

Grange Road, Eccles

Manchester



Offers Over £625,000

Grange Road

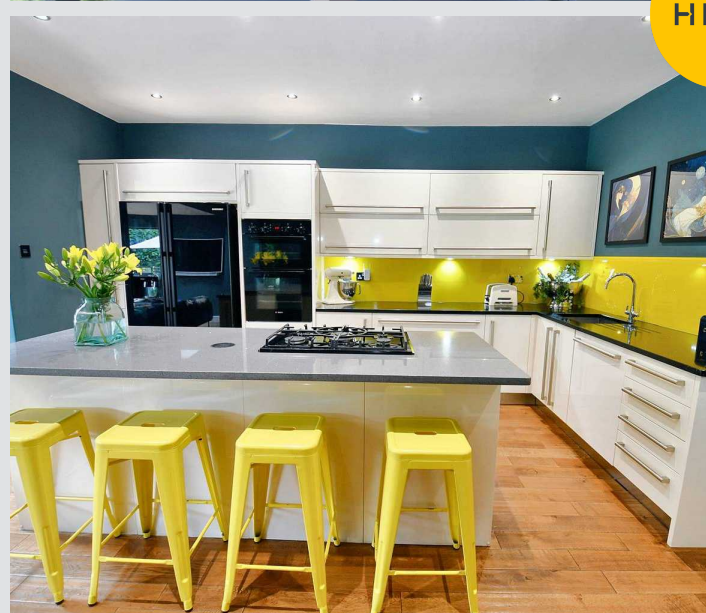
Eccles, Manchester

Exquisite three bed semi-detached in sought-after location bordering Worsley Village. Extended over three floors with high-end finishes. Corner plot with front, side, low-maintenance rear gardens, garage, and gated parking. Ideal blend of luxury and convenience in prime area.

Council Tax band: D

Tenure: Leasehold

- Stunning Extended Family Home Laid Over Three Floors, Bordering Worsley Village
- Occupying an Envidable Corner Plot with Front, Side & Low Maintenance Rear Gardens and Detached Garage
- Spacious Lounge with Stunning Central Fire Place & Impressive, Extended Open Plan Kitchen, Living Dining Space
- Beautiful Four Piece Family Bathroom (Installed Approx. 18 Months Ago), Guest W.C. & Utility Room
- Three Generous Double Bedrooms & Office Space
- Impeccable Finishes Throughout and High Quality Fittings & Fixtures
- Gated Off Road Parking For Multiple Cars
- Excellently Located Close to a Plethora of Amenities, Highly Regarded Schools & Brilliant Transport Links



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Entrance Hallway

6' 6" x 15' 1" (1.98m x 4.61m)

A welcoming, wood panelled entrance hallway entered via the original front door and traditional tiled porch. Complete with a ceiling light point, wall mounted radiator and hardwood flooring.

Reception Room One

14' 7" x 12' 1" (4.44m x 3.68m)

A well decorated first reception room featuring a gas fire and ornate surround. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Reception Room Two

16' 2" x 11' 10" (4.92m x 3.61m)

A bright second reception room featuring corner-less bi-folding doors leading to the rear. Complete with four skylights and hardwood flooring with underfloor heating.

Kitchen/Diner

19' 5" x 14' 11" (5.92m x 4.55m)

Featuring modern complementary wall and base units with black and grey quartz worktops. Integral five ring hob and double oven, dishwasher and wine cooler. Space for an American fridge freezer. Complete with ceiling spotlights and hardwood flooring.

Utility Room

6' 0" x 6' 4" (1.83m x 1.94m)

Space for a washing machine and dryer. Complete with ceiling spotlights, stainless steel sink and tiled flooring.

