



Belgrave Crescent, Eccles

Manchester



In Excess of £550,000



# 4 Belgrave Crescent

Eccles, Manchester

**\*\*Lovely Fived Bedroom Victorian Home Located in the Popular Ellesmere Park, Boasting High Ceilings, Three Reception Rooms, Three Bathrooms, a Garage and a Generous Garden to the Rear!\*\***

Council Tax band: D

Tenure: Freehold

- Large Fived Bedroom, Period, Semi-Detached Family Home
- Located in the Prestigious Ellesmere Park
- Large 20FT Dining Room and a 15FT Family Lounge
- Additional Reception Room with Access to a Downstairs W/C
- Fitted Kitchen and a Spacious Three-Piece Family Bathroom
- Additional Shower Room
- Driveway for Off-Road Parking, Along with a Garage
- Generously-Sized Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS





### Hallway

uPVC entrance door to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Lounge

13' 2" x 15' 3" (4.01m x 4.65m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Dining Room

20' 8" x 14' 2" (6.30m x 4.32m)

Patio doors to the rear, wood burner, two ceiling light points, wall-mounted radiator and laminate flooring.

### Kitchen

14' 2" x 12' 9" (4.32m x 3.89m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated five ring gas hob and oven, space for washing machine, space for dryer and space for fridge/freezer. Double glazed window to the side, patio doors to the rear, ceiling light point, tiled splashbacks, boiler and laminate flooring.

### Downstairs WC

3' 7" x 3' 8" (1.09m x 1.12m)

Fitted with a two piece suite comprising of low level WC and pedestal hand wash basin. Double glazed window to the side, two ceiling spotlights, tiled walls and tiled flooring.

### Morning Room

14' 3" x 13' 6" (4.34m x 4.11m)

Double glazed window to the side, ceiling light point, wall-mounted radiator and laminate flooring.

### Cellar

12' 5" x 14' 9" (3.78m x 4.50m)

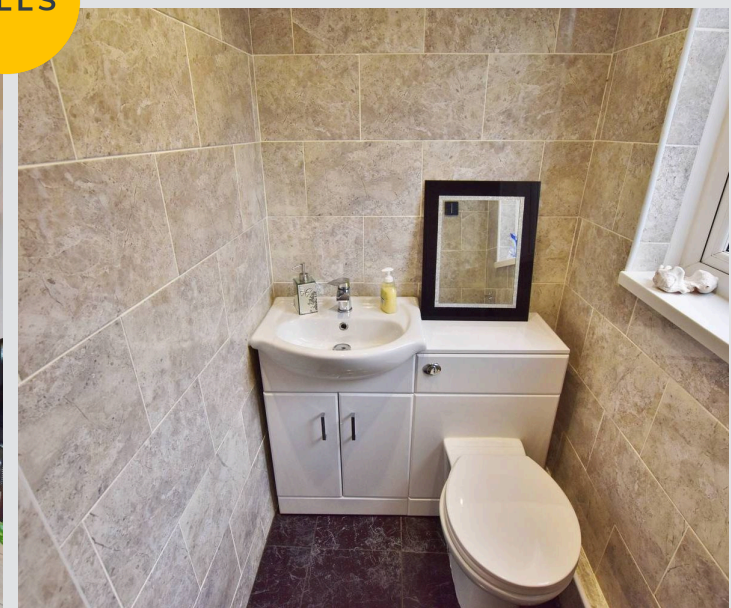
### First Floor Landing

Two ceiling light points, skylight window, laminate and carpeted floors.

### Bedroom One

14' 4" x 21' 11" (4.37m x 6.68m)

Double glazed window to the rear, two ceiling light pints,





### Hallway

uPVC entrance door to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Lounge

13' 2" x 15' 3" (4.01m x 4.65m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Dining Room

20' 8" x 14' 2" (6.30m x 4.32m)

Patio doors to the rear, wood burner, two ceiling light points, wall-mounted radiator and laminate flooring.

### Kitchen

14' 2" x 12' 9" (4.32m x 3.89m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated five ring gas hob and oven, space for washing machine, space for dryer and space for fridge/freezer. Double glazed window to the side, patio doors to the rear, ceiling light point, tiled splashbacks, boiler and laminate flooring.

