



Hastings Road, Eccles

Manchester



Offers in Region of £525,000

# Hastings Road

Eccles, Manchester

Fantastic four bed semi-detached family home with double-story rear extension. Open plan lounge/dining, conservatory, quality kitchen, three doubles & one single bed, stylish bathroom. Low-maintenance garden with outdoor kitchen/bar. Garage converted to two work spaces, carport, off-road parking for multiple cars. Prime location with local amenities and transport links nearby. Comfort, style, functionality in one home. Contact to view!

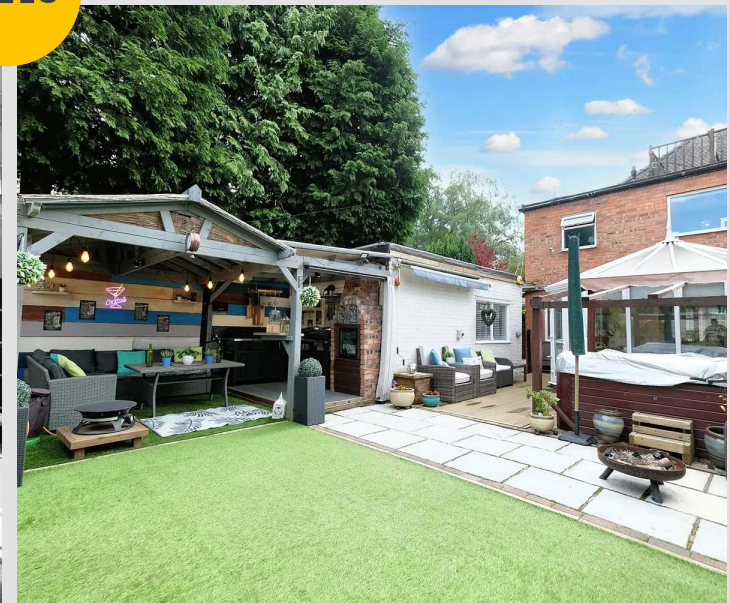
Council Tax band: D

Tenure: Freehold

- Fabulous Family Home Tucked Away on a Cul De Sac Laid over Three Floors & Double Story Extended
- Open Plan Lounge/Dining Room & Conservatory Spanning over an Impressive 45ft
- Spacious Quality Fitted Kitchen with 5 Ring Range Hob
- Four Piece Family Bathroom with Built in Dressing Table
- Three Double Bedrooms & A Generous Single
- Low Maintenance Garden with Outdoor Fitted Kitchen
- Detached Garage Converted into Two Office Spaces, Carport Offering Further Development Potential & Off Road Parking for Multiple Cars
- Excellently Located Surrounded by a Plethora of Amenities & Brilliant Transport Links
- Close to Both Monton and Worsley Villages and Within Catchment of St Mark's Primary School and Bridgewater Private School



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### Entrance Hallway

A welcoming entrance hallway entered via a uPVC front door. Complete with a pendant ceiling light point and wall mounted radiator. Fitted with hardwood flooring.

### Reception One

11' 7" x 10' 0" (3.53m x 3.05m)

An inviting lounge featuring a log burner. Complete with ceiling light point and wall mounted radiator. Fitted with brown carpet flooring.

### Reception Two

8' 7" x 7' 6" (2.62m x 2.29m)

Featuring built-in floor to ceiling storage. Complete with a ceiling light point and hardwood flooring.

### Reception Three

11' 7" x 10' 5" (3.53m x 3.18m)

Featuring an open brick fireplace. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with brown carpet flooring.

### Kitchen

14' 7" x 7' 3" (4.45m x 2.21m)

A bright kitchen featuring a range of contemporary wall and base units. Space for a washer, dryer, fridge freezer and five ring electric range. Complete with two ceiling light points, two double glazed windows and uPVC door. Fitted with part tiled walls and hardwood flooring. Boiler.