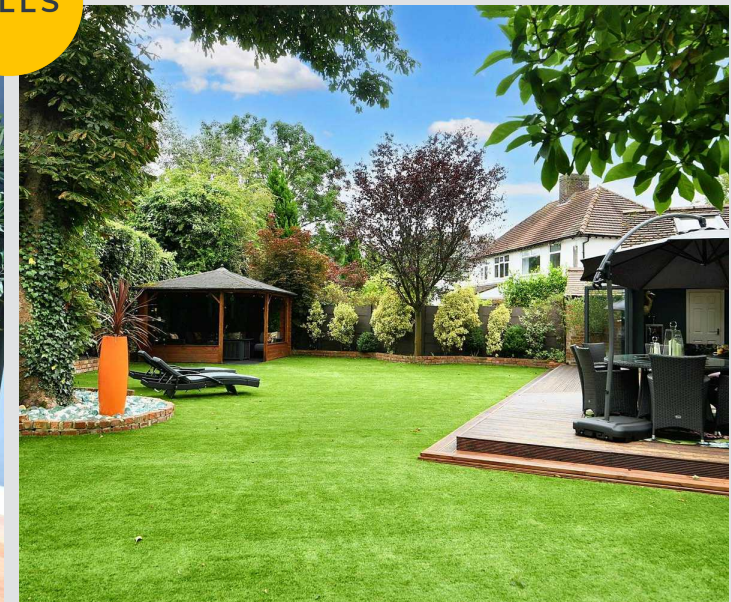
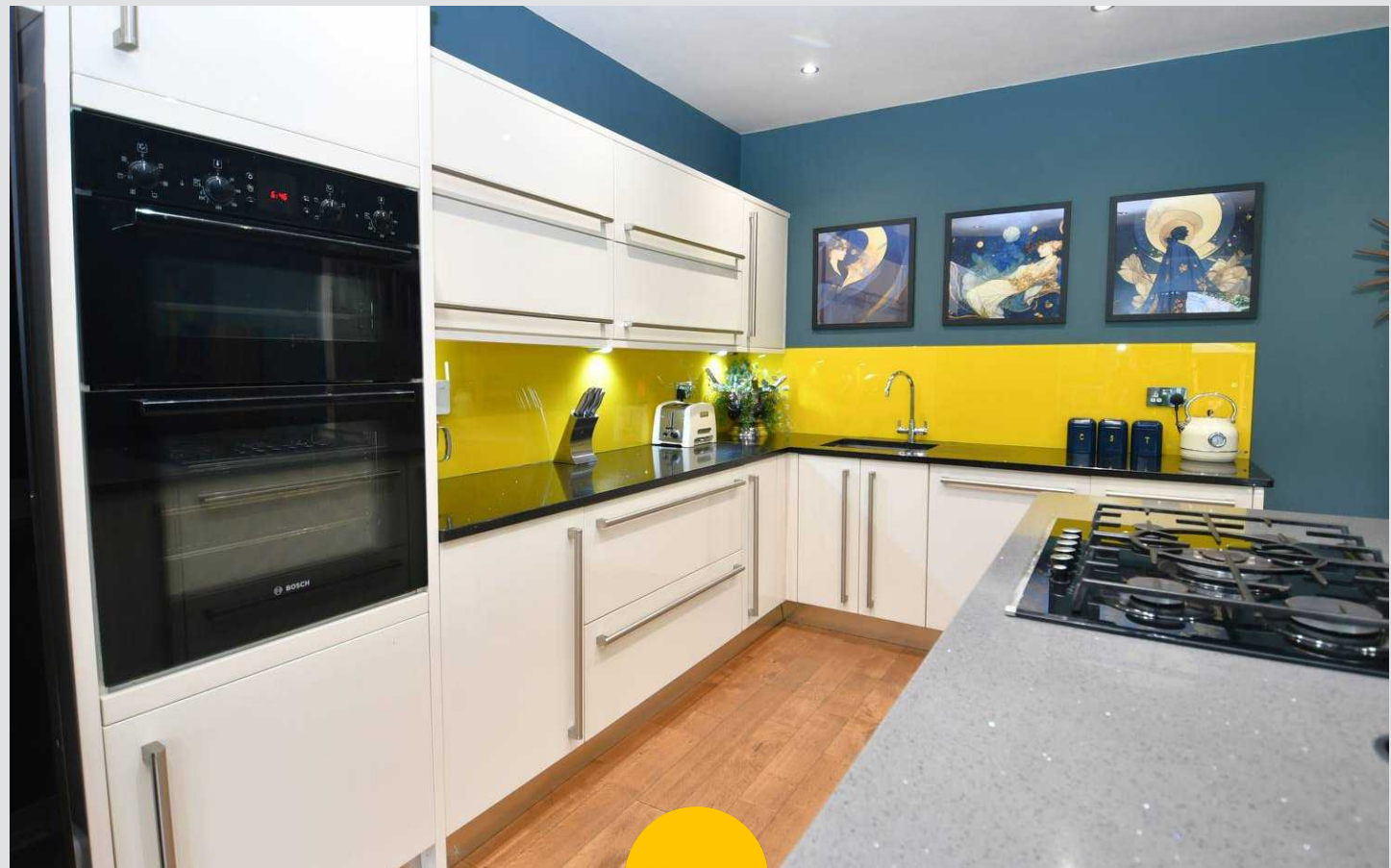
Downstairs W.C.

