

## SUMMARY

Substantial Semi Detached With  
Four Bedrooms

Three Impressive Reception  
Rooms / Many Original features

Large Dining Kitchen And  
Bathroom

Cellars With Huge Potential To  
Convert

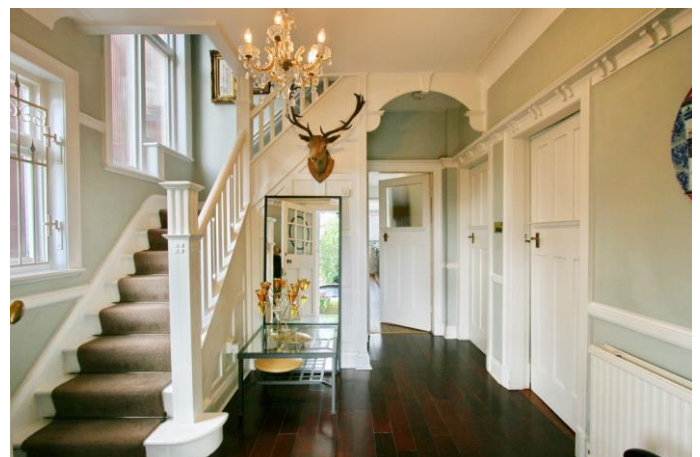
Attractive Gardens And Driveway

Fantastic Views Over Buile Hill  
Park



## MAIN ADVERT

Wow....Do Not Miss This Substantial Period Semi Detached With Four Bedrooms. We are thrilled to be instructed with this superb property which boasts many original features and has bags of character. A charming entrance porch with stain glass features leads into an outstanding entrance hall, three impressive reception rooms and that all important large dining kitchen. On the first floor, four bedrooms and a beautiful period bathroom with a cast iron freestanding bath! Outside the house occupies a commanding and slightly elevated position which is set back from the road, attractive and private gardens to the front and rear, fantastic views over Buile Hill Park which is just on the doorstep, a driveway for off road parking and cellars which offer huge potential to convert into additional living space. We could just go on and on about this superb property, it is a large family house is a great location.





### **Dining Kitchen** 21' 6" x 10' 1" (6.55m x 3.07m)

A truly superb dining kitchen which offers that essential open plan social space, this kitchen really does feel like the heart of the home, with an open brick feature wall that's adds character and warmth, the recess houses a large Range Master double oven with a five ring gas hob. wall and base units, space for an American style fridge freezer and washing machine, sink and drainer, a stable style door provides access to the rear garden, single glazed feature window to the side, rear and through to the sun room.

### **First Floor Landing**

The landing provides access to all upstairs rooms and is finished with a solid walnut floor.

### **Main Bedroom** 17' 2" x 12' 4" (5.23m x 3.76m)

A spacious master bedroom with views over Buile Hill Park to the front. a hardwood double glazed window to the front, wood effect flooring, storage cupboard, centre rose and coving.

### **Bedroom 2** 12' 4" x 11' 8" (3.76m x 3.55m)

A great double bedroom with a Upvc double glazed window to the rear, stripped and varnished floors, storage cupboard, coving and radiator.

### **Bedroom 3** 13' 8" x 10' 5" (4.16m x 3.17m)

Another spacious double bedroom with a Upvc double glazed window to the rear, wood effect flooring and radiator.

### **Bedroom 4** 10' 5" x 8' 0" (3.17m x 2.44m)

The fourth bedroom has a single glazed window to the front with views over the park, stripped and varnished floor and radiator.

### **Bathroom**

A modern bathroom done in a period style to reflect the age and character of the property, a stunning cast iron bath with claw feet and a traditional telephone style shower head, low level WC and hand wash basin, heated towel rail and traditional tiling to four elevations.

## **ACCOMMODATION**

### **Owners Comments**

' I have lived here for over 25 years and really will be sad to leave. The house is just to big now as everyone has flown the nest, it's time to downsize. The location is great for getting into Manchester and we have loved spending time in the park facing. I hope the next owner is as happy here as we have been'

### **Entrance Porch**

An imposing and original front door leads into a charming entrance porch with a beautiful stained glass period window to the side and a traditional terracotta tiled floor, a further door with stained glass feature leads into the entrance hall.

### **Entrance Hall**

A simply gorgeous entrance hall which is a real addition to the downstairs space. Two large windows to the side bring in lots of natural light and a beautiful split level staircase leads to the first floor, finished with a quality walnut stained wooden floor, dado, picture rail and period coving. Internal doors lead to the lounge, dining room and kitchen, a further door leads to the cellar.

### **Lounge** 17' 2" x 12' 4" (5.23m x 3.76m)

An impressive and spacious lounge with a large hardwood double glazed bay window to the front, coal effect living flame gas fire set in a traditional grate, marble hearth and 'Regency' fire surround, finished with a solid walnut floor, period coving, centre rose and radiator.

### **Second Sitting Room / Dining Room** 15' 1" x 12' 4" (4.59m x 3.76m)

An impressive large reception room which is currently used as a second sitting room and would also work well as a formal dining room, a fireplace with recess into the chimney breast offers a focal point, marble inset and hearth, traditional surround. A glazed door and side windows lead through to the sun room, wood effect flooring and radiator.

### **Sun Room** 12' 4" x 10' 1" (3.76m x 3.07m)

The sun room is a great addition to the property, with French doors and side windows that open up onto the garden, a ceramic tiled floor..it has a Mediterranean feel, perfect for entertaining inside and out.



### Cellar

The cellar is a superb space offering essential storage but also huge potential to convert into additional living space. Currently housing a modern combination boiler, power and lighting.

### Outside

The property occupies a commanding position on Eccles Old Road, with superb views over the park, attractive front and rear gardens, driveway for off Road parking. This property is ideally located for access into Manchester City Centre, within the catchment area for some of the areas best schools, including All Hallows, close to Hope Hospital and on all major bus routes.

### Additional Information

The vendor has informed us that the property is Leasehold, approx £7 per year. New Combination Boiler



# FLOORPLANS



Measurements are approximate. Not to scale. For illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	36	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

