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Greenwood Place, Eccles, Manchester

Offers In The Region Of £500,000



This stunning 5-bedroom detached property nestled in the highly sought-after location of Ellesmere Park offers a perfect blend of modern comfort and convenient amenities. Situated at the heart of Ellesmere Park, with the picturesque Three Sisters Country Park to the rear, and just a leisurely stroll away from the vibrant Monton Village and the scenic Bridgewater Canal, this home promises an idyllic lifestyle.

The property boasts a prime position, conveniently close to the A580 and M60 Motorway network, ensuring easy connectivity to surrounding areas. With excellent dining options, charming cafes, and delightful canal-side walks nearby, this home epitomizes the essence of comfortable suburban living.

Upon entering, you are greeted by a welcoming entrance hallway, leading to the left into the spacious kitchen/dining area adorned with integrated appliances and complemented by a separate utility room for added convenience. Continuing through the hallway, you'll find the inviting living room featuring a stylish herringbone floor and patio doors that open onto the serene private rear garden, offering an ideal space for relaxation and outdoor entertainment. Additionally, the ground floor is completed with a convenient W/C.

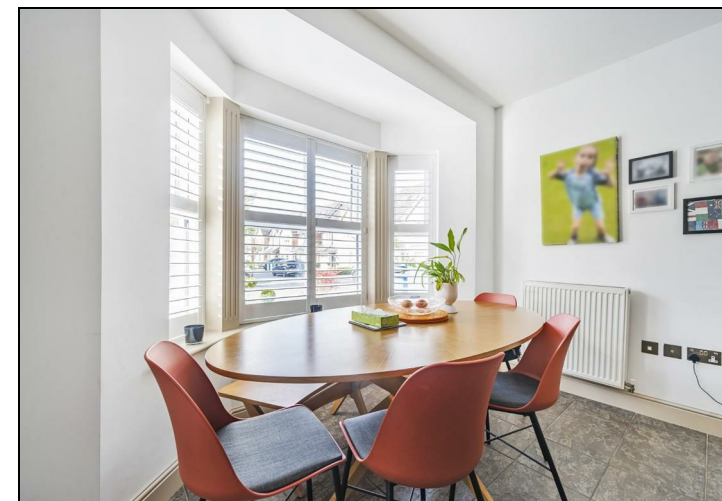
Ascending to the first floor, you'll discover three generously proportioned bedrooms along with a well-appointed family bathroom, providing ample space and comfort for family members or guests.

Venturing up to the second floor, you'll find two further bedrooms, one of which boasts an en-suite bathroom and a walk-in wardrobe, offering a luxurious retreat. The second bedroom on this floor also benefits from its own en-suite, providing ultimate comfort and privacy.

Overall, this property represents an exceptional family home with a sought-after location, offering a harmonious blend of modern living spaces, convenient amenities, and proximity to leisure facilities and transport networks.

KEY FEATURES

- High Specification
- Three Bathrooms with Two En-suites
 - Walk In Wardrobe
 - Off Road Parking
- Sought After Location
 - Move in Ready
- Set Over Three Floors
- Private Landscaped Garden



