

Hereford Road, Eccles

Manchester



In Excess of £250,000

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Eccles, Manchester

Ideally located in Ellesmere Park, this spacious family home features bay fronted lounge, dining room, conservatory, fitted kitchen, three double bedrooms, wet room, off-road parking, south-facing garden, close to amenities and transport links. Ideal for family living.

Council Tax band: B

Tenure: Freehold

- Fantastic Family Home, Occupying a Generous Corner Plot in the Desirable Ellesmere Park
- Fitted Kitchen & Modern Wet Room
- Down Stairs W.C. and Separate Utility Room
- Three Generous Double Bedrooms
- Off Road Parking
- Open Plan Bay Fronted Lounge/ Dining Room & Conservatory
- Surrounded by Excellent Local Amenities & Brilliant Transport Links
- Beautifully Kept Gardens to the Front & South Facing Rear
- Fully Re Roofed including New Facias and Gutters Three Years Ago



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Entrance Hallway

Dimensions: 8' 4" x 11' 3" (2.54m x 3.43m). Entered via a uPVC door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

Dimensions: 27' 4" x 13' 2" (8.32m x 4.01m). A spacious lounge complete with two ceiling light points, double glazed bay window, two wall mounted radiators and laminate flooring.

Kitchen

Dimensions: 9' 2" x 8' 5" (2.79m x 2.56m). A range of wall and base units with complementary work top surfaces, including a sink and drainer unit and integral slimline dishwasher. Space for a range cooker and fridge/freezer. Complete with a ceiling light point, double glazed window and laminate flooring.

Utility room

Dimensions: 7' 7" x 6' 0" (2.31m x 1.83m). Complete with a double glazed window and laminate flooring.

Downstairs WC

Dimensions: 5' 9" x 2' 6" (1.75m x 0.76m). A low level WC, double glazed window, ceiling light point and laminate flooring.

