



Portland Road, Eccles

Manchester



In Excess of £290,000

# Portland Road

Eccles, Manchester

Exceptional three bed semi-detached house in Ellesmere Park. Prime corner plot with open-plan kitchen/dining area, three bedrooms with fitted wardrobes, luxurious bathroom, utility room, garage, and off-road parking. Close to Salford Royal Hospital and local amenities. Perfect for families or first-time buyers seeking a stylish forever home.

Tenure: Freehold

- Perfect First Time Buy or Family Home Located within the Desirable Ellesmere Park
- Occupying a Generous Corner Plot with Front & Rear Gardens, 32ft Garage & Off Road Parking for Multiple Cars
- Family Lounge, Open Plan Modern Kitchen & Dining Space with French Doors
- Three Generous Bedrooms with Fitted Wardrobes & Three Piece Bathroom Suite
- Utility Room, Downstairs W.C. & Storage
- Located within Walking Distance to Salford Royal Hospital
- Perfectly Positioned Close to Many Local Amenities & Excellent Schooling



**Porch**

9' 0" x 2' 8" (2.74m x 0.81m)

Entered via a uPVC front door. Complete with ceiling spotlights, two double glazed windows and tiled flooring.

**Entrance Hallway**

A welcoming entrance hallway complete with two wall light points, wall mounted radiator and carpet flooring. Understairs storage.

**Lounge**

13' 8" x 10' 6" (4.17m x 3.20m)

Featuring an electric fire. Complete with a ceiling light point and fan, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Kitchen/Diner**

20' 8" x 10' 4" (6.30m x 3.15m)

Featuring modern wall and base units with an integral stainless steel sink, gas hob and dishwasher. Space for a fridge freezer. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and laminate flooring.

**Utility**

7' 2" x 6' 7" (2.18m x 2.01m)

Space for a washer/dryer. Featuring fitted base units and an integral stainless steel sink. Complete with a ceiling light point, double glazed window, pat tiled walls and tiled flooring.

**Rear Hallway**

Complete with two uPVC doors, wall mounted radiator and carpet flooring. Space for a fridge freezer.

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

13' 6" x 10' 2" (4.11m x 3.10m)

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



**Bedroom Two**

13' 7" x 11' 2" (4.14m x 3.40m)

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

**Bedroom Three**

9' 7" x 7' 2" (2.92m x 2.18m)

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

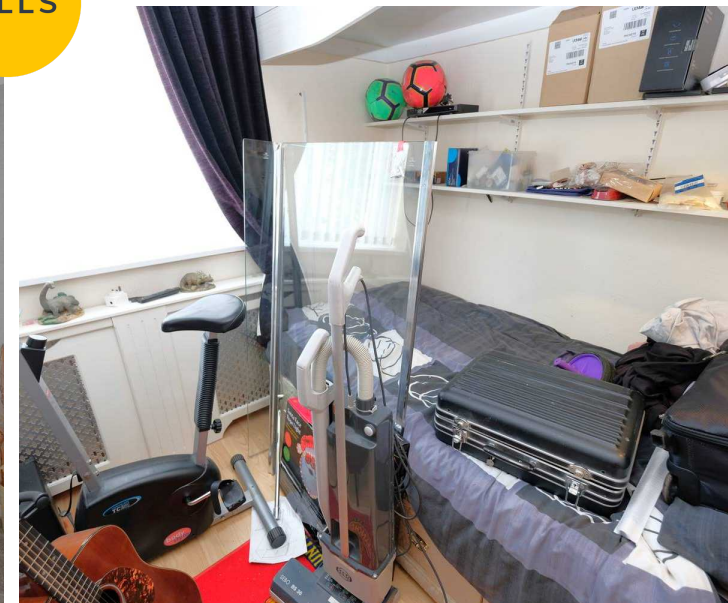
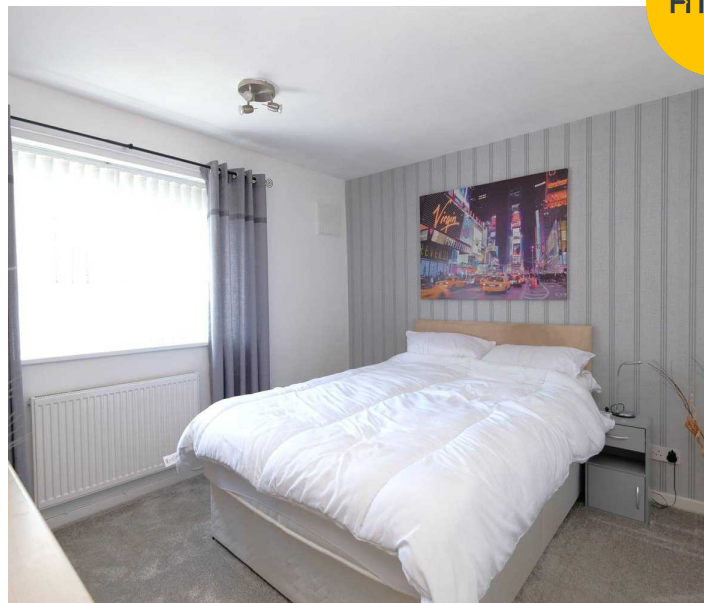
**Bathroom**