### Downstairs w/c

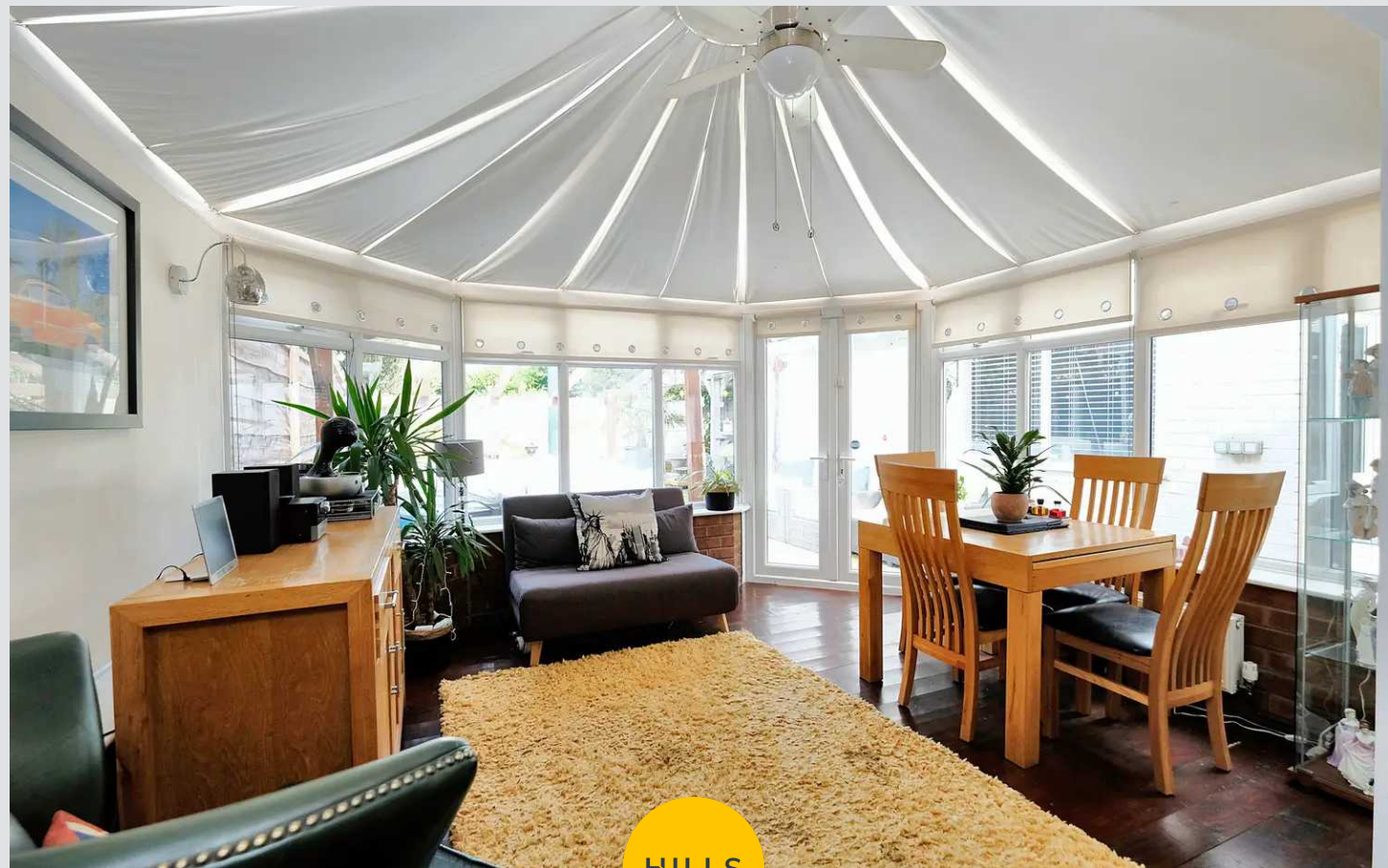
4' 6" x 2' 1" (1.37m x 0.64m)

Located off the entrance hallway, featuring a corner handwash basin and W.C. Complete with a ceiling spotlight and laminate flooring.

