m)

A bright lounge featuring a media wall installed three years ago with an app controlled electric fire and Italia marble. Complete with two ceiling light points, three double glazed windows with shutters and wall mounted radiator. Fitted with laminate flooring.

### Snug

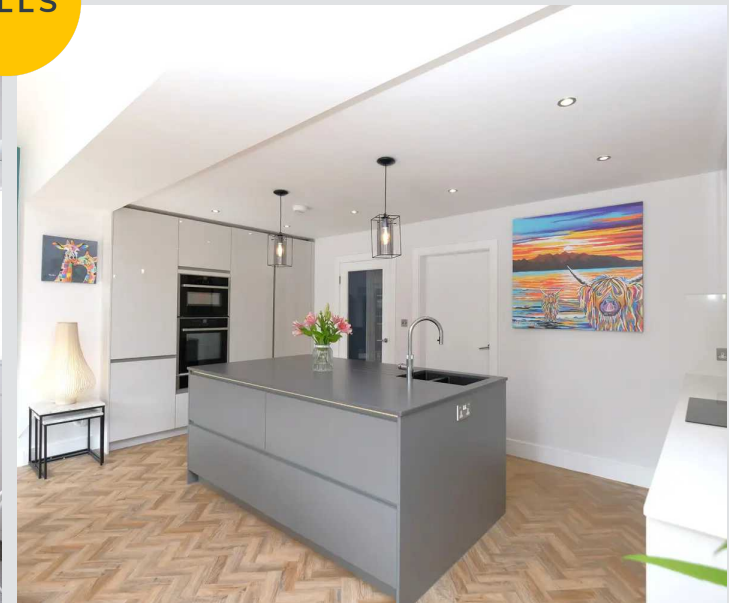
13' 8" x 11' 7" (4.17m x 3.53m)

Featuring bi-folding doors and underfloor heating. Complete with a ceiling light point, ceiling spotlights and three floor-to-ceiling double glazed windows. Fitted with laminate vinyl tile flooring.

### Kitchen/ Diner

18' 7" x 15' 2" (5.66m x 4.62m)

A modern and spacious kitchen featuring contemporary fitted units and island with quartz worktops and quartz splashback. Composite sink with integral hot tap. Integral electric hob, microwave/oven and oven with heated tray. Integral fridge freezer and wine fridge. Complete with three ceiling light points, ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with French doors and laminate vinyl tile flooring.



### Utility Room

11' 0" x 6' 5" (3.35m x 1.96m)

Featuring fitted units with integral stainless steel sink, dishwasher and laundry pulley. Complete with a ceiling light point, wall mounted radiator and composite door. Fitted with laminate vinyl tile flooring. Boiler installed eight years ago.

### Downstairs W.C.

7' 6" x 2' 8" (2.29m x 0.81m)

Complete with a ceiling light point, wall mounted radiator, hand wash basin and W.C. Fitted with part tiled walls and tiled flooring.

### First Landing

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

### Bedroom Two

15' 2" x 10' 3" (4.62m x 3.12m)

Featuring floor-to-ceiling fitted wardrobes. Complete with a ceiling light point, ceiling spotlights, three double glazed windows, TV point and wall mounted radiator. Fitted with carpet flooring.