Conservatory

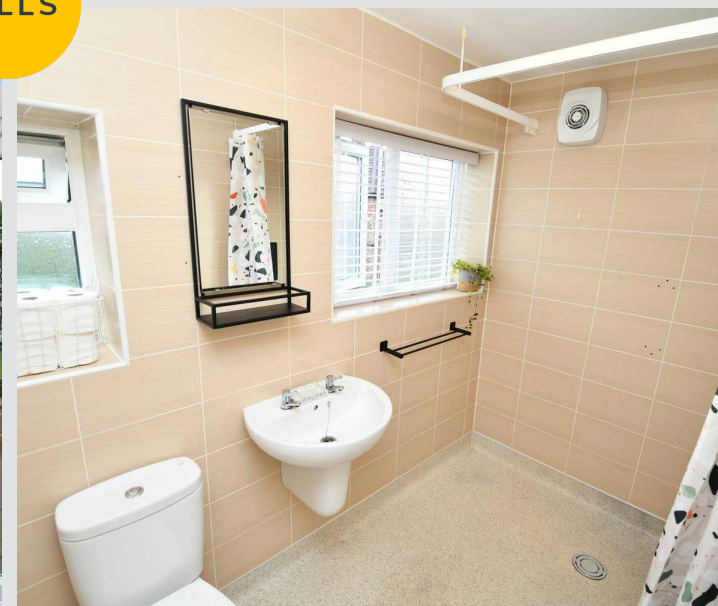
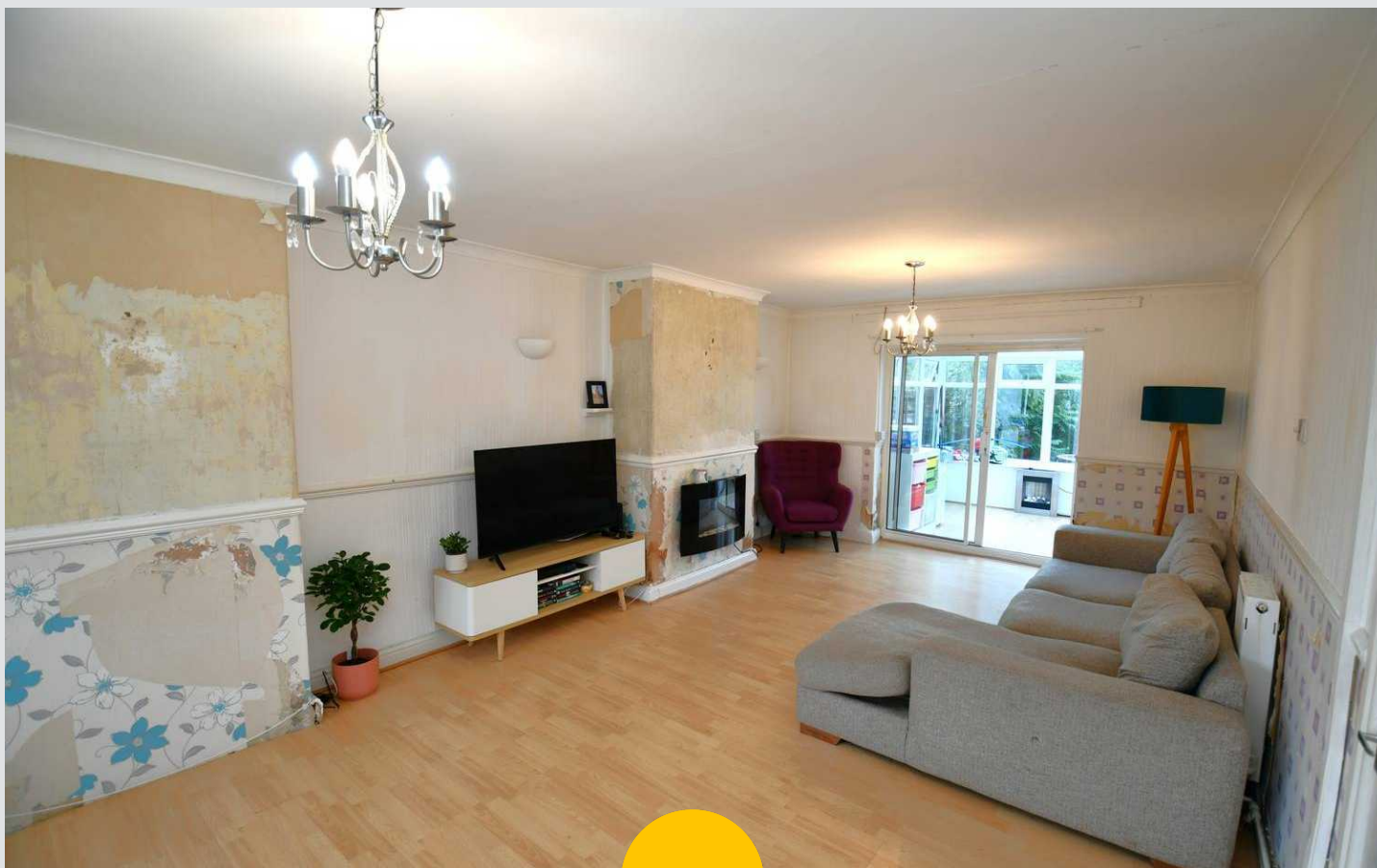
Dimensions: 9' 7" x 9' 3" (2.92m x 2.82m). Complete with a ceiling light point, double glazed patio doors leading to the garden alongside double glazed windows to the side and rear. Fitted with a wall mounted radiator and laminate flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

Dimensions: 12' 5" x 12' 4" (3.78m x 3.76m). Complete with a ceiling light point, double glazed window, wall mounted radiator and carpet flooring.



Bedroom Two

Dimensions: 12' 6" x 9' 9" (3.81m x 2.97m). Complete with a ceiling light point, double glazed window, wall mounted radiator and carpet flooring.