### Conservatory

13' 1" x 11' 8" (3.99m x 3.56m)

A spacious conservatory complete with ceiling light point and fan, three wall light points and wall mounted radiator. Fitted with French doors and hardwood flooring.



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### Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

A well lit master bedroom featuring fitted wardrobes for storage. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

12' 0" x 9' 7" (3.66m x 2.92m)

Featuring fitted wardrobes for storage. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)

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

### Bathroom

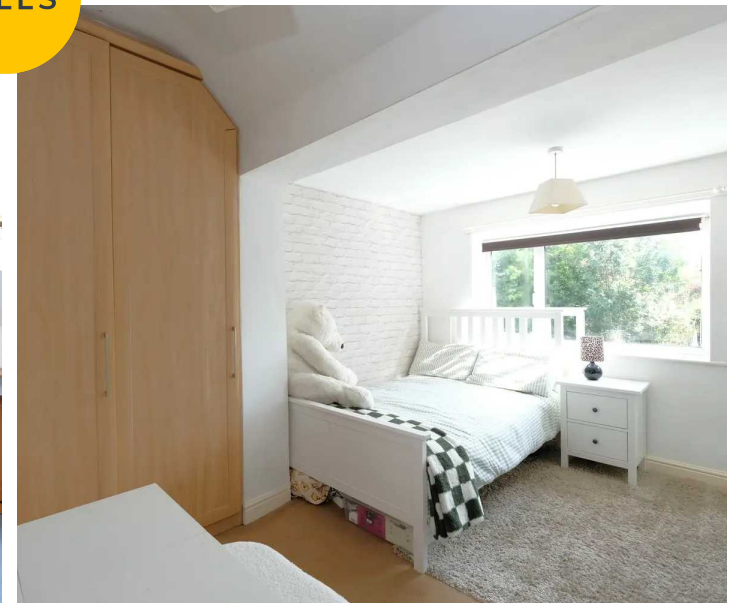
14' 6" x 8' 2" (4.42m x 2.49m)

A modern bathroom featuring a four-piece suite including a corner jacuzzi bathtub, walk-in shower, vanity unit with hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows, heated towel rail and wall mounted radiator. Fitted with part tiled walls and laminate tile flooring.

### Bedroom Four

11' 2" x 9' 8" (3.40m x 2.95m)

Featuring multiple storage cupboards within the eaves. Complete with ceiling light point, Velux window and laminate flooring. A second Velux window opens out to a decked balcony. Wall mounted radiator and fitted wardrobes located at the bottom of the stairs.



