



The Polygon, Eccles

Manchester



Offers in Region of £775,000

The Polygon

Eccles, Manchester

Stunning six bed detached house in quiet cul-de-sac. Modern design & functionality. Four beds, open plan lounge/dining, stylish kitchen and four piece family bathroom to the ground floor, whilst the first floor offers two beds, storage, en suite, family bathroom. Gated parking, garage, landscaped lawn. Prime location with amenities nearby. Exceptional family home offering comfort, style, and convenience.

Council Tax band: C

Tenure: Freehold

- Tucked away on a Quiet Cul De Sac is this Beautiful Detached Family Home, Built in 2021
- Light & Airy, Open Plan Lounge & Dining Space with Floor to Ceiling Window and French Doors
- Contemporary Two Tone Kitchen with Integrated Appliances
- Six Generously Sized Bedrooms, offering Versatile Spaces over the Two Levels
- Four Piece Family Bathroom to the Ground Floor, Three Piece Bathroom & En Suite Complementing the First Floor
- Secure, Gated Off Road Parking for Multiple Cars & A 22 ft Detached Garage with Power
- Wrap Around Well Kept Lawn, with Decked Seating Area outside the French Doors
- Located in a Sought After Area, offering a Plethora of Amenities & Well Served by Public Transport Links and Motorway Links



HILLS



Entrance Hallway

Featuring ceiling spotlights, power point. Complete with a composite door, under floor heating. Fitted with tiled flooring.

Lounge/Diner

19' 2" x 14' 3" (5.84m x 4.34m)

Featuring two ceiling light points, power point, two double glazed windows. Complete with a French door, under floor heating. Fitted with tiled flooring.

Office/Reception two

Featuring ceiling light point, power point, double glazed window. Complete with under floor heating. Fitted with tiled flooring.

Kitchen

13' 6" x 9' 1" (4.11m x 2.77m)

Featuring ceiling light spotlights, power point, wall and base units including electric hob, composite sink, electric oven. Complete with integrated microwave, dishwasher, fridge freezer (washer in the cupboard under the stairs). Fitted with hard wood work tops, under floor heating and tiled flooring.

Landing

Featuring three ceiling light points, ceiling fitted wardrobes, boiler in the cupboard under the stairs. Fitted with laminate flooring.