Bedroom Three

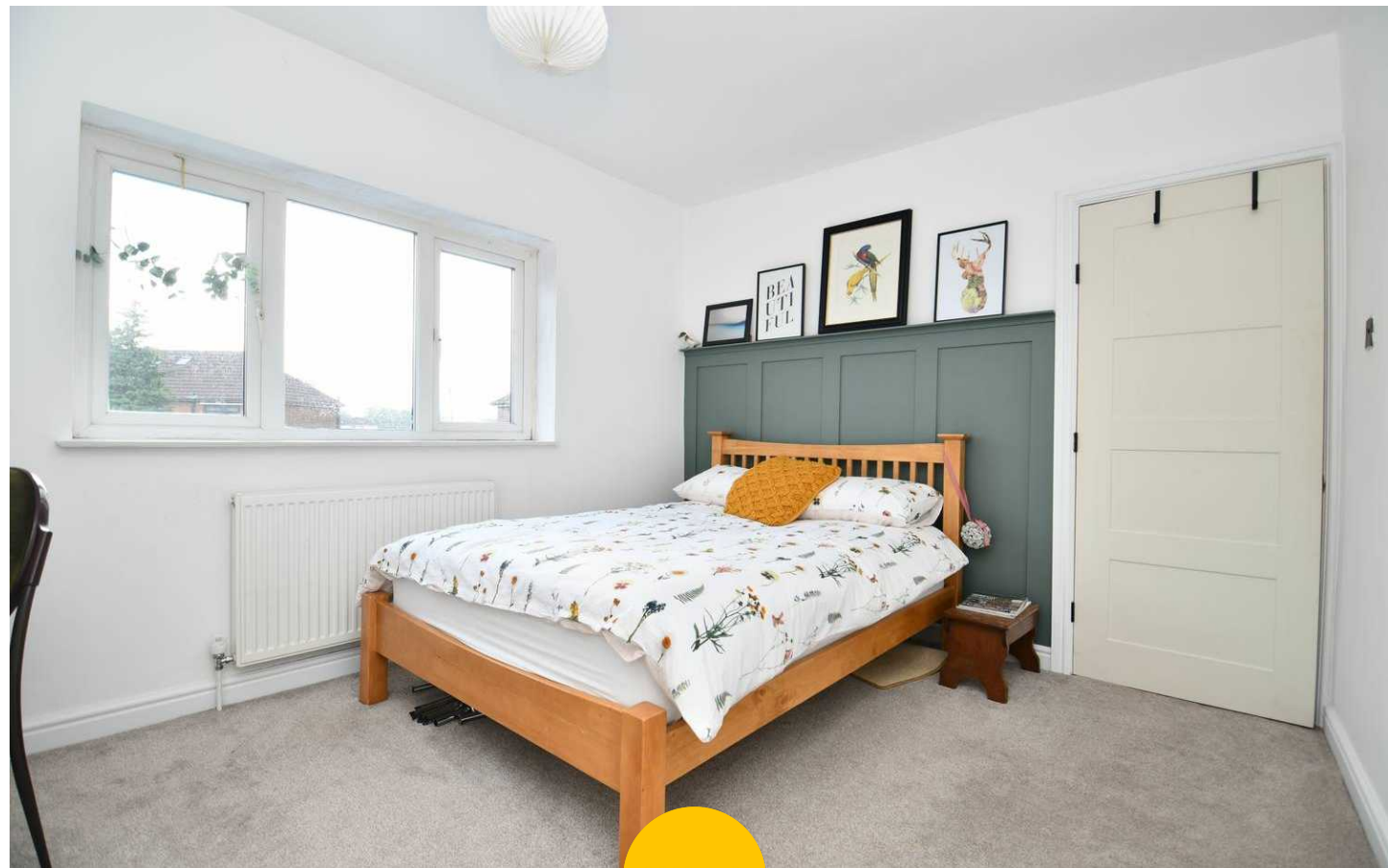
Dimensions: 8' 6" x 9' 3" (2.59m x 2.82m). Complete with a ceiling light point, double glazed window, wall mounted radiator and carpet flooring.

Bathroom

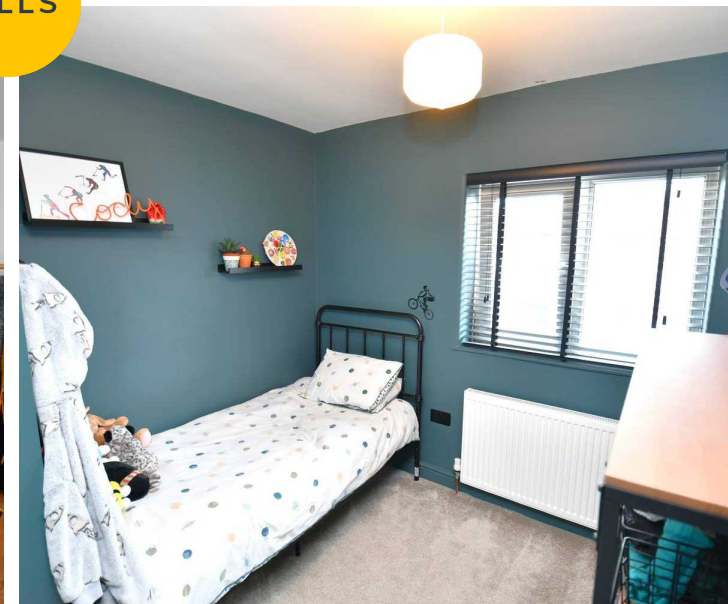
Dimensions: 8' 5" x 5' 7" (2.56m x 1.70m). A wet room comprising of a low level WC and hand wash basin with an open shower. Complete with a ceiling light point, two double glazed windows, wall mounted radiator, tiled walls and flooring.

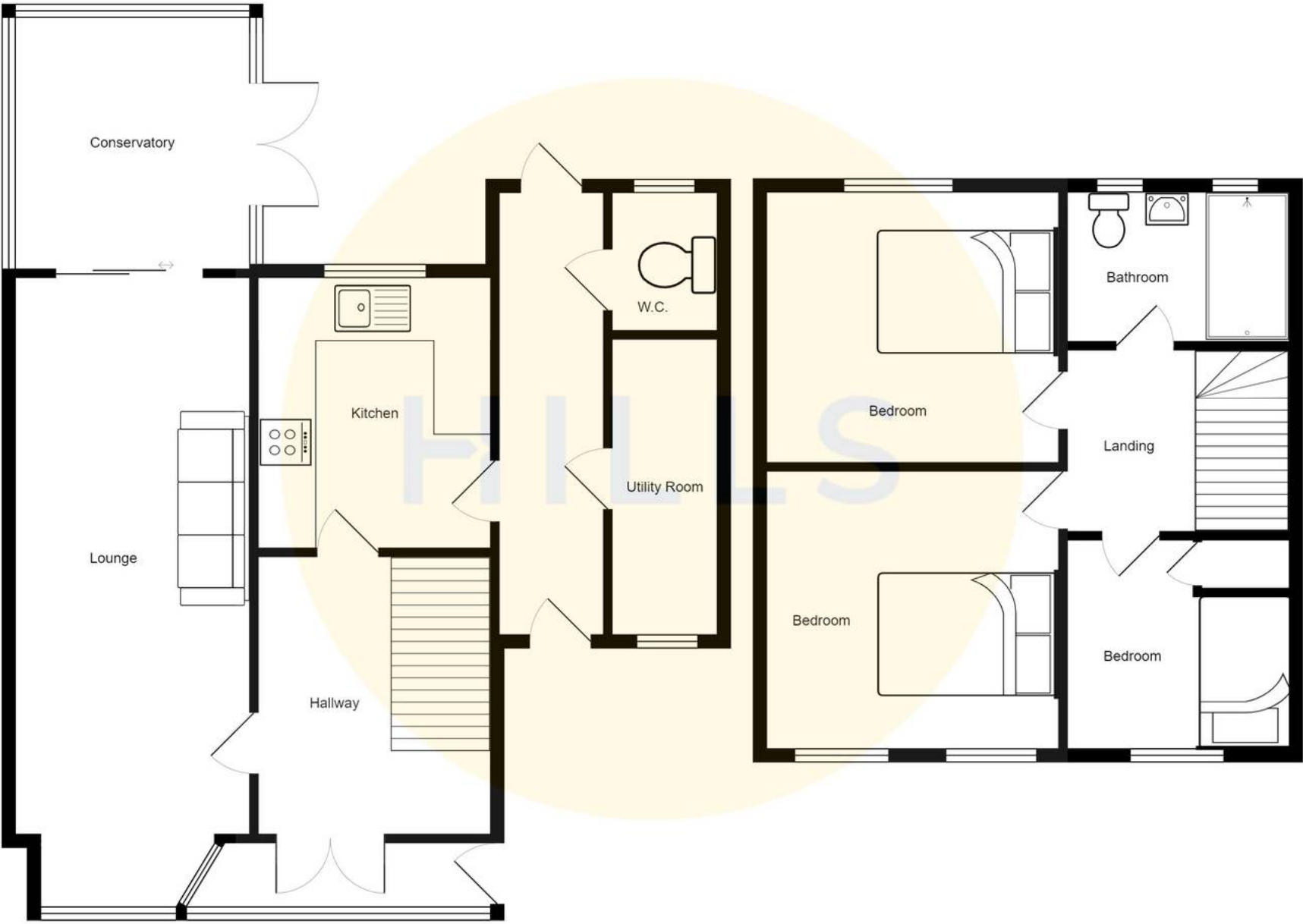
Externally

To the front there is a large well maintained laid to lawn garden complete with a paved driveway for multiple cars with EV charging point. To the rear of the property is a large laid to lawn garden and a patio area which benefits from the sun most of the day.



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