4' 3" x 2' 11" (1.30m x 0.88m)

Featuring a two-piece suite comprising of a hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

Landing

Wood panelled stairs and landing complete with a ceiling light point and carpet flooring.



Bedroom One

12' 7" x 17' 6" (3.84m x 5.33m)

A spacious master bedroom complete with ceiling spotlights, three sky lights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 0" x 14' 11" (3.66m x 4.56m)

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

Bedroom Three

12' 0" x 12' 10" (3.66m x 3.91m)

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

Office

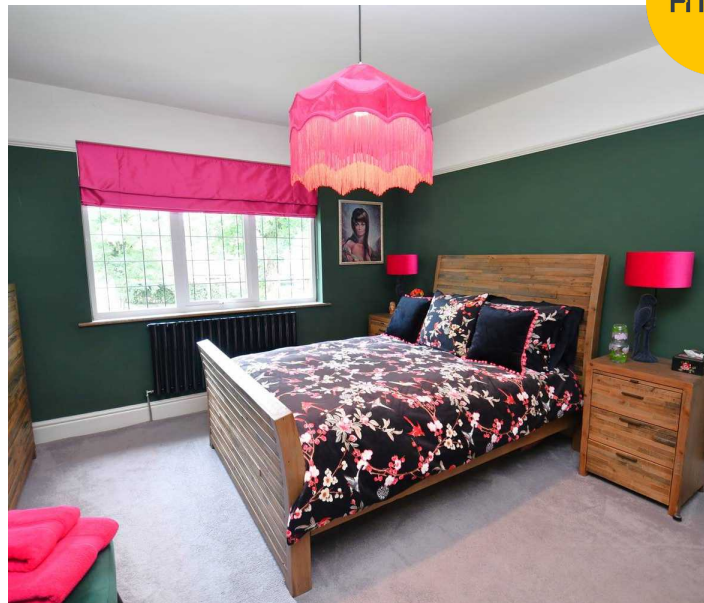
6' 4" x 9' 6" (1.92m x 2.89m)

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

Bathroom

7' 10" x 6' 6" (2.39m x 1.97m)

A contemporary bathroom featuring a four-piece suite including a walk-in shower, bathtub, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring with underfloor heating.