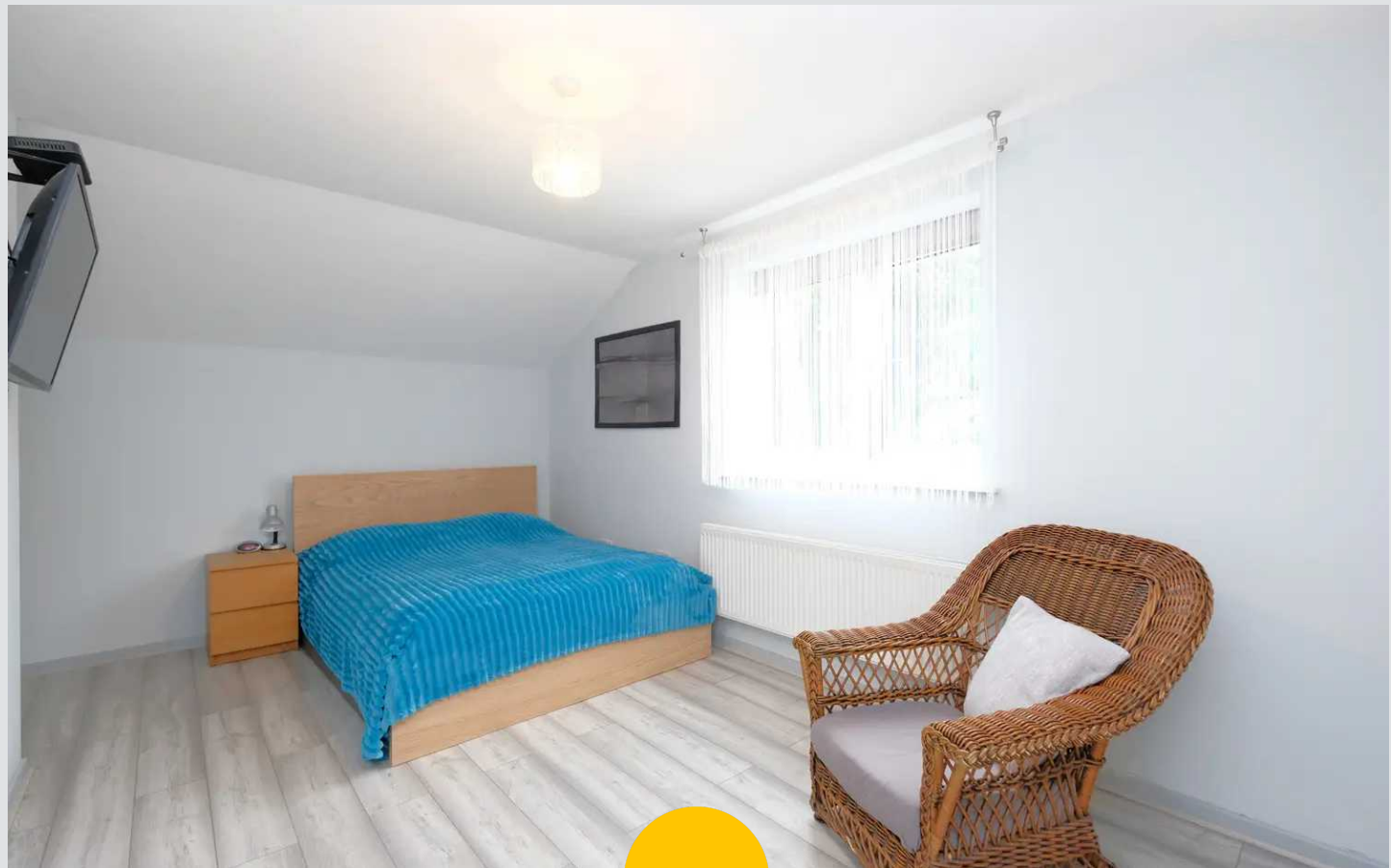
Bedroom One

Featuring ceiling light point, double glazed window, power point. Complete with under floor heating. Fitted with tiled flooring.

Bedroom Two

9' 9" x 8' 2" (2.97m x 2.49m)

Featuring ceiling light point, power point, double glazed window. Complete with under floor heating. Fitted with tiled flooring.



Family bathroom

12' 8" x 7' 1" (3.86m x 2.16m)

Featuring three piece suite including w/c, hand wash basin, bath with a shower overhead. Complete with double glazed windows, ceiling spotlights. Fitted with part tiled walls and tiled flooring.

Bedroom Three

12' 5" x 8' 1" (3.78m x 2.46m)

Featuring ceiling light point, power point, double glazed window. Complete with fitted wardrobes and under floor heating. Fitted with tiled flooring.

Bedroom Four

18' 7" x 13' 1" (5.66m x 3.99m)

Featuring a ceiling light point, power point, wall - mounted radiator. Complete with two velux windows. Fitted with laminate flooring.

En-suite

6' 5" x 6' 1" (1.96m x 1.85m)

Featuring a three piece suite including hand wash basin, w/c, bath tub. Complete with ceiling light point, hand towel rail. Fitted with tiled walls and tiled flooring.