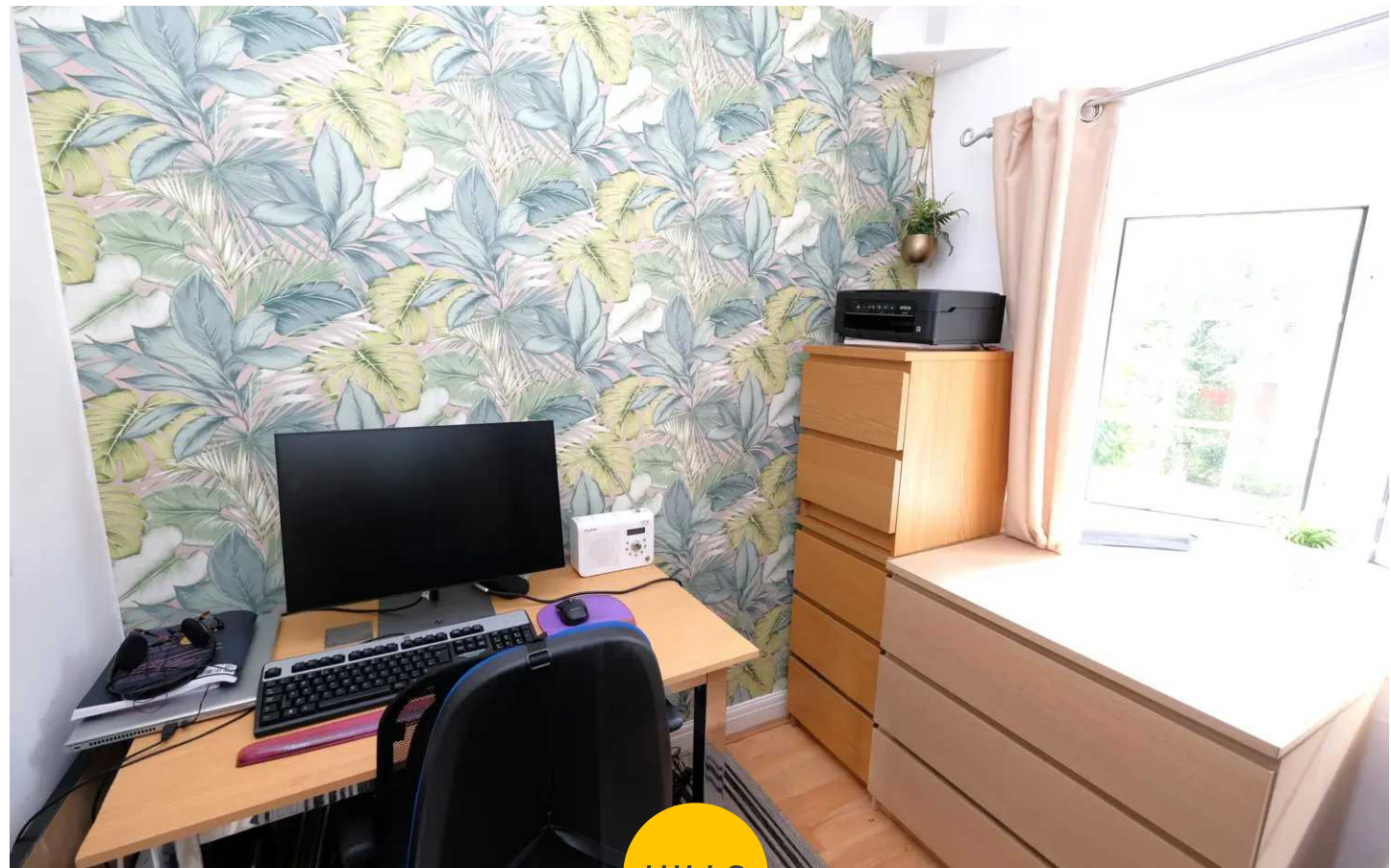
### Garage

17' 3" x 8' 4" (5.26m x 2.54m)

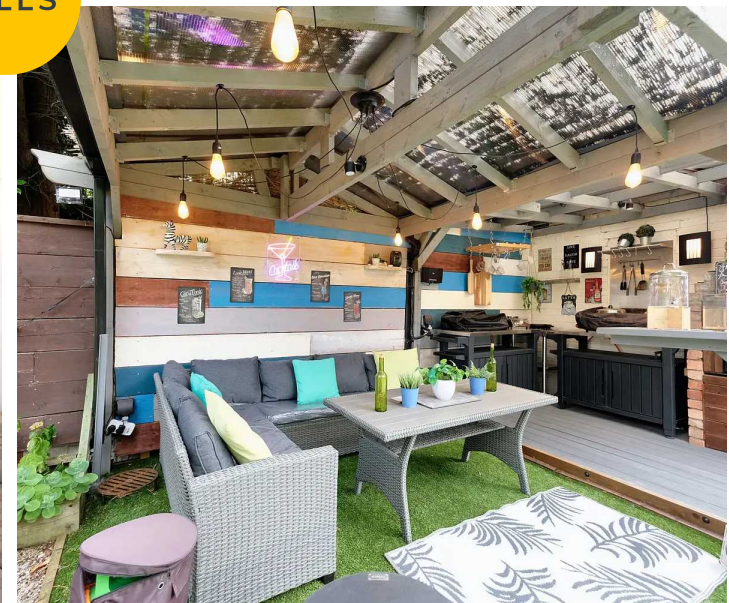
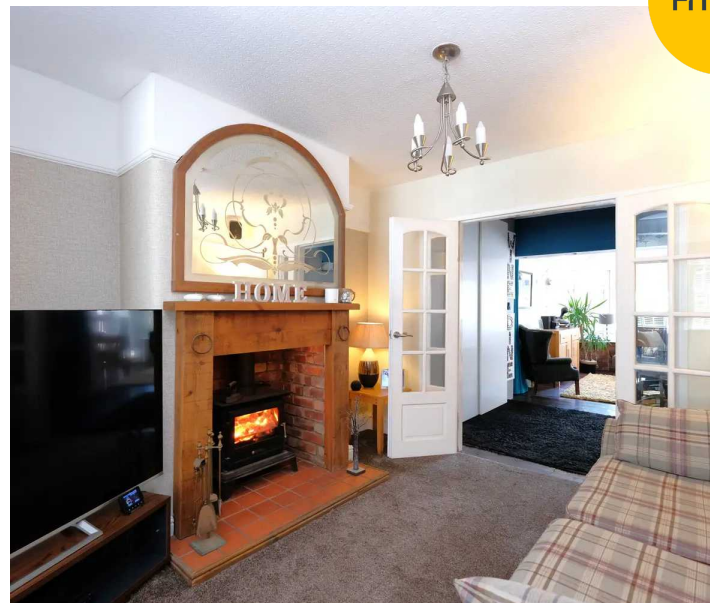
To the front of the property is a converted, insulated garage which has been conveniently split into two work spaces. Entered via a uPVC door, complete with three ceiling light points, two double glazed windows and two electric radiators. Fitted with carpet flooring.