### En-suite

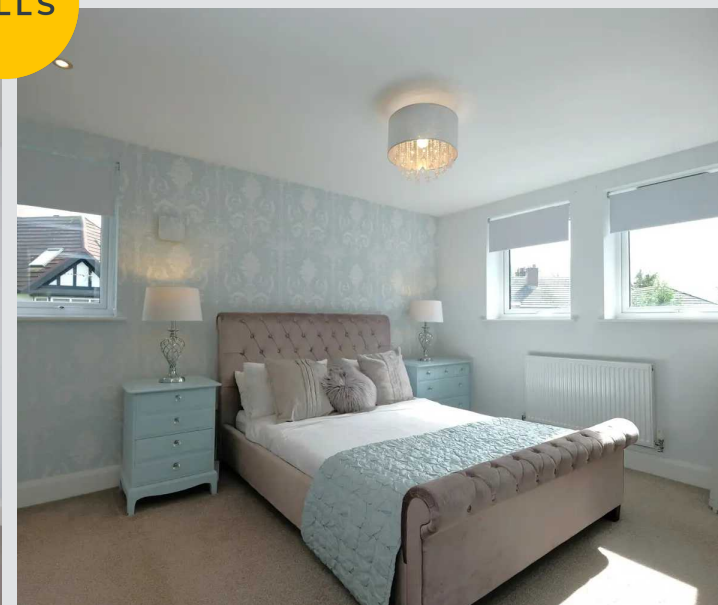
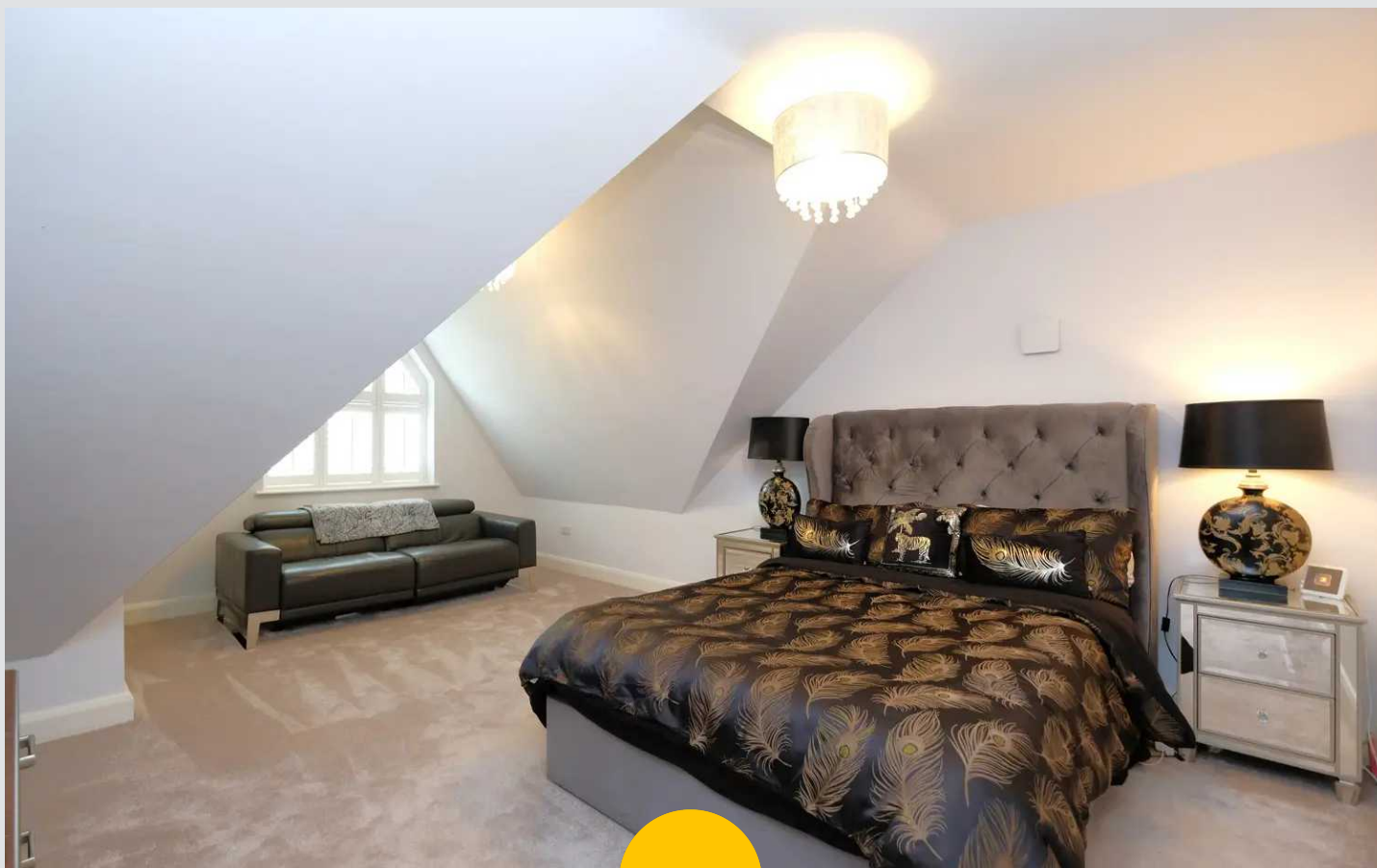
8' 8" x 6' 9" (2.64m x 2.06m)

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

### Bedroom Three

12' 2" x 10' 3" (3.71m x 3.12m)

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





**Bathroom**

9' 3" x 7' 5" (2.82m x 2.26m)

Featuring a modern three-piece suite including bath with shower over, hand wash basin, vanity unit and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

**Second Landing**

Complete with a ceiling light point and carpet flooring. Access to a fully boarded loft via a dropdown ladder.

