



Ellesmere Avenue, Eccles

Manchester



Offers in excess of £575,000

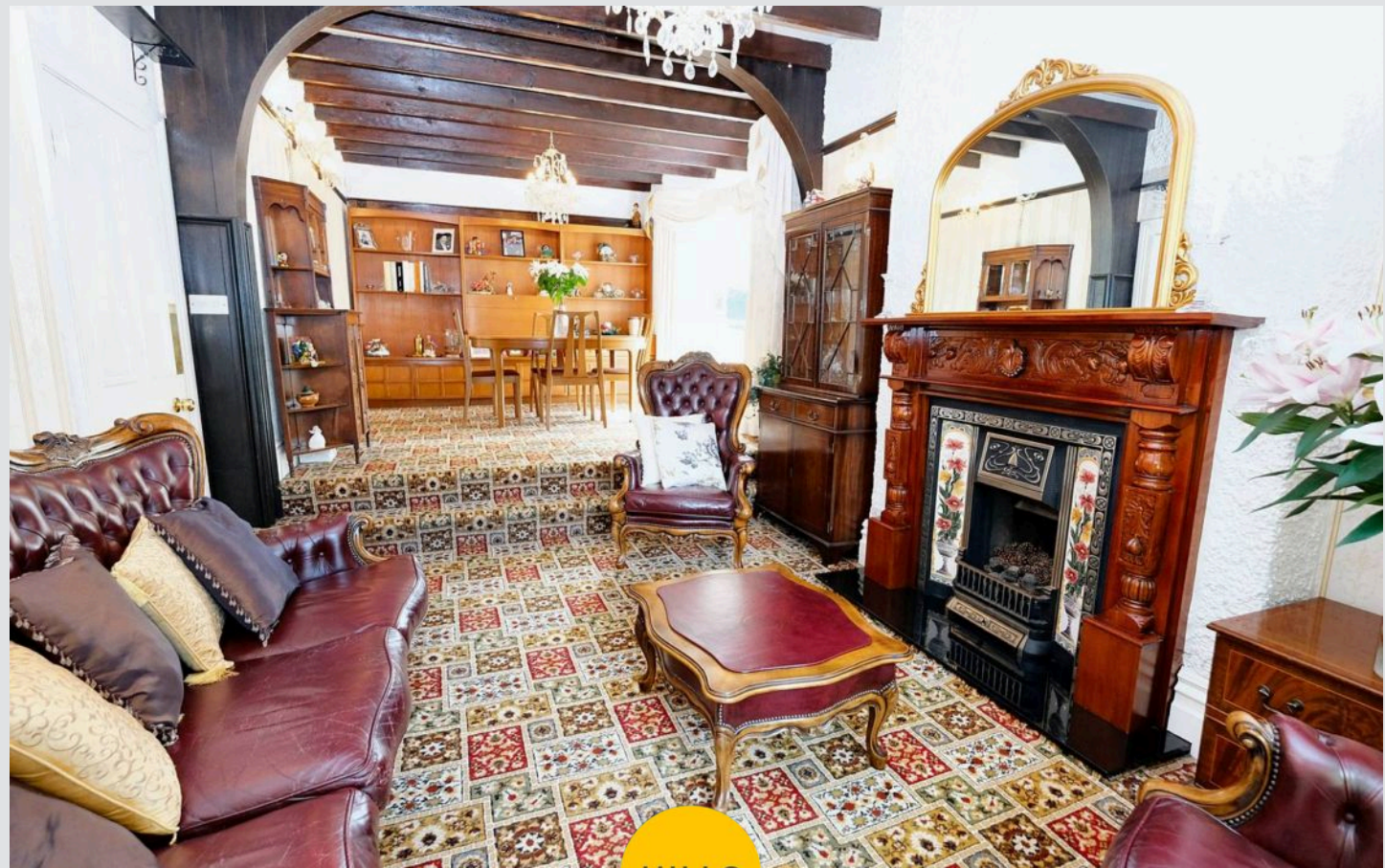
Ellesmere Avenue

Eccles, Manchester

Nestled in Monton Village, this period semi-detached home offers five double beds, bay-fronted lounge, open-plan kitchen, beautiful gardens, off-road parking & garage. Conveniently located with amenities & transport links nearby, it combines elegance with modern comfort for family living. Council Tax band: E