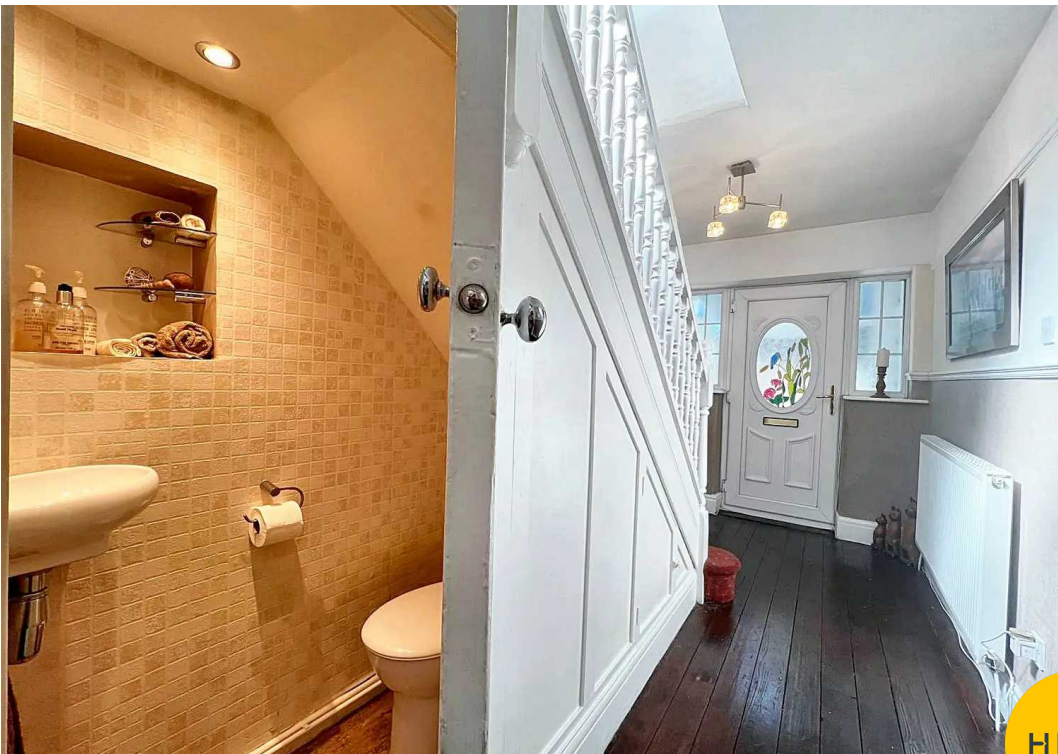
### External

To the rear of the property is a sheltered, concreted storage area behind double wooden doors. Also featuring a well maintained garden with composite decked seating area and nine person hot tub. Paved seating area and artificial lawn with decorative stoned and raised planter borders. Outdoor kitchen on composite decking situated beneath a sheltered pergola with external lighting and projector.