### Downstairs WC

3' 7" x 3' 8" (1.09m x 1.12m)

Fitted with a two piece suite comprising of low level WC and pedestal hand wash basin. Double glazed window to the side, two ceiling spotlights, tiled walls and tiled flooring.

### Morning Room

14' 3" x 13' 6" (4.34m x 4.11m)

Double glazed window to the side, ceiling light point, wall-mounted radiator and laminate flooring.

### Cellar

12' 5" x 14' 9" (3.78m x 4.50m)

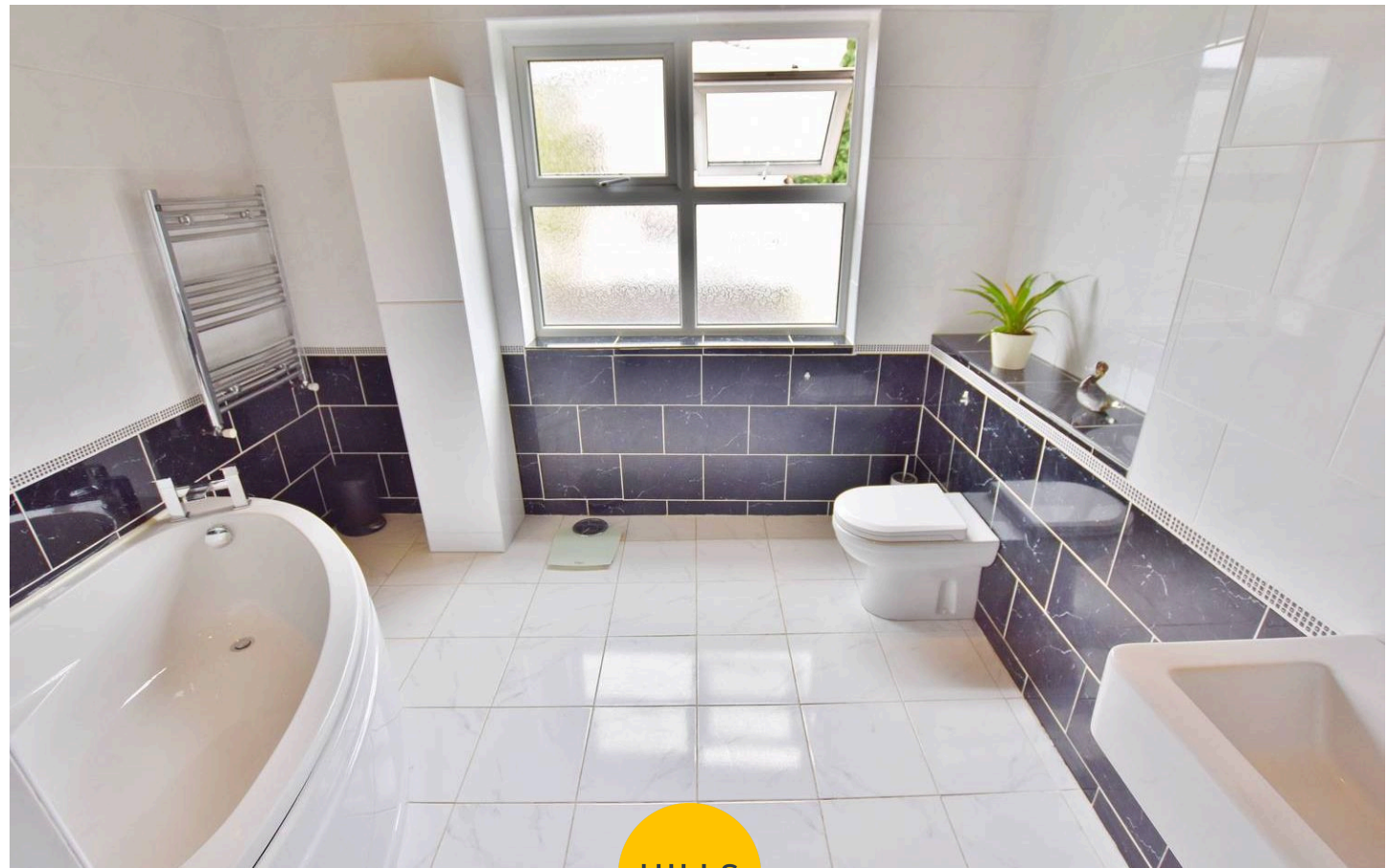
### First Floor Landing

Two ceiling light points, skylight window, laminate and carpeted floors.

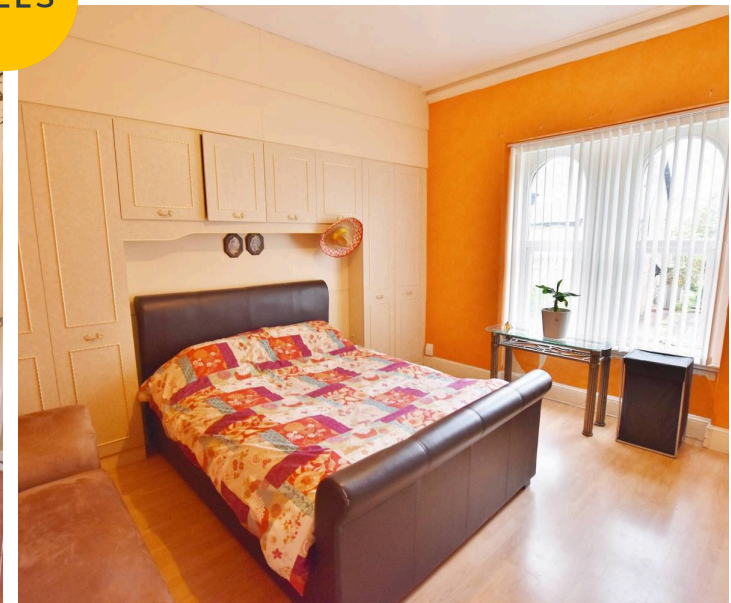
### Bedroom One

14' 4" x 21' 11" (4.37m x 6.68m)

Double glazed window to the rear, two ceiling light pints,



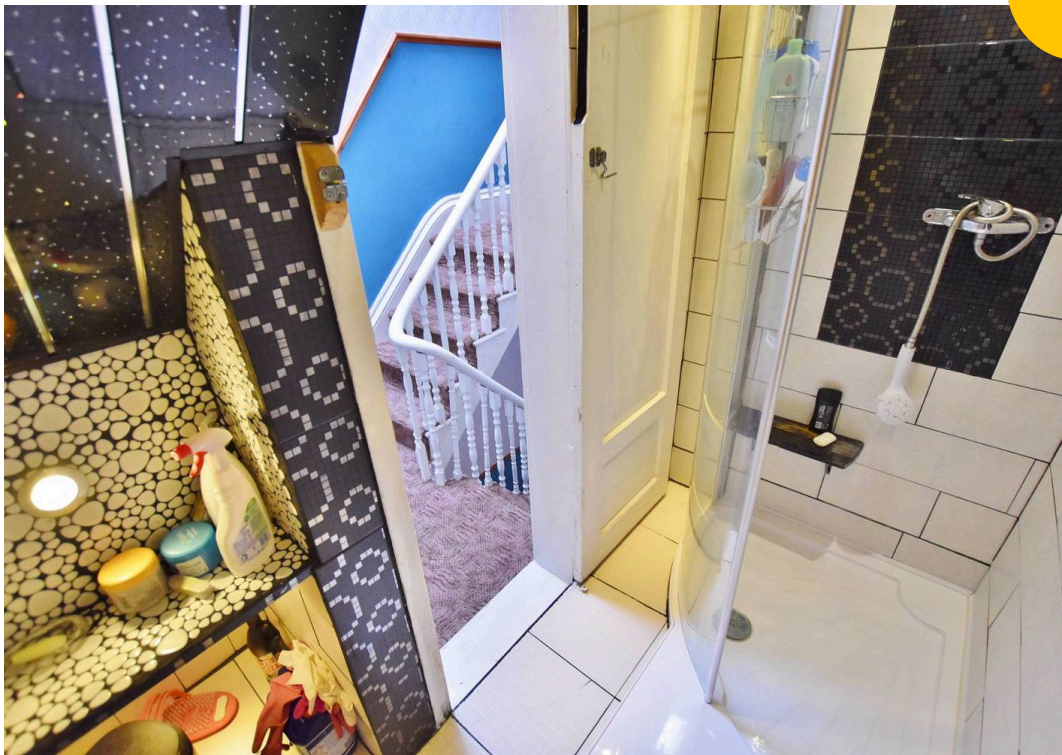
HILLS



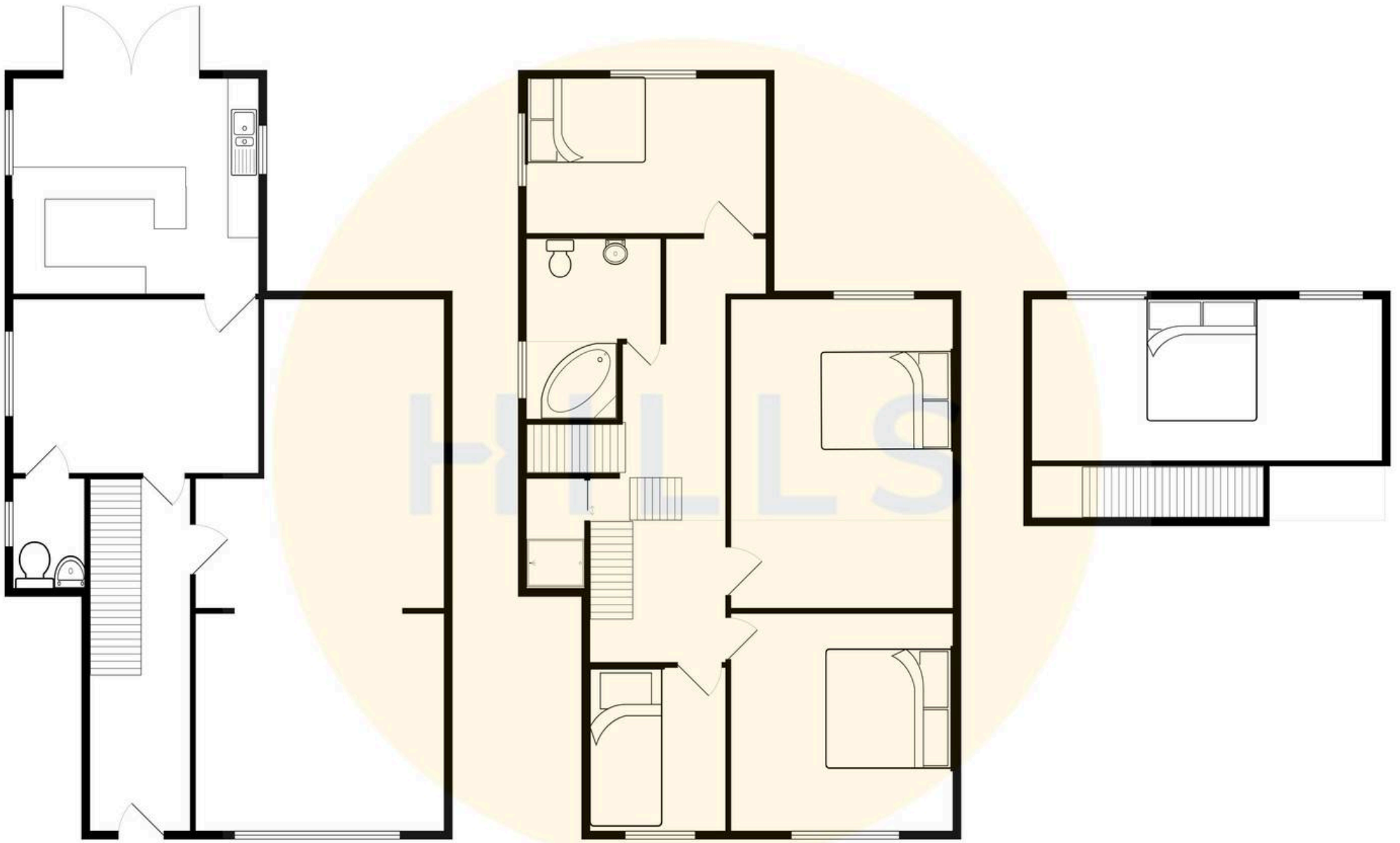




HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.