



Ellesmere Avenue, Eccles, Manchester M30 9GZ

- NO CHAIN
- 5 DOUBLE BEDROOMS
- GENEROUS PLOT
- DETACHED GARAGE
- SET OVER 4 FLOORS
- TWO BATHROOMS
- FREEHOLD
- MONTON/ELLESMERE PARK

Offers In Excess Of £675,000



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DESCRIPTION

HUNTERS WORSLEY are elated to market this semi-detached VICTORIAN property located on the MONTON/ELLESMERE PARK border. The property has a total square foot of 2,260 and sits on a LARGE PLOT OF LAND! Ideal for FAMILIES, PROFESSIONALS & DEVELOPERS!

Internally, the property benefits from an entrance hallway with original features & access to the cellar/ basement kitchen. To the front aspect, there is the lounge/dining room with two bay fronted windows allowing plenty of natural light, and there is a feature fireplace. To the rear aspect, There is a kitchen/breakfast room which has been newly fitted/ new flooring & there is access to the utility room & downstairs shower room. To the basement level, there is storage & fitted kitchen with exposed brick feature fireplace.

To the first floor front aspect, there is the main master bedroom. To the side aspect is the 2nd bedroom & three piece family bathroom. To the rear aspect is third bedroom with fitted wardrobes. To the second floor, there are a further two bedrooms, one to the front aspect with a spacious storage cupboard, and one to the rear aspect with fitted wardrobes.

Externally, the plot is situated on a generous size plot, with off road parking to the front aspect, gardens to the side mostly laid to lawn & a detached garage to the rear which can be used for storage or be potentially converted into another room. There is plenty of privacy with mature hedges surrounding the garden. There is also development potential with the land to the side aspect (STPP).

Location wise, the area is very desirable being located on the Ellesmere Park/Monton border, the village is just a short walk away where you will find an array of restaurants, bars & independent shops. Transport links are excellent with the Metrolink / M602/M60 close by which take you directly into Manchester City Centre. More Locally, the Trafford Centre is close by for all your retail therapy.





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Approximate Area = 2235 sq ft / 207.6 sq m (includes garage)
 Limited Use Area(s) = 25 sq ft / 2.3 sq m
 Total = 2260 sq ft / 210 sq m
 For identification only - Not to scale



Denotes restricted head height



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		78
	45	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 905984

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

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