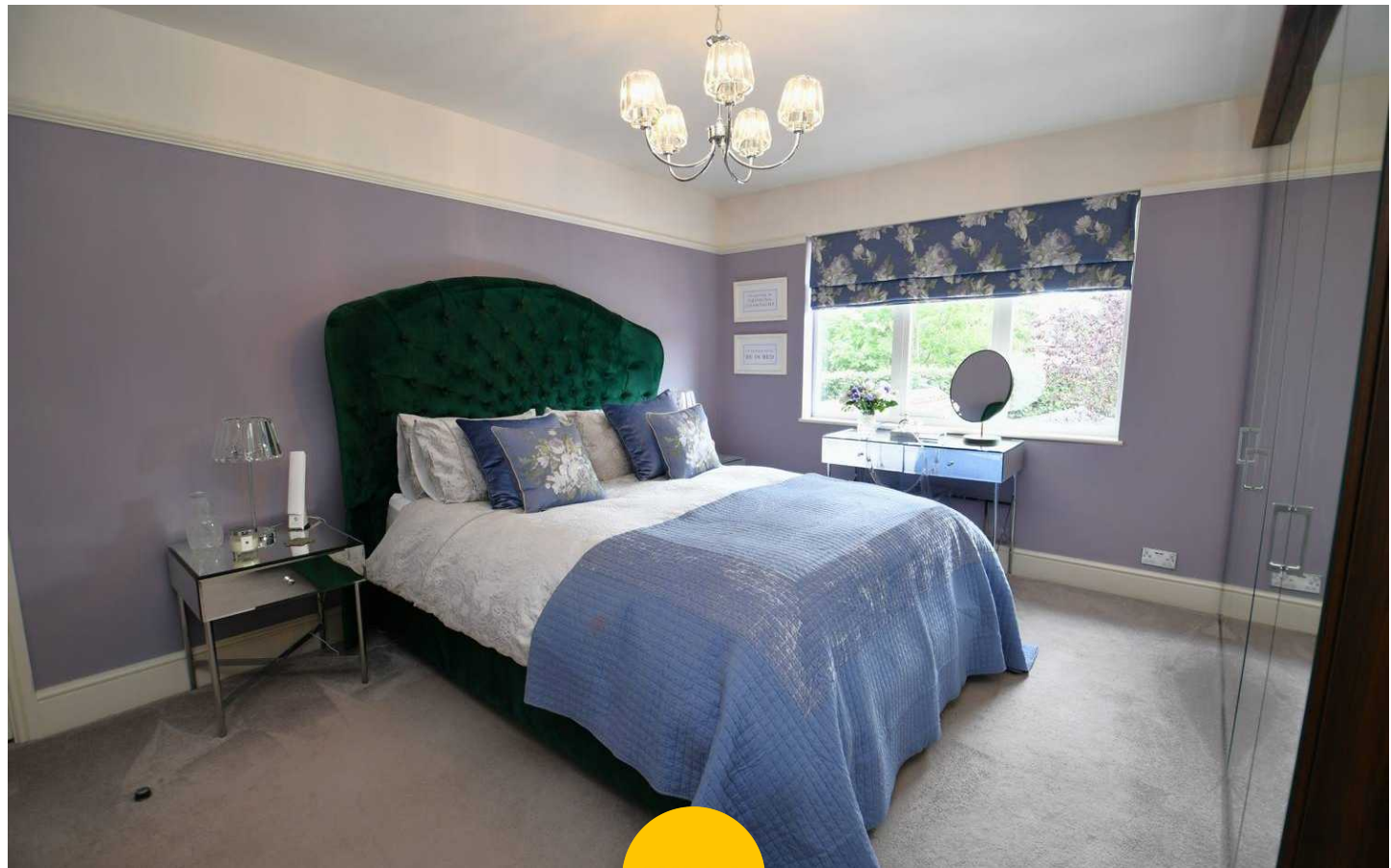
Garage

18' 11" x 10' 6" (5.77m x 3.20m)

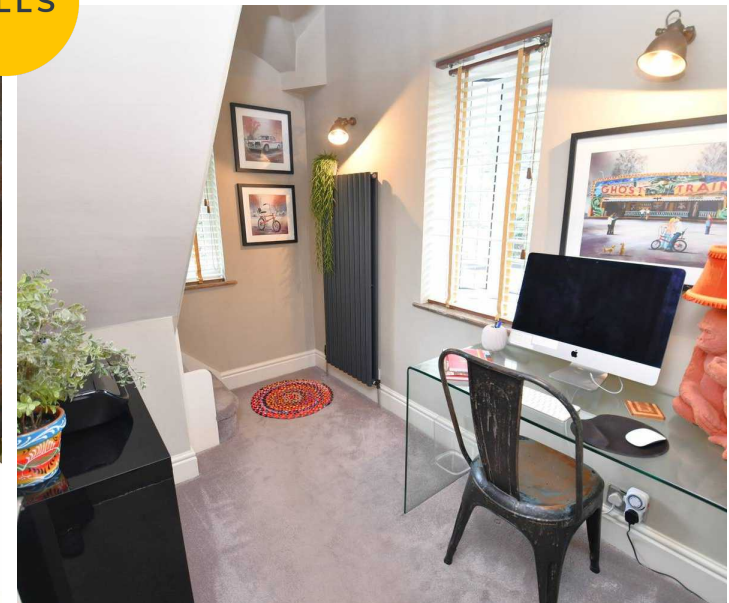
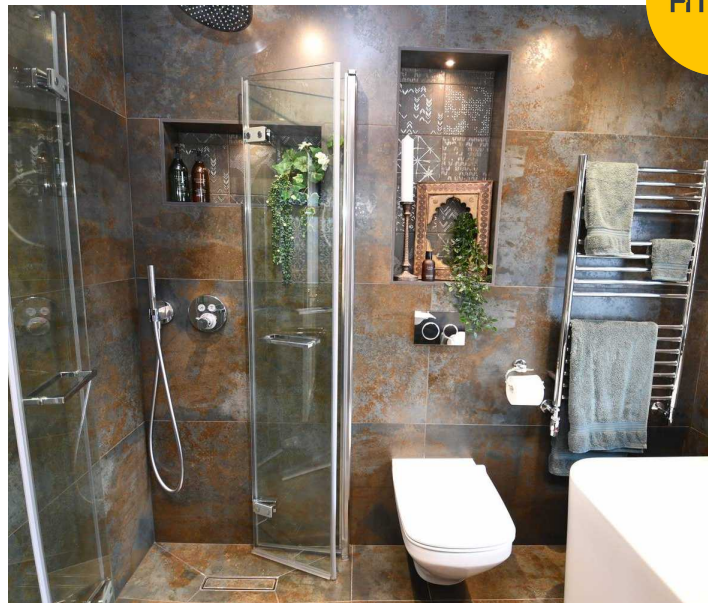
Complete with three single glazed windows, double garage doors and electric.

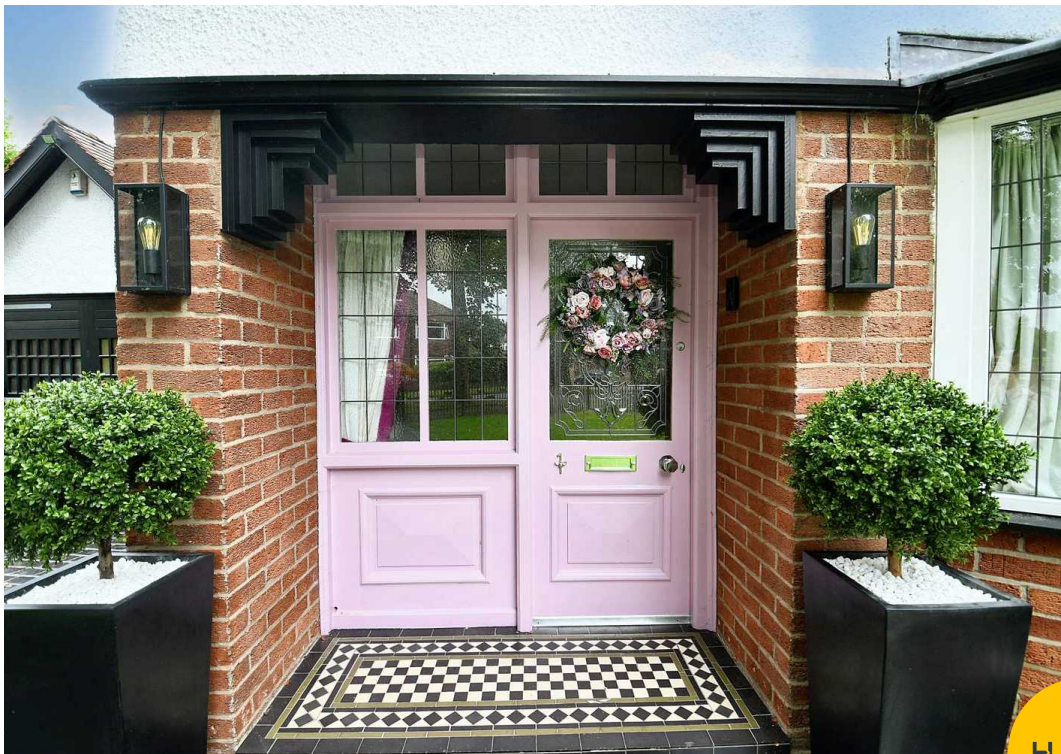
External

To the front of the property is a well maintained lawn with black cobbled imprinted driveway and outdoor lighting. To the rear of the property is spacious garden with printed patio, decking and AstroTurf. Featuring a wooden pergola with power, two storey wooden children's cottage, hot and cold outdoor taps and electric points.