Tenure: Leasehold

- Stunning Period Semi Detached home, Tucked Away on a Cul De Sac in the Desirable Monton Village, Making the Perfect Family Home
- Laid Over Four Floors
- Bay Fronted, Open Plan Lounge & Dining Room
- Stunning Open Plan Kitchen & Dining Space with Gorgeous Central Fire Place and Second Kitchen in the Basement
- Five Fabulous Double Bedrooms, Two With Fitted Wardrobes
- Modern Three Piece Family Bathroom Suite & Shower Room to the Ground Floor
- Off Road Parking for Multiple Cars & Detached Garage
- Beautifully Kept gardens that Wraps Around the Front, Side & Rear of the Property
- Excellently Located Close to a Plethora of Amenities & Brilliant Transport Links



HILLS

Entrance Hallway

Featuring ceiling light point, wall light point, wall - mounted radiator, power point. Complete with basement access, hardwood door. Fitted with laminate flooring.

Lounge

26' 8" x 13' 1" (8.13m x 3.99m)

Featuring six ceiling light points, ceiling wall point, four wall light points, two single glazed bay windows, two wall - mounted radiators, gas fire, power point.

Kitchen

16' 7" x 13' 9" (5.05m x 4.19m)

Featuring ceiling light spotlights, two wall light points, four double glazed windows, wall - mounted radiator, power point. Complete with wall and base units, stainless steel sink, gas fire. Space for dishwasher. Fitted with laminate flooring.

Downstairs shower room

4' 8" x 4' 1" (1.42m x 1.24m)

Featuring three piece suite including hand wash basin, w/c, shower tray. Complete with single glazed window, wall - mounted radiator. Fitted with tiled walls and flooring.

Landing

Featuring ceiling wall point, two wall points, wall - mounted radiator.

Bathroom

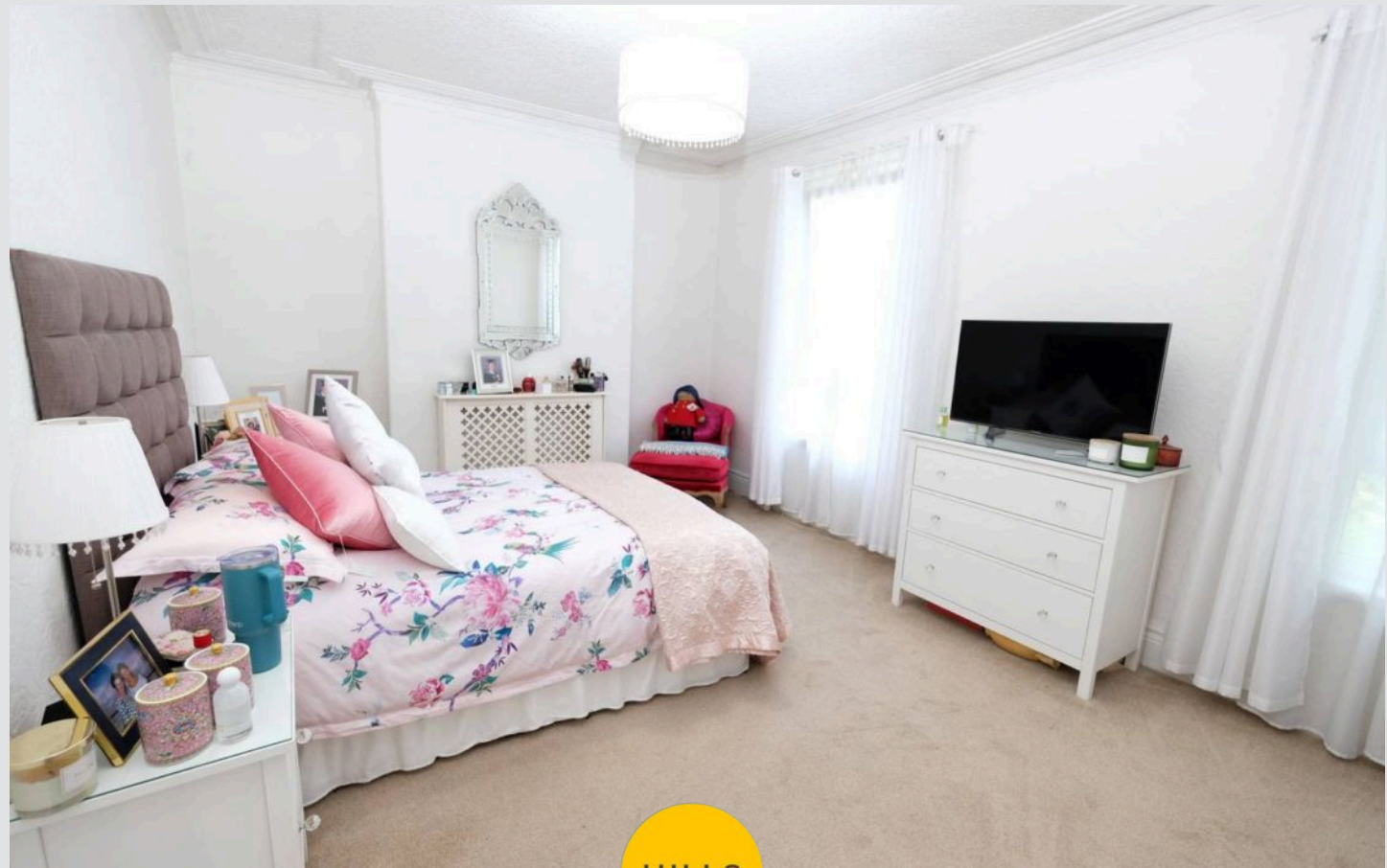
7' 7" x 5' 3" (2.31m x 1.60m)