Bedroom Five

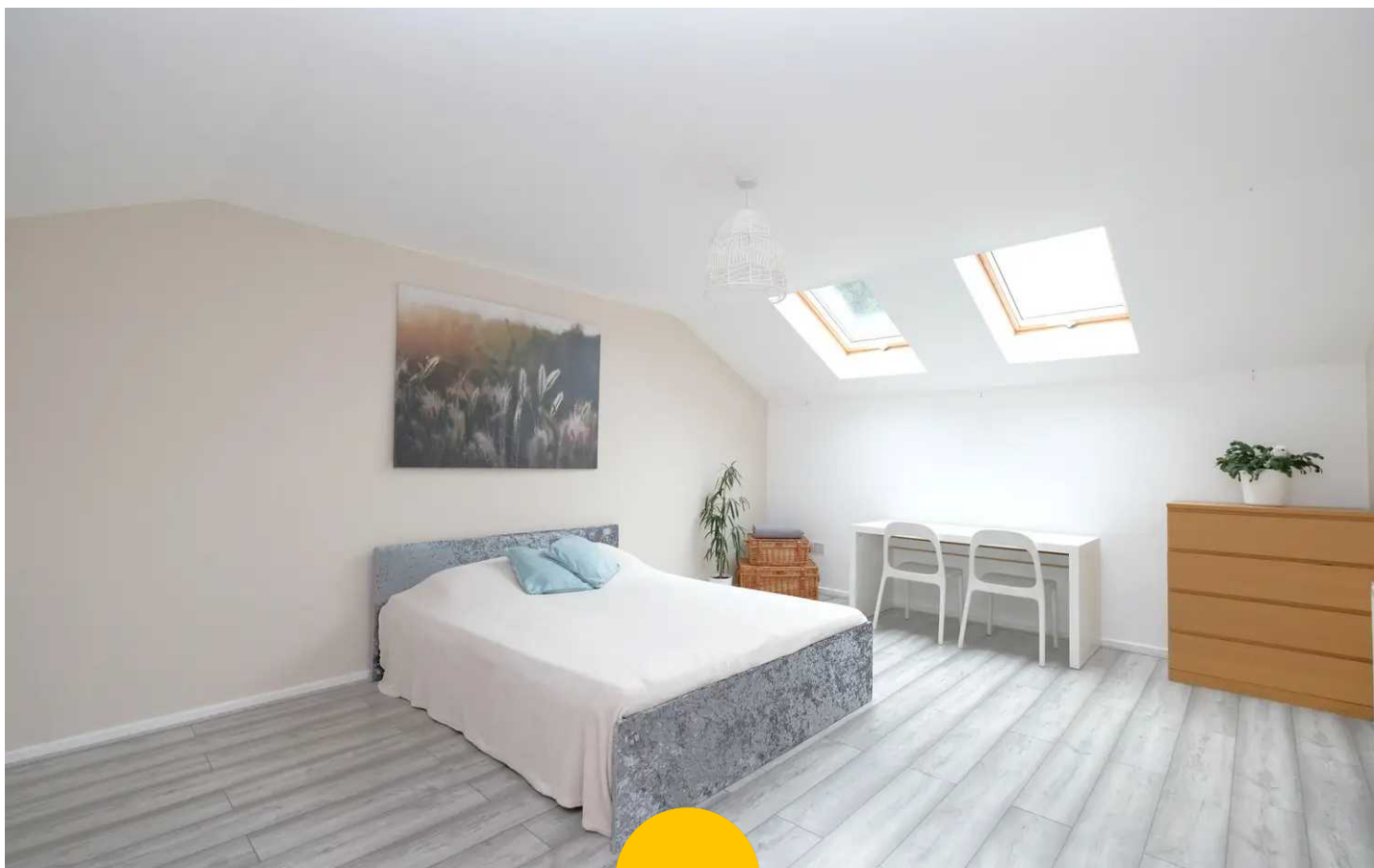
18' 7" x 12' 2" (5.66m x 3.71m)

Featuring a ceiling light point, power point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

Bathroom

10' 0" x 4' 9" (3.05m x 1.45m)

Featuring a three piece suite including hand wash basin, w/c, bath with an overhead shower. Complete ceiling light point, hand towel rail. Fitted with part tiled walls and tiled flooring.