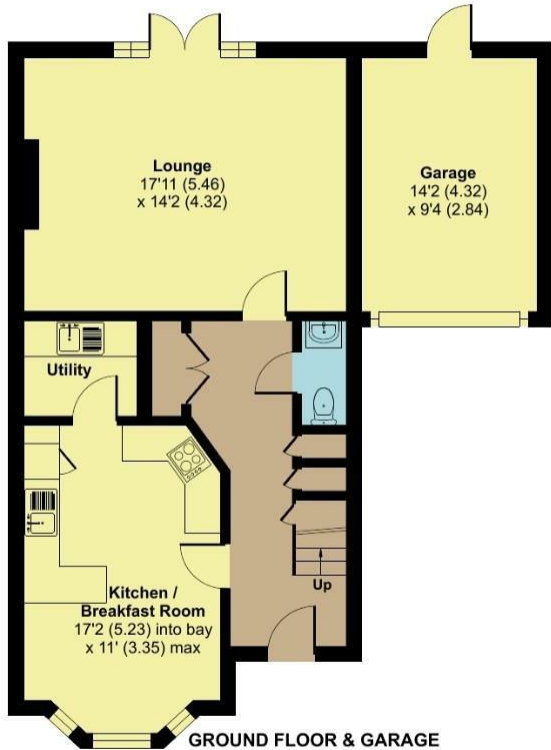




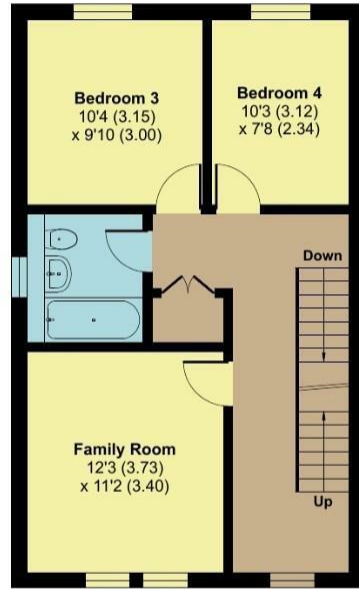
Greenwood Place, Manchester, M30

Approximate Area = 1745 sq ft / 162.1 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1884 sq ft / 175 sq m

For identification only - Not to scale



**GROUND FLOOR & GARAGE
 APPROX FLOOR
 AREA 71.9 SQ M
 (774 SQ FT)**

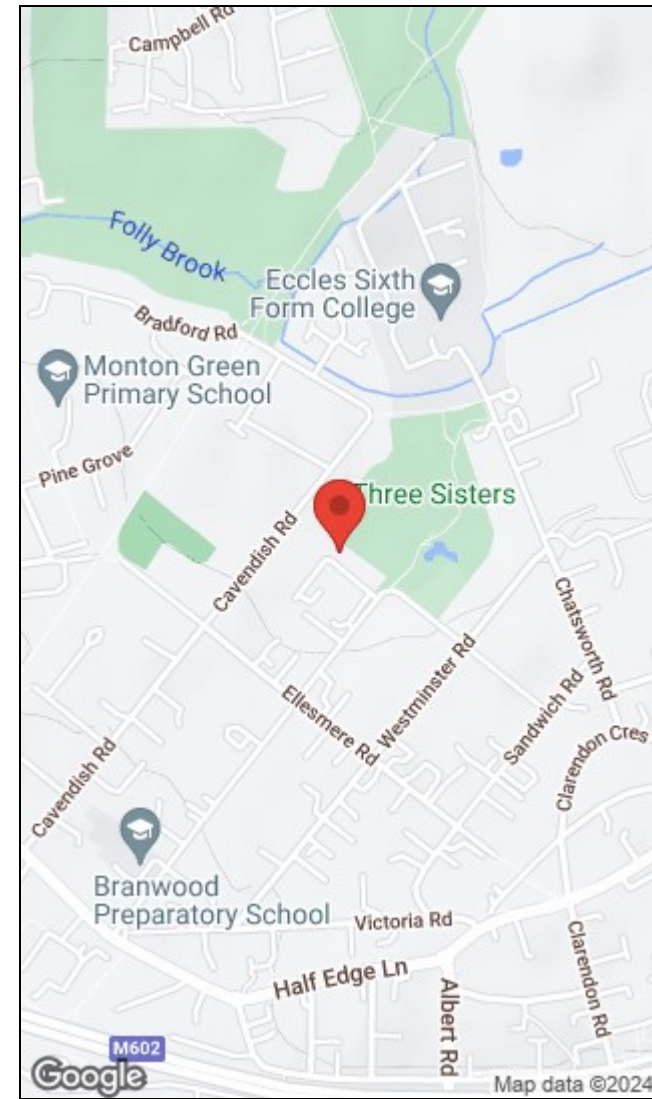


**FIRST FLOOR
 APPROX FLOOR
 AREA 51.55 SQ M
 (555 SQ FT)**



**SECOND FLOOR
 APPROX FLOOR
 AREA 51.55 SQ M
 (555 SQ FT)**

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1108182



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	86		

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

Very environmentally friendly - lower CO₂ emissions (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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