Featuring three piece suite including bath with shower overhead, hand wash basin, w/c. Complete with double glazed windows, ceiling spotlights. Fitted with part tiled walls and lino flooring.

Bedroom One

16' 8" x 11' 9" (5.08m x 3.58m)

Featuring ceiling light point, ceiling wall point, wall - mounted radiator, two double glazed windows, power point.



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Landing

Featuring ceiling wall point, wall light point, wall - mounted radiator.

Bedroom Two

11' 8" x 10' 4" (3.56m x 3.15m)

Featuring ceiling light point, two wall light point, double glazed windows, wall - mounted radiator, power point. Complete with gas fire. Fitted with hardwood flooring.

Bedroom Three

10' 9" x 8' 7" (3.28m x 2.62m)

Featuring ceiling light point, ceiling wall point, wall - mounted radiator, double glazed window, power point. Complete with fitted wardrobes.

Landing

Featuring ceiling wall point, two wall light points. Complete with velux door.

Bedroom Four

13' 9" x 10' 9" (4.19m x 3.28m)

Featuring ceiling light point, ceiling wall point, two wall light points, double glazed windows, wall - mounted radiator, power point. Complete with a wooden ceiling beam, fitted wardrobes.

Bedroom Five

15' 9" x 11' 7" (4.80m x 3.53m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with storage, open brick fire place. Fitted with hardwood flooring.