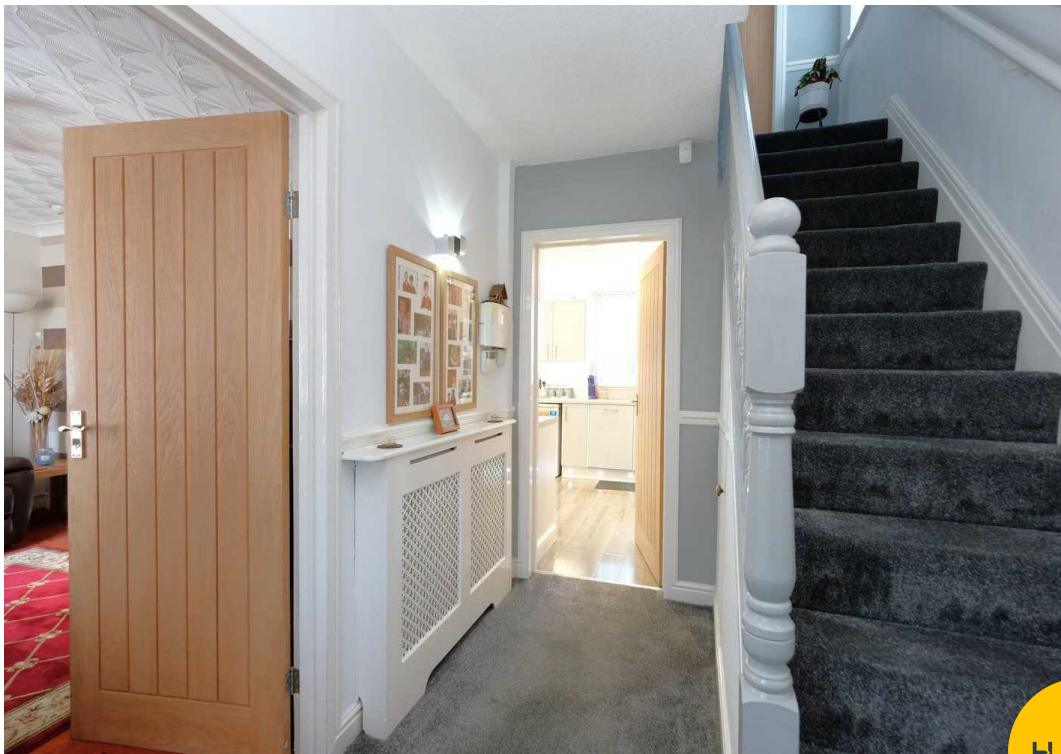
6' 7" x 5' 6" (2.01m x 1.68m)

Featuring a three-piece suite including a bath, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

