



1 Wharton Lodge, off Cavendish Road, Ellesmere Park, Eccles M30 9JF £530,000

Briscombe Nutter and Staff are delighted to present a Four Bedroom, DETACHED, family home for sale, located within walking distance of the thriving Monton Village which offers a number of restaurants and shops. Situated close to local schools, including Monton Green Primary, Branwood School, Wentworth High School and Eccles 6th Form Collage as well as Monton Sports Club and Worsley Golf Club, as well as being within close proximity of the local metrolink and motorway network, which offers ease of access to Manchester and surrounding areas. The property itself promotes individual design, with exposed beams throughout, presenting rustic and traditional charm. Comprising of Entrance Hall, WC, Reception Room, Living Room, Office, Dining Room, Kitchen and Utility to the ground floor. The first floor offers FOUR bedrooms, One Master Bedroom with and Ensuite and a Family Bathroom. To the rear there is a detached double garage with a driveway, and to the front there is a sunny, private, enclosed lawned garden. Early Viewing of this property is Highly Recommended for it to be truly appreciated!!!

**Briscombe,
Nutter &
Staff.**

ENTRANCE HALL

Spacious Entrance Hall with exposed beams. Internal rustic oak ledged doors lead to:

WC 6' 9" x 5' 8" (2.07m x 1.74m)

Window to the front elevation. Tiled floor with a part tiled wall. Low level WC and pedestal hand wash basin.

RECEPTION ROOM 22' 7" x 11' 5" (6.89m x 3.5m)

Large window to the front elevation, allowing an abundance of natural light. TV point. Exposed beams. Feature fireplace with surrounding brick work and tiled flooring.



LIVING ROOM 19' 2" x 15' 7" (5.85m x 4.76m)

Open plan living area. Overlooks the dining room and the kitchen. Exposed beams throughout. TV point. Feature fireplace with surrounding brick work and tiled base flooring. Window to the side elevation.



DINING ROOM 8' 10" x 10' 7" (2.71m x 3.25m)

Large baywindow to the rear elevation, allowing an abundance of natural light. Inset spotlights. Window to the side elevation.



KITCHEN 7' 10" x 20' 10" (2.39m x 6.36m)

Spacious kitchen with integrated appliances including hob, double oven and fridge freezer. 3 windows to the rear elevation. Tiled flooring. Matching base units.



UTILITY ROOM 7' 1" x 14' 4" (2.18m x 4.37m)

Worktop with sink unit. Plumbing for washing machine and dryer. Tiled floor. Matching wall and base units. Window to the side elevation.

STORE ROOM 3' 2" x 4' 7" (0.97m x 1.4m)

Storage space with access to the garden and outside garage area.

OFFICE 7' 2" x 4' 7" (2.2m x 1.4m)

Window to the side elevation. Interior brick wall.

LANDING

Open landing with exposed beams. Access to the loft. Internal rustic oak ledged doors lead to:

MASTER BEDROOM 11' 0" x 15' 2" (3.36m x 4.63m)

Measurements to the wardrobes (not including into the wardrobes) Window to the front elevation. Fitted wardrobes. Internal door leading to:



ENSUITE 5' 5" x 11' 5" (1.66m x 3.49m)

(Largest measurements) Window to the side elevation. Tiled walls and floor. Inset spotlights. Low level WC, Bidet, countertop hand wash basin and shower.



BATHROOM

2.1m, 1.9m, 2.9m (L shaped measurements) Window to the front elevation. Low level WC with pedestal hand wash basin. Built in bath with overhead shower. Tiled walls and floor with inset spotlights.

