



£549,950

2 Eastwood Road, Manchester, M40 3TF

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****4 BEDROOMS** **SEMI DETACHED** **3 RECEPTION ROOMS** **2 BATHROOMS****

We are delighted to offer a rare opportunity to purchase a unique substantial family home. This impressive semi-detached property has been meticulously maintained by the current owner and maintains many of the original features. Tucked away behind mature trees and shrubs, yet convenient for local amenities and transport links. Internally the house is over two floors. To the ground floor you will find an entrance porch leading to a large hallway (with access to the cellar), downstairs wc, lounge, living/sitting room, kitchen, dining room and conservatory. From the first floor landing there is access to four bedrooms (one of which has En-Suite), family bathroom and a shower room. The property has a substantial lawned garden to the rear with mature trees and shrubs, to the front a gated driveway providing off street parking. Internal viewing comes highly recommended to appreciate the size and quality of this superb home.

Porch

With wooden door and original tiled flooring.

ENTRANCE HALLWAY

15'5" x 12'4" (4.70m x 3.76m))

With access to cellar, original quarry tiled floor and stairs to first floor.

DOWNSTAIRS WC

Fully tiled with white sink and toilet.

LOUNGE

16'5" x 13'8" (5.00m x 4.17m))

Front aspect with solid wood flooring, feature fireplace and surround, numerous windows providing a light and airy space.

LIVING/SITTING ROOM

16'5" x 18'2" (5.00m x 5.54m))

Rear aspect overlooking the garden with pannelled walls, original parquet flooring and french doors to garden.

KITCHEN

9'9" x 10'4" (2.97m x 3.15m))

A range of wall and base units with matching worktops, splashback tiling, single stainless sink with chrome mixer tap, Argan style cooker with stainless steel extractor, solid wood flooring and open plan to the conservatory.

DINING ROOM

13'0" x 11'9" (3.96m x 3.58m))

With laminate flooring and french doors to the garden.

CONSERVATORY

9'8" x 16'2" (2.95m x 4.93m))

With wooden flooring and french doors to the garden.

LANDING

A substantial landing and fully carpeted.

BEDROOM 1

15'4" x 18'3" (4.67m x 5.56m))

Front aspect with laminate flooring and radiator.

EN-SUITE

White piece sink and toilet and fully tiled.

BEDROOM

16'5" x 13'8" (5.00m x 4.17m))

Rear aspect with laminate flooring and radiator.

BEDROOM

12'9" x 13'5" (3.89m x 4.09m))

Rear aspect with laminate flooring and radiator.

BEDROOM

9'5" x 8'1" (2.87m x 2.46m))

Rear aspect with laminate flooring and radiator.

BATHROOM

3 piece white suite and fully tiled.

SHOWER ROOM

Shower only, fully tiled and spotlights.

EXTERNALLY

TENURE

TBC- Solicitor to confirm details.

STAMP DUTY

Directions