**External**

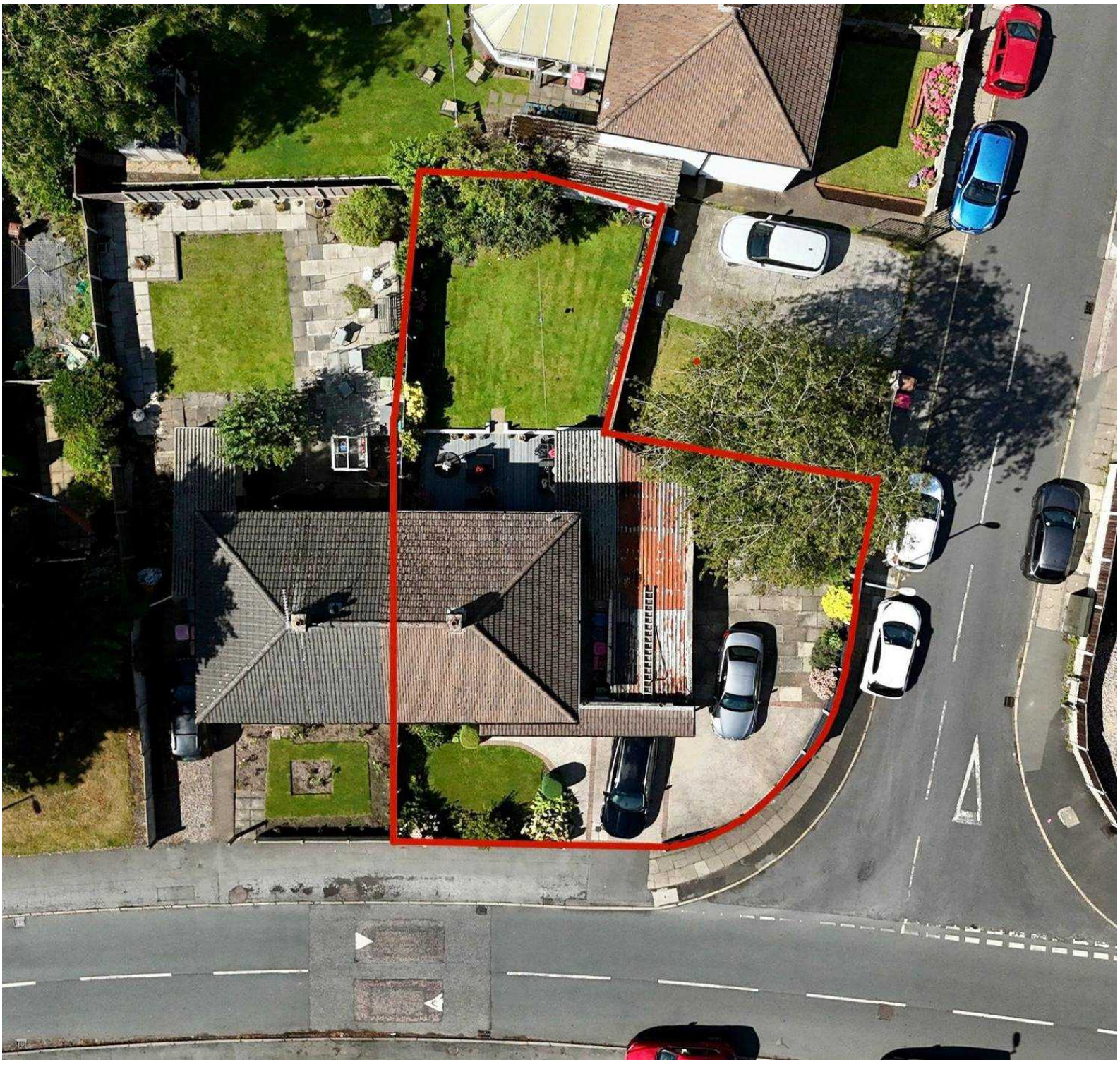
To the front of the property is off road parking for multiple cars and a front lawn with shrubbed border. To the rear of the property is a garden with composite decked seating area and lawn with planted borders. Concrete bin storage with metal gate to the front drive.