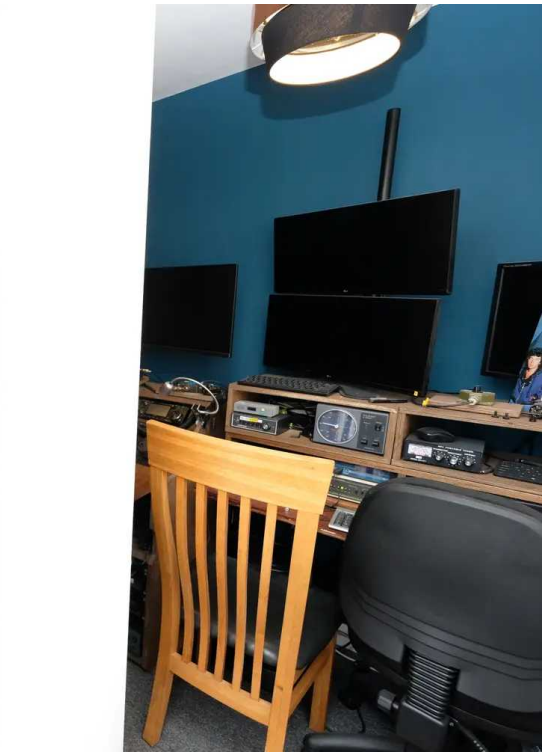
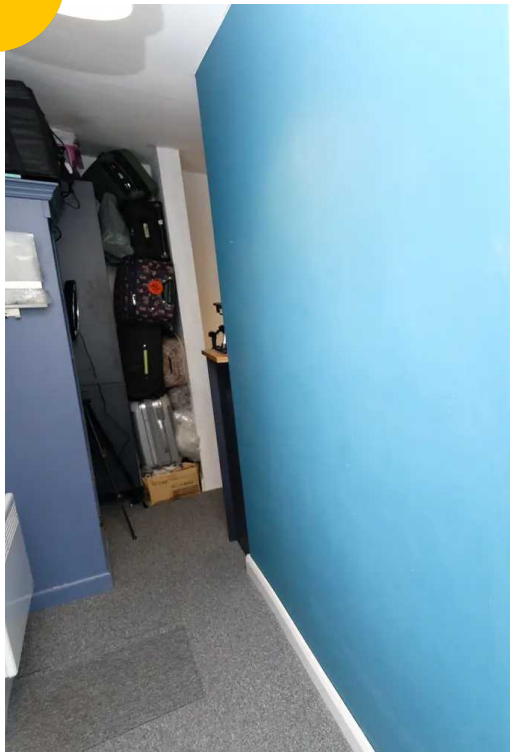