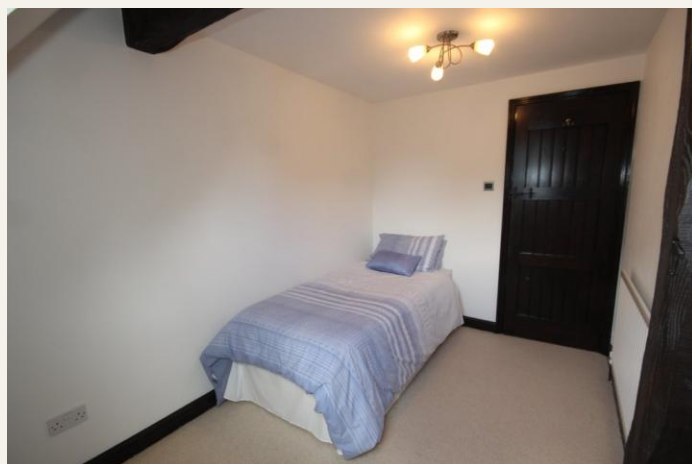


BEDROOM TWO 15' 3" x 7' 9" (4.66m x 2.38m)

Window to the rear elevation. Small storage cupboard.

BEDROOM FOUR 11' 5" x 7' 3" (3.49m x 2.23m)

Window to the rear elevation. Storage cupboard.



BEDROOM THREE 9' 11" x 11' 5" (3.03m x 3.48m)

Window to the rear elevation. Storage cupboard.

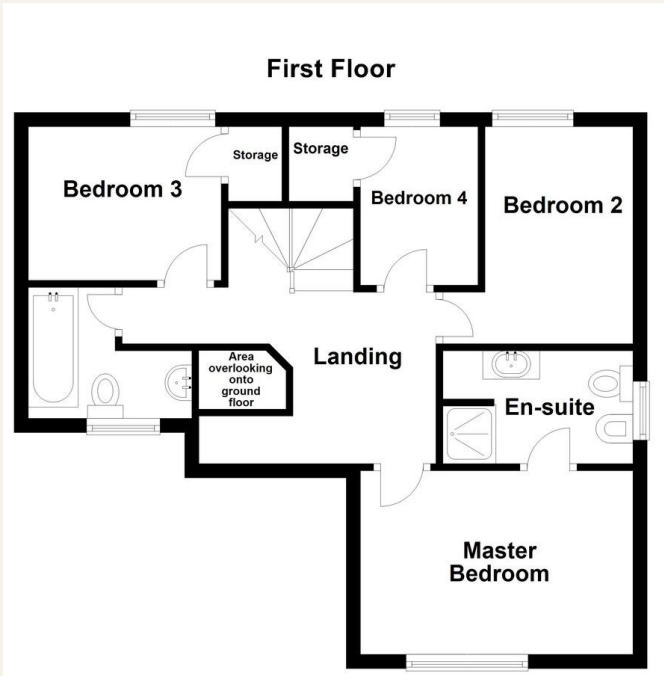
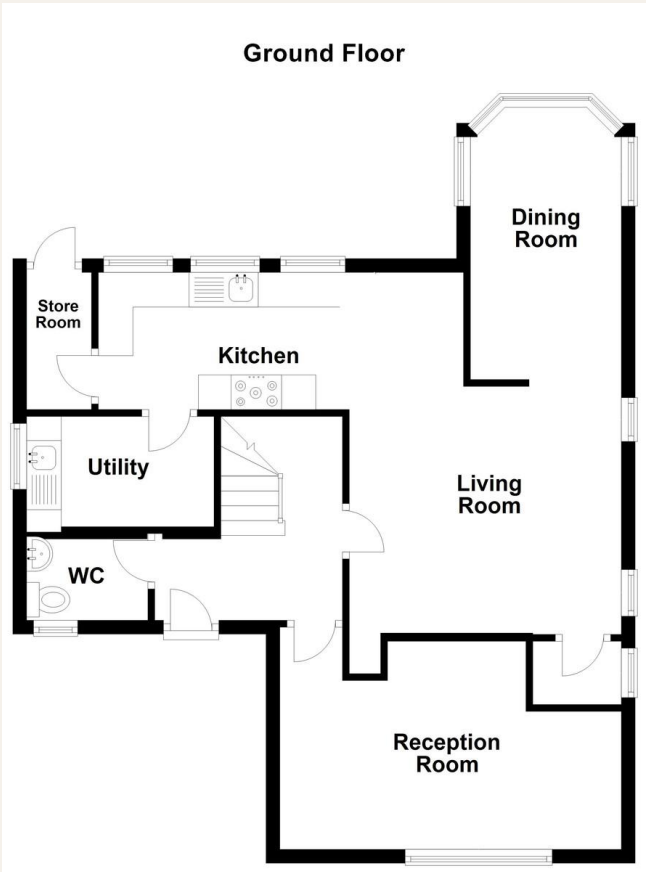
GARDEN