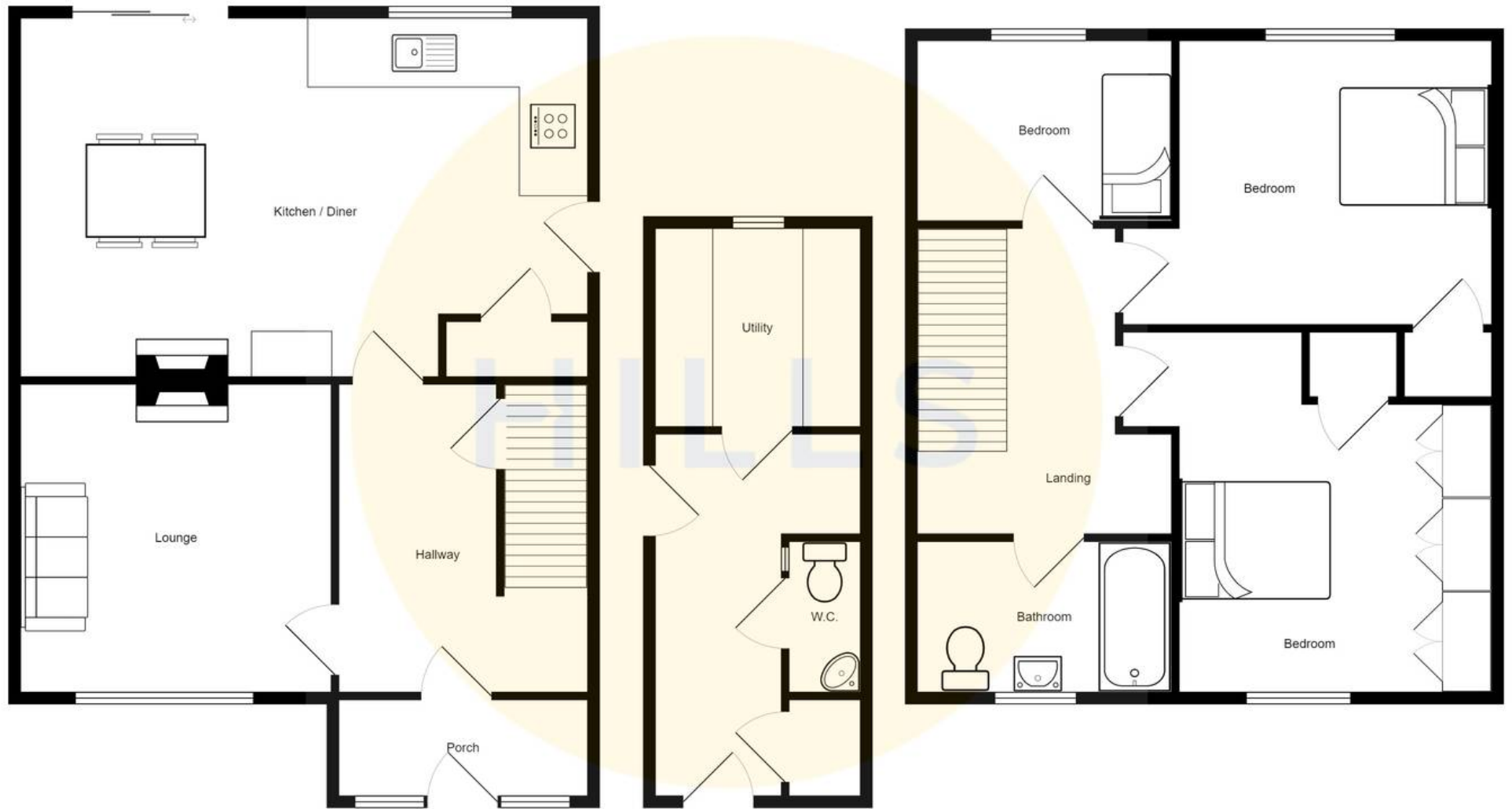




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