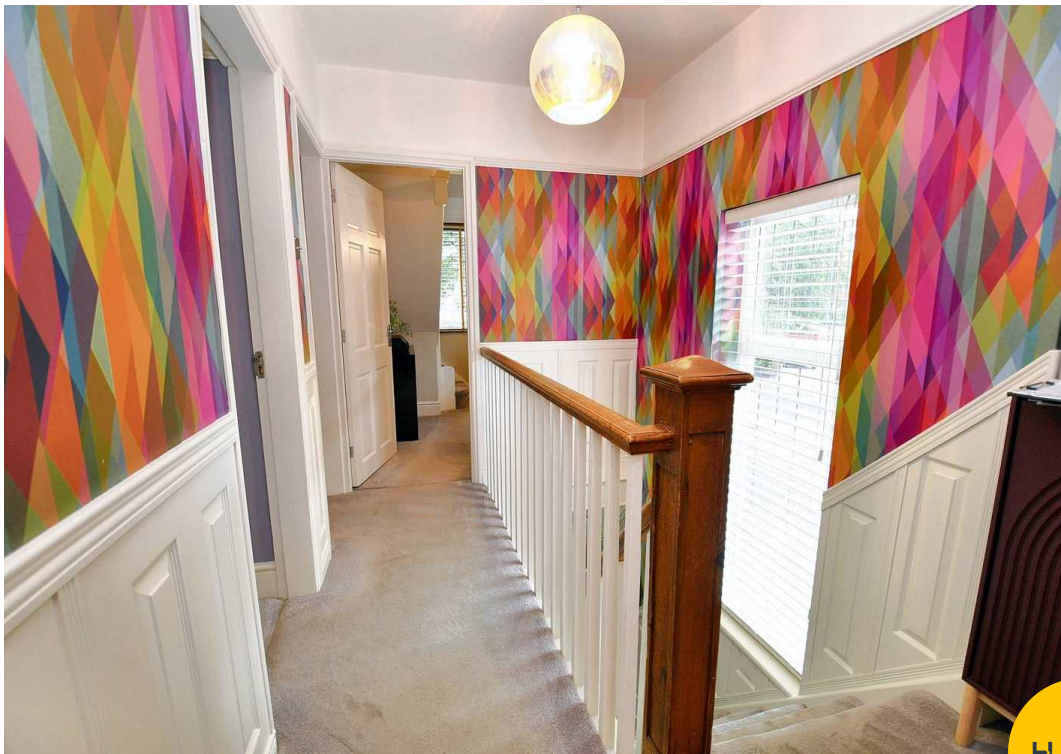
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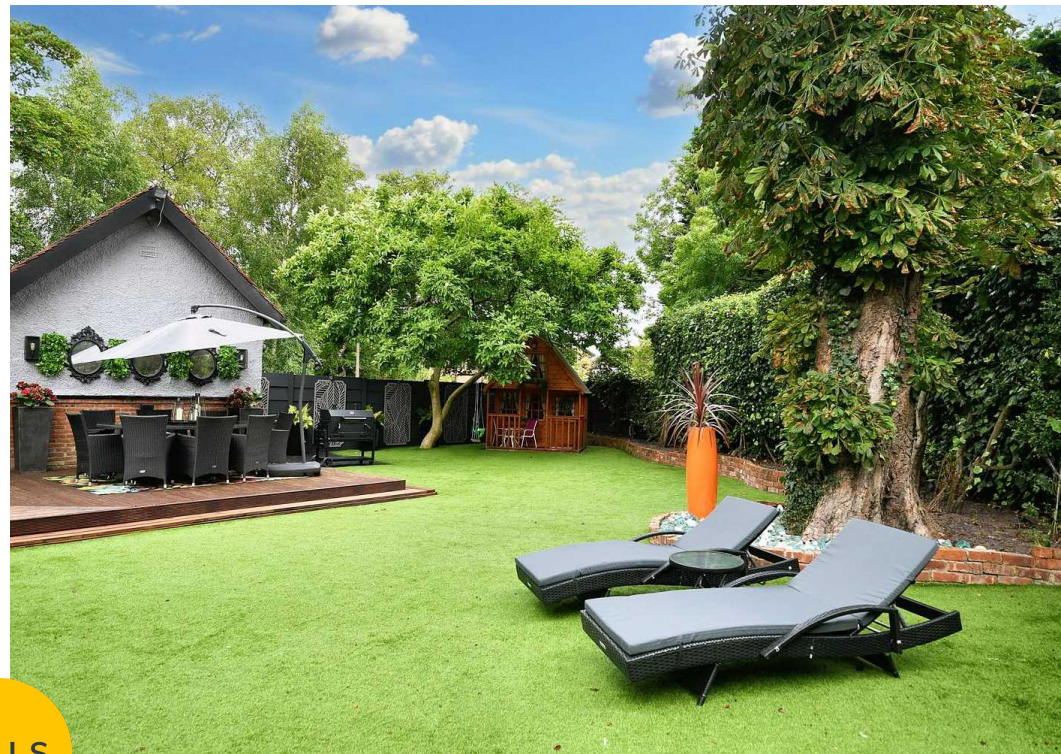
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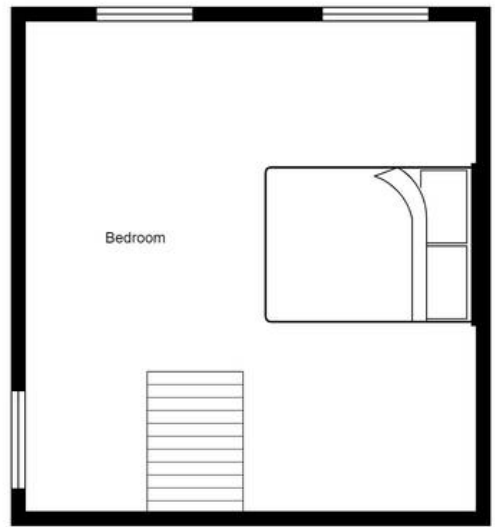