**Bathroom**

8' 5" x 7' 7" (2.57m x 2.31m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

**Bedroom Four**

13' 0" x 9' 4" (3.96m x 2.84m)

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

**Bedroom One**

19' 4" x 17' 4" (5.89m x 5.28m)

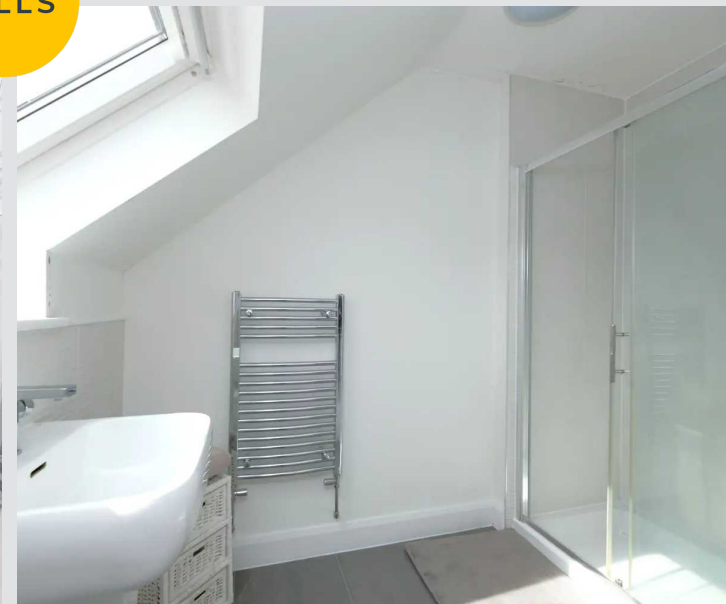
Complete with two ceiling light points, double glazed window, TV point and wall mounted radiator. Fitted with carpet flooring.