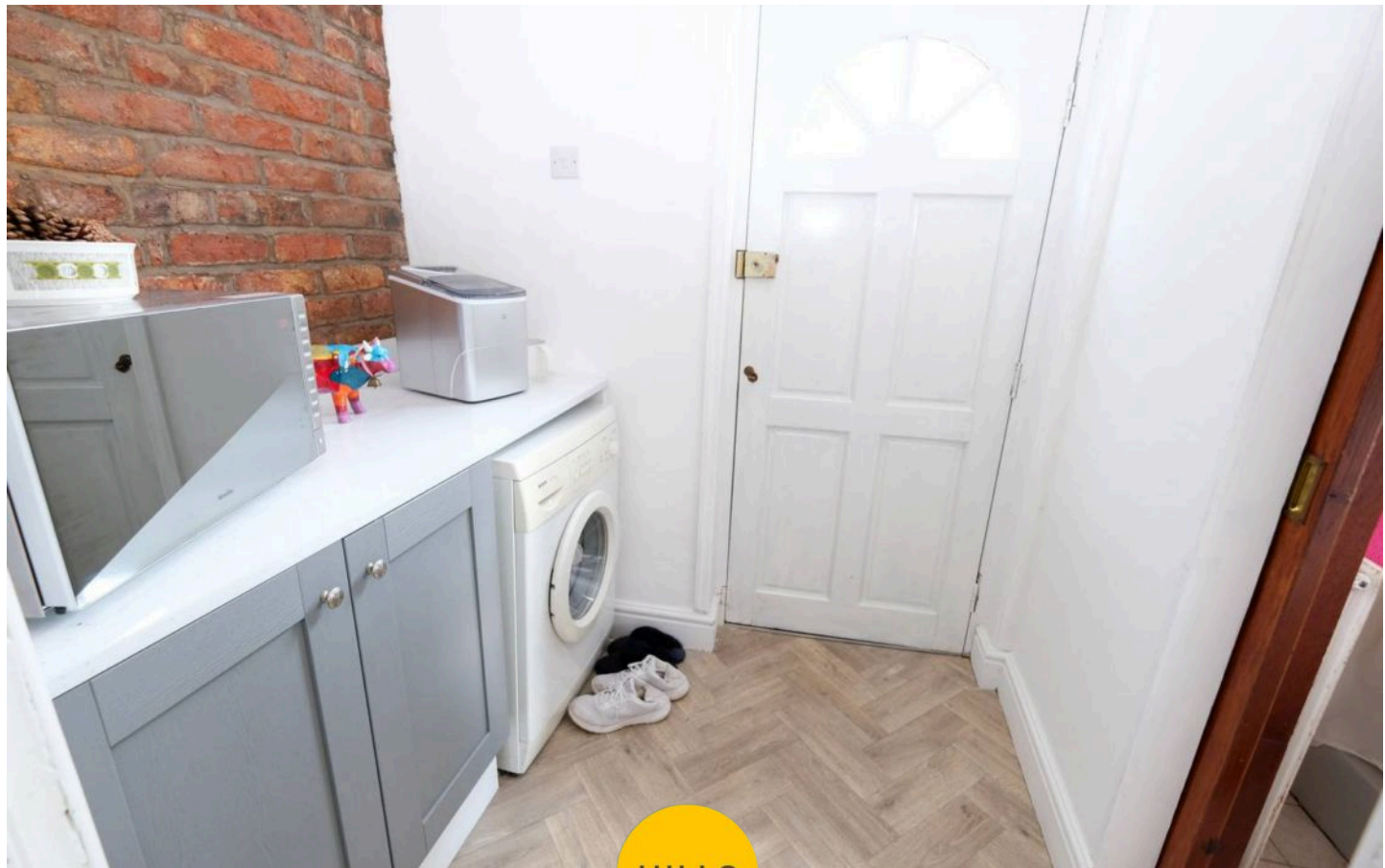
Basement

13' 6" x 11' 3" (4.11m x 3.43m)

Featuring two ceiling light points, integrated microwave, gas hob, power point, composite sink, open fire, wall and base units. Complete with electric oven, boiler (1982 installed). Space for dryer. Fitted with concrete flooring.