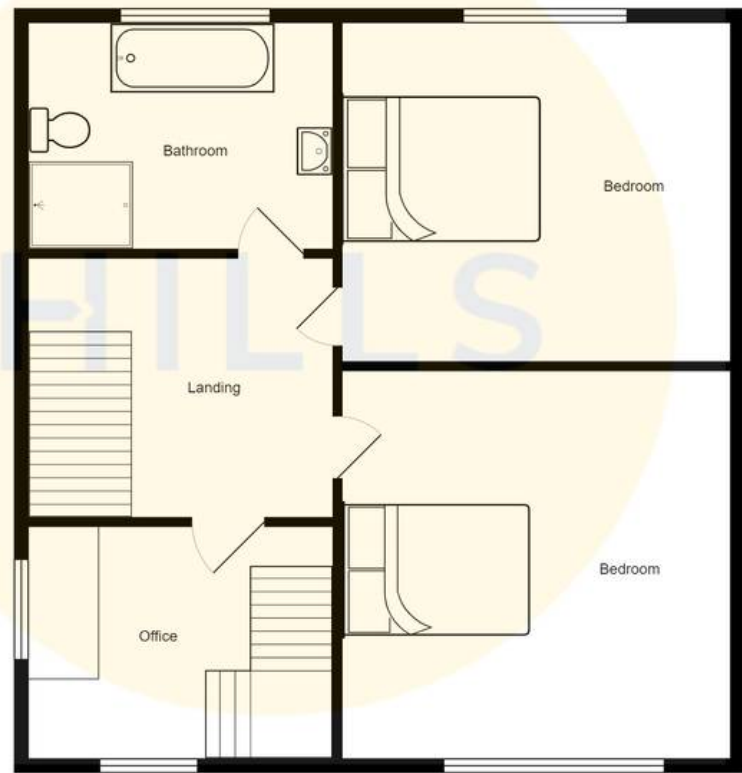
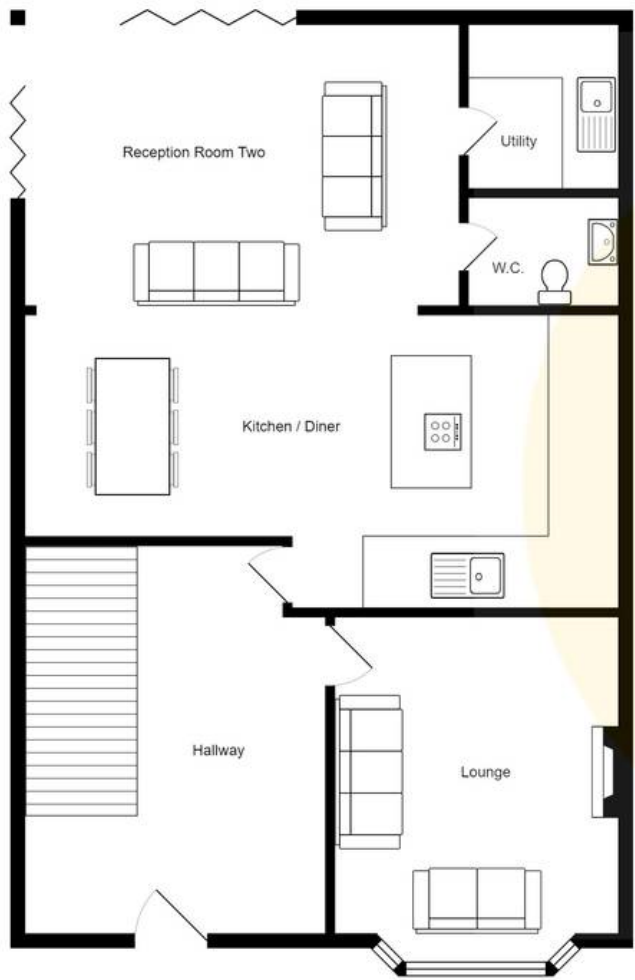
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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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