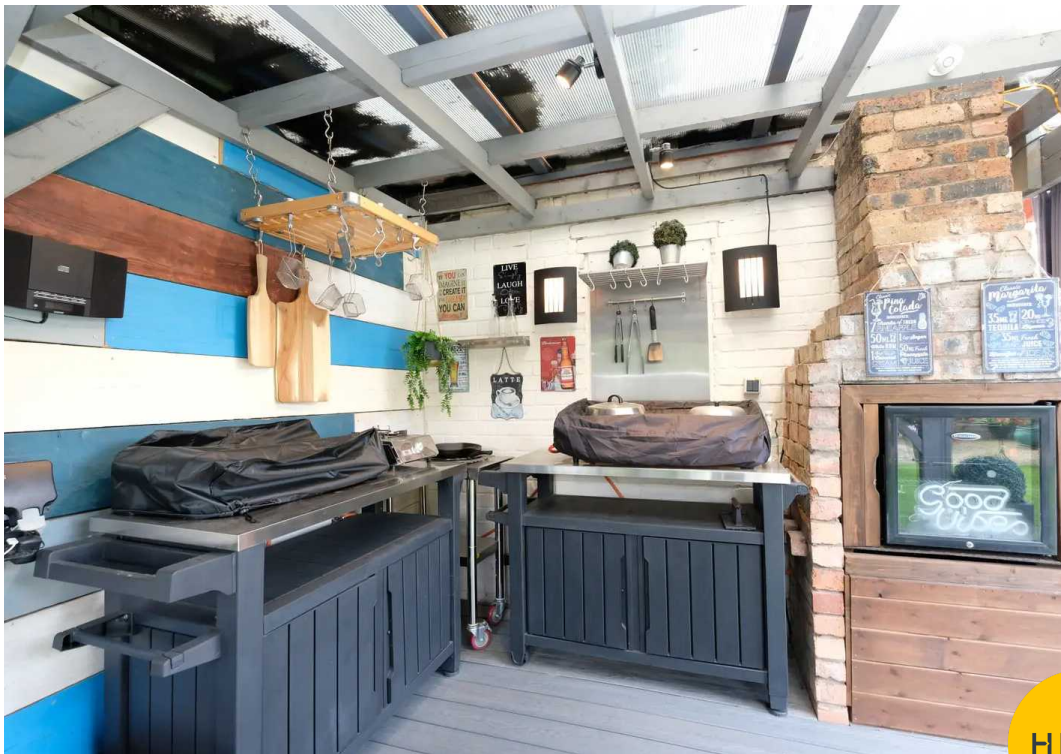
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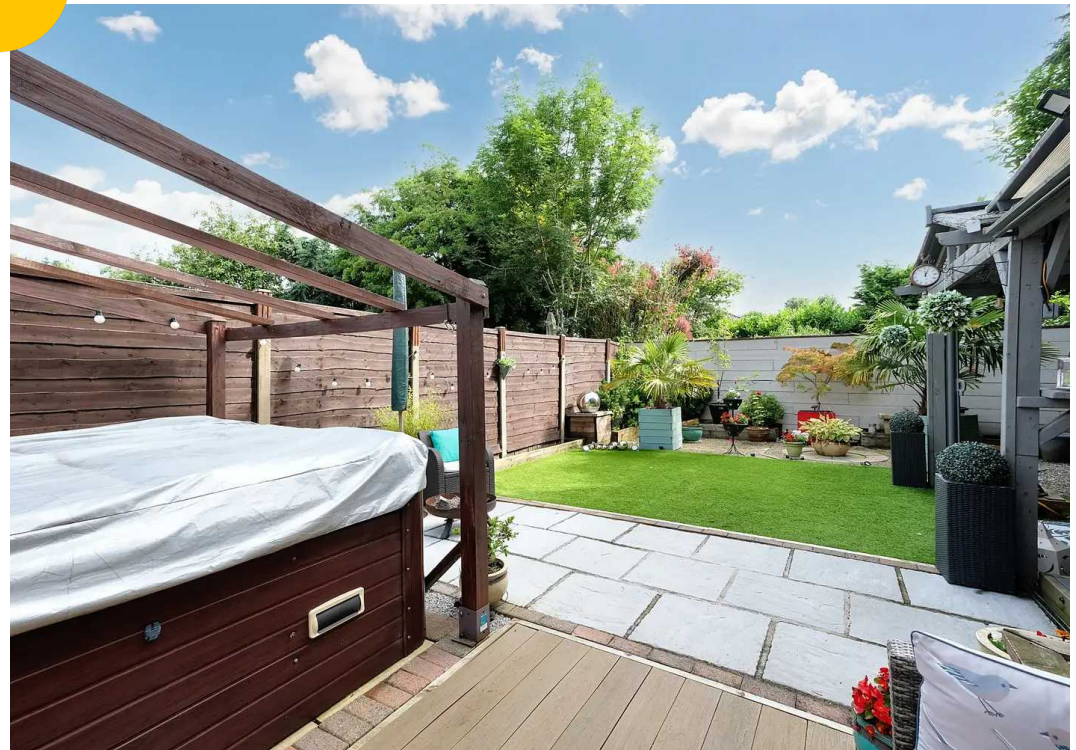