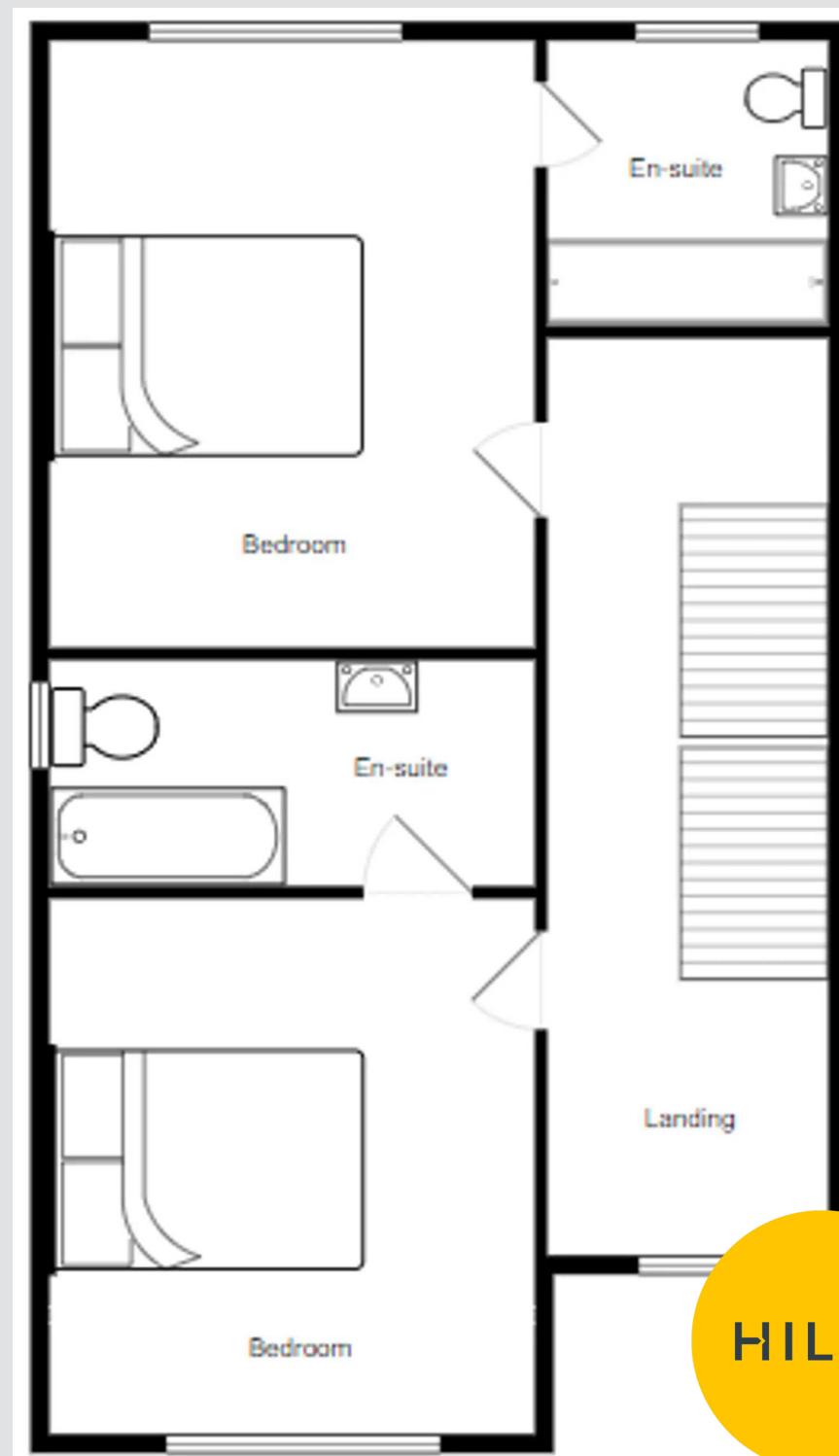
**External**

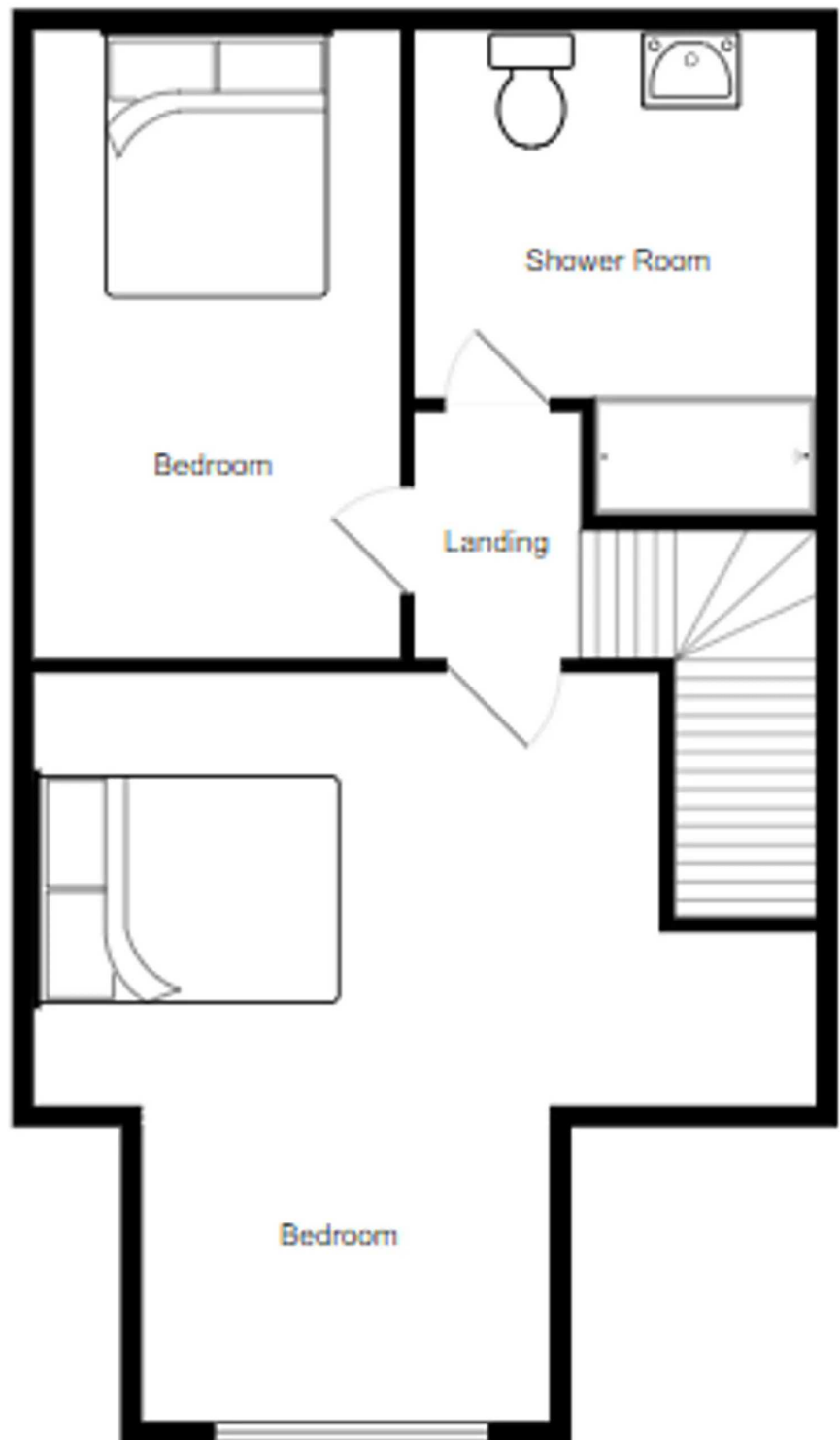
To the front of the property is a lawn with shrub border. To the rear of the property is a garden with paved raised seating area with central artificial lawn and decked boarders. Raised decked planters, composite decking, composite decking and pergola.



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