HILLS



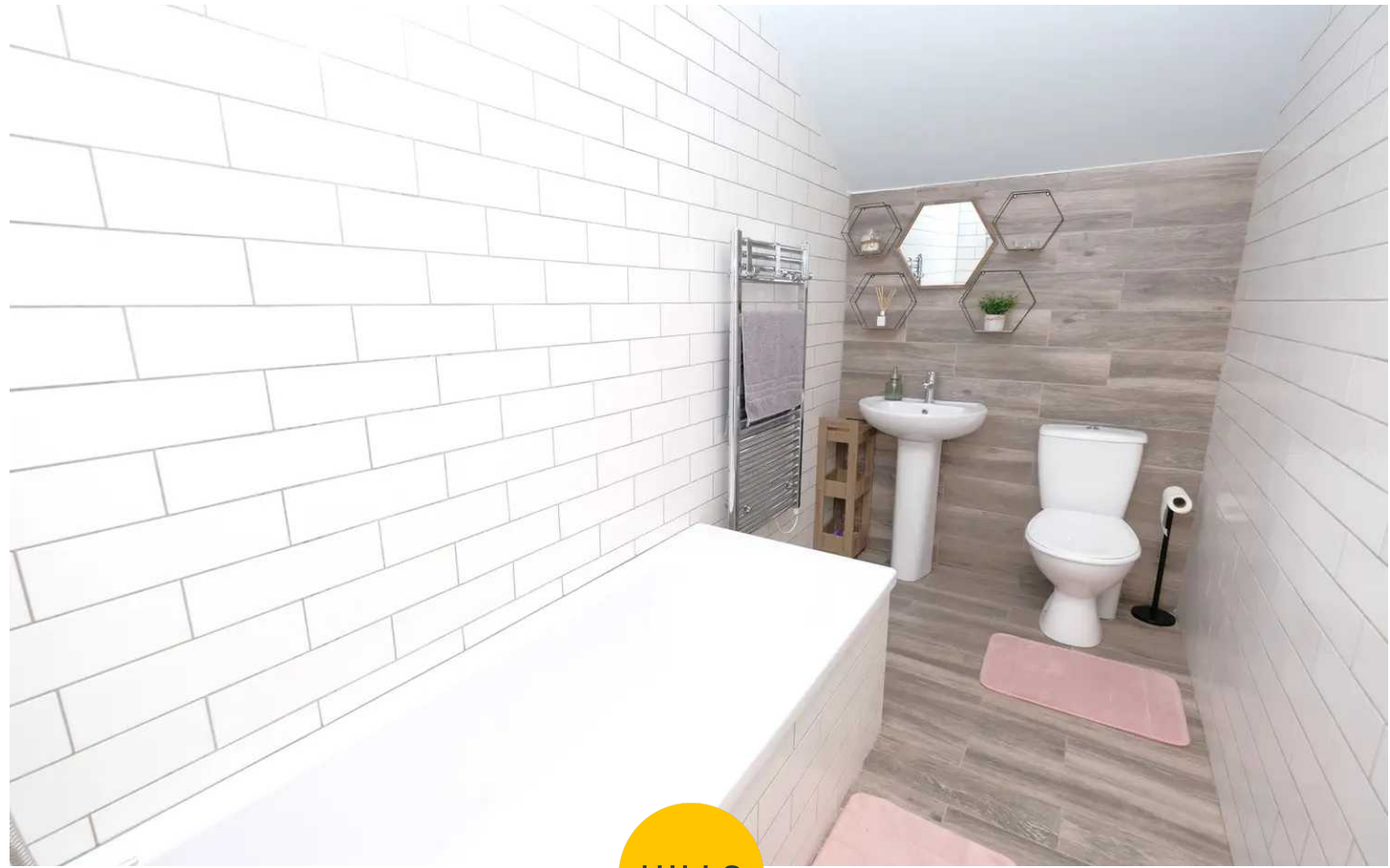
Garage

23' 0" x 12' 2" (7.00m x 3.70m)

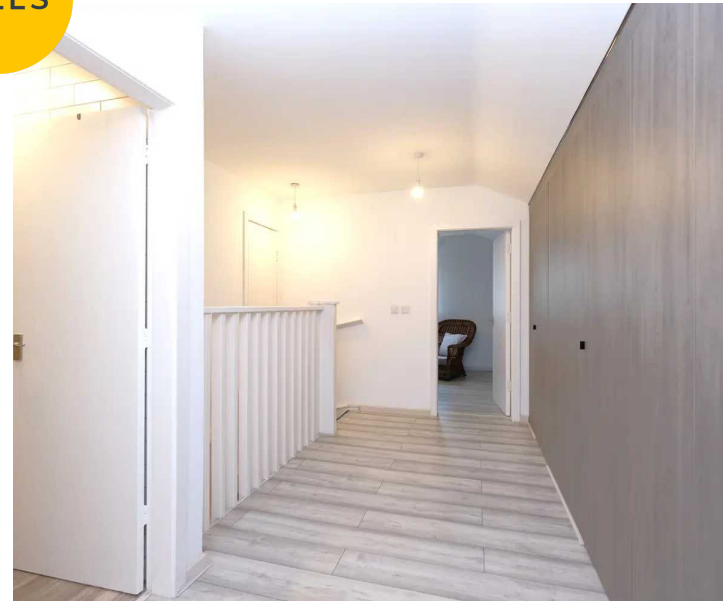
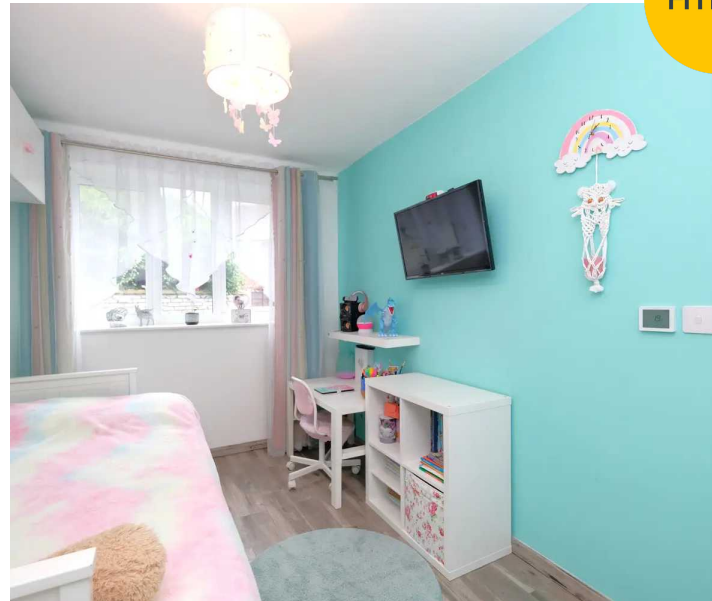
Featuring full power, double glazed window.

External

To the front of the property is off road parking for multiple cars out front, stoned drive, planted beds, porcelain tiled path. Lawn to the front, side and rear of the property. To the rear of the property is decked seating area, front French doors.



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