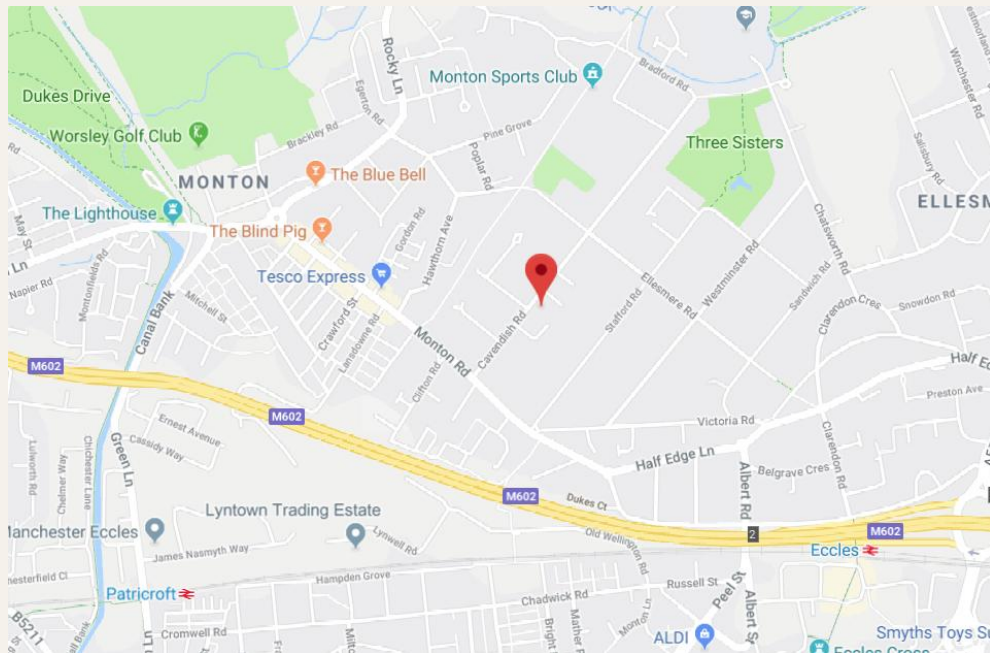
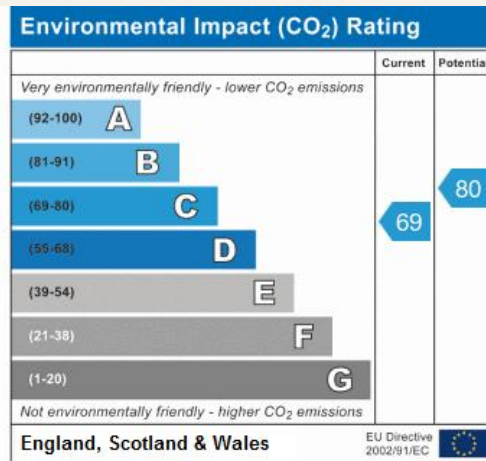
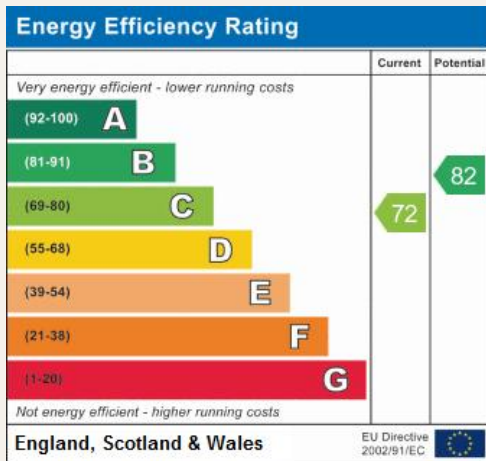
Spacious front garden area, with both grass area and paved area. Entrance to the property via gate. To the rear there is a double garage with large driveway for two cars.



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This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.





Important Notice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale.