



## 4 Hastings Road

Eccles, Manchester, M30 8JR

Offers In The Region Of £540,000



Sapphire Homes are delighted to offer For Sale this stunning and immaculately presented 3 bedroom extended family home that is positioned in a quiet cul de sac in a much sought after location in Eccles and offers a luxurious finish with no expense spared. In a convenient location, the property is also close to Worsley & Monton and offers easy access to supermarkets, popular schools, restaurants and bars as well as being close to commuter and transport links. In brief the accommodation comprises of a welcoming entrance / hallway, a bay fronted reception room to the front elevation and to the rear elevation there is a stunning open plan kitchen / dining / family room with a luxury fitted kitchen with integrated appliances and granite worksurfaces to compliment, exposed brick feature fireplace, bi fold doors to the rear garden area and wonderful seating area which is perfect for entertaining friends and family. The living area also provides access to a useful utility room and there is an additional room which would make a wonderful home office or playroom. To the first floor the landing provides access to three generous bedrooms which all boast stunning fitted robes and there is a family bathroom with 3 piece suite in white with shower over bath. The property is warmed by Gas Central Heating with 4 zone underfloor heating to ground floor & boasts UPVC double glazing throughout and a stunning décor. Externally the gardens have been expertly landscaped with ample off road parking to the front elevation and to the rear the garden is a perfect haven for entertaining friends and family. Enjoying a sunny aspect there is a generous seating and decked area, hot tub, BBQ terrace area, established lawn, well stocked borders, additional dining / decking area as well as a stunning garden room which could be utilised as a bar area or home office. This property is perfectly suited to a couple or family and early internal viewings are a must to appreciate in full. No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

W.C.

Kitchen / Dining / Family Room

Dining Room / Reception 2

Utility Room

Playroom / Office

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

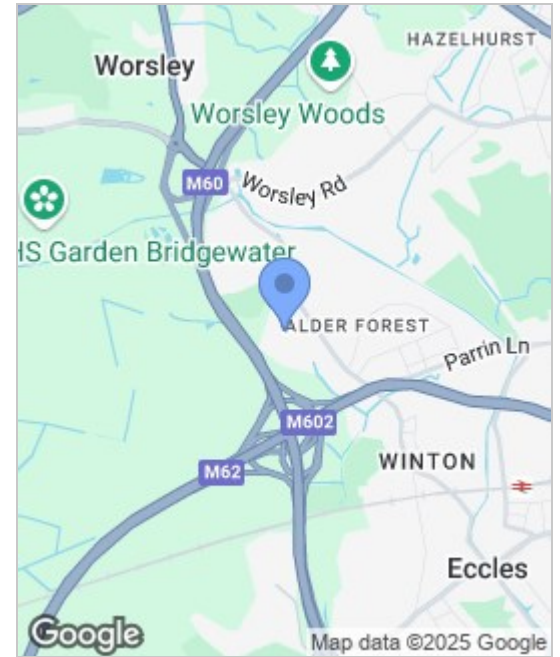
Family Bathroom

## EXTERNAL

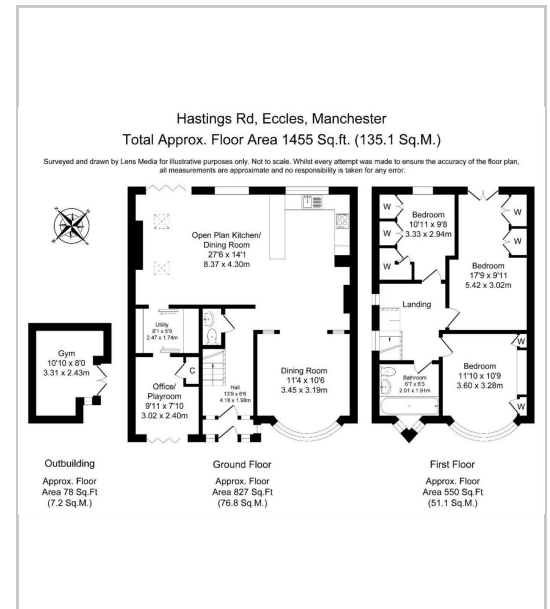
Rear Garden

Garden Room

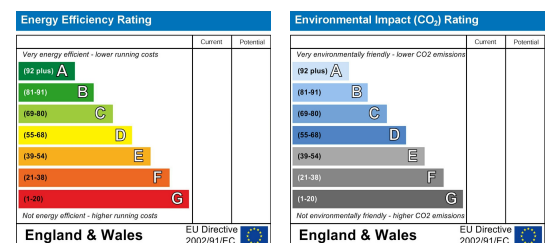
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.

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