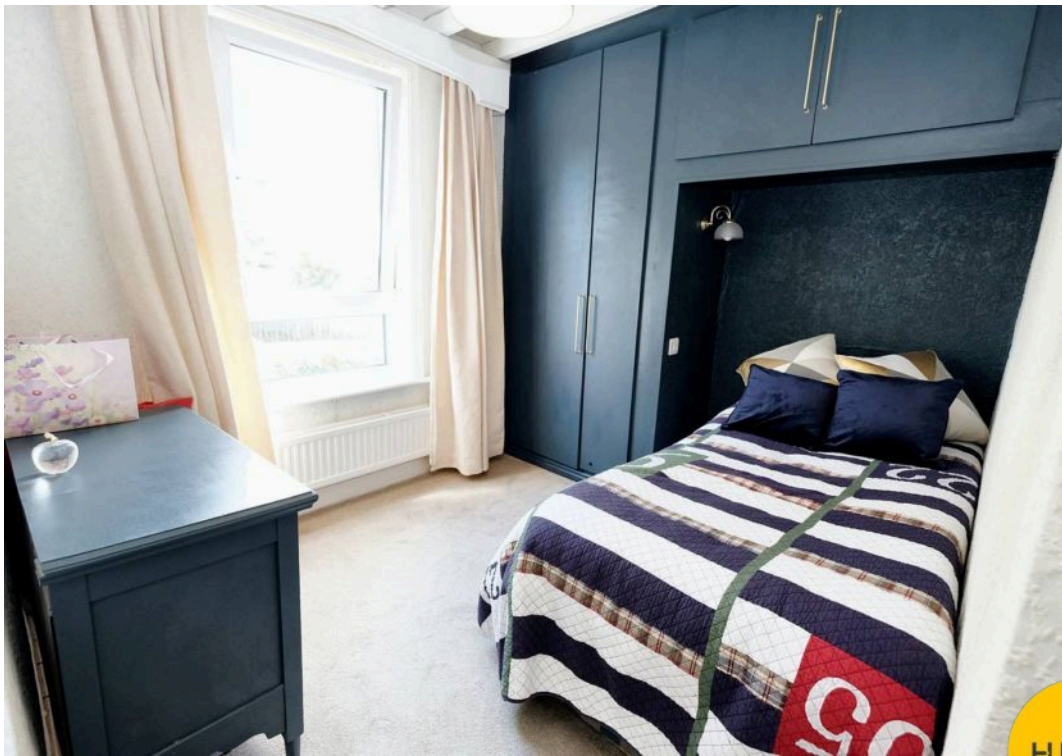
External

To the rear of the property is concrete raised seating, detached garage, raised paved seating. Two lawns divided by raised beds boarded by shrubbery, power point. To the front of the property is off road parking for multiple cars, external wall light point.



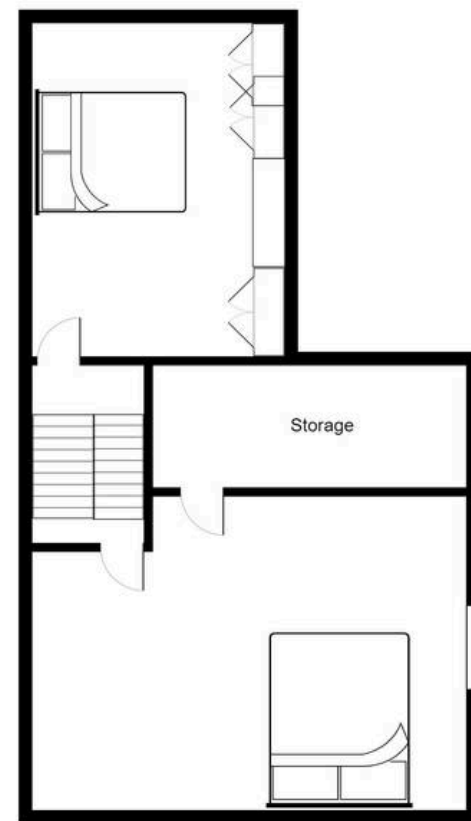
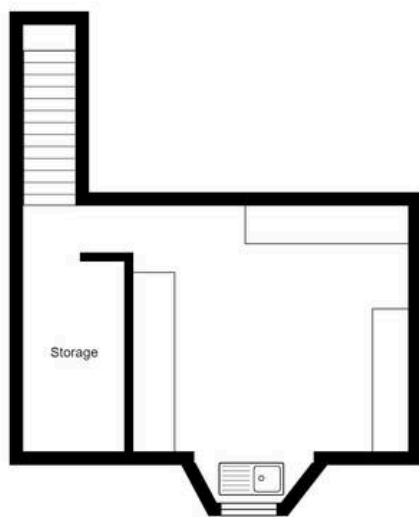
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