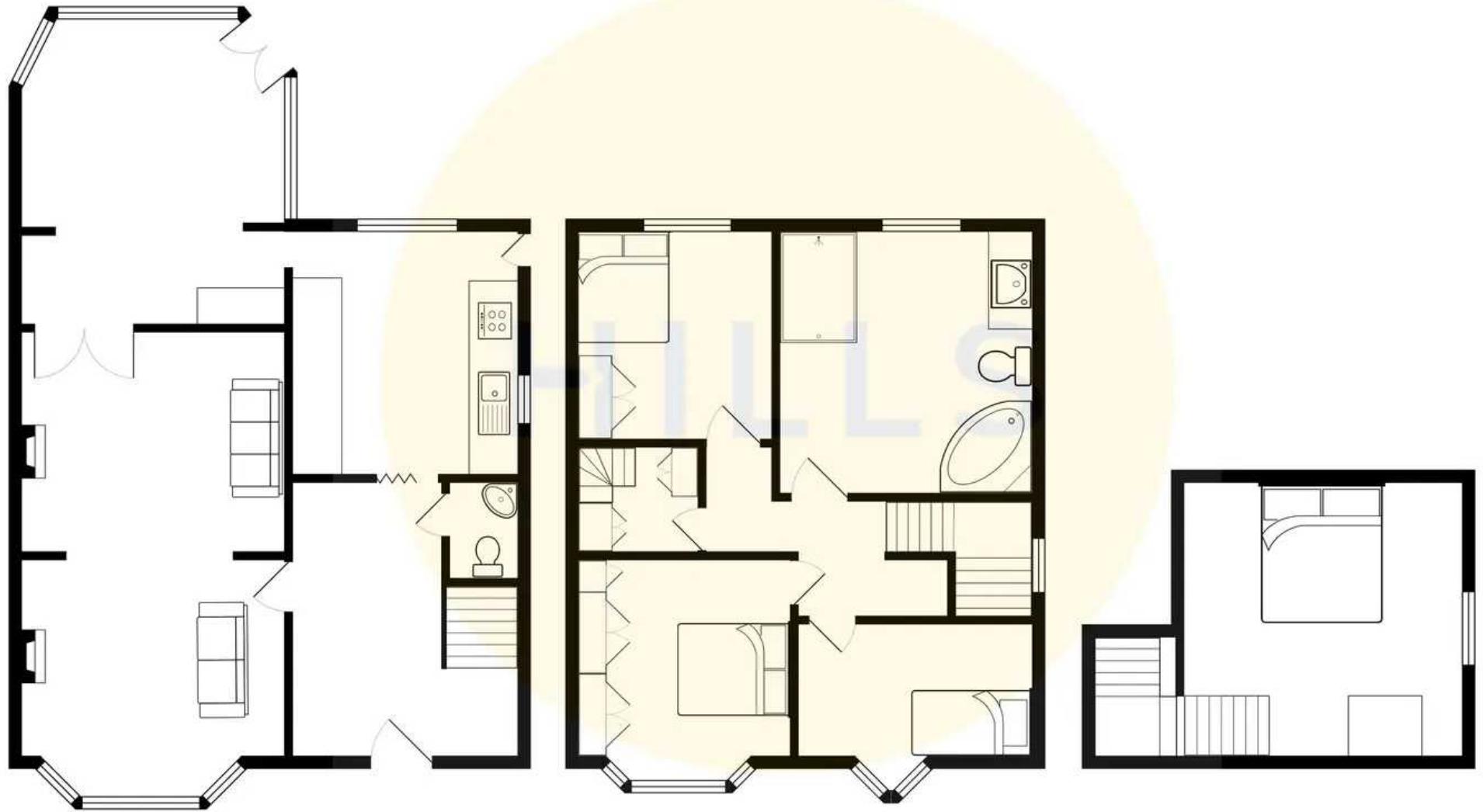
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