



HUNTERS[®]

HERE TO GET *you* THERE



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Cavendish Road, Eccles, Manchester

Per Month £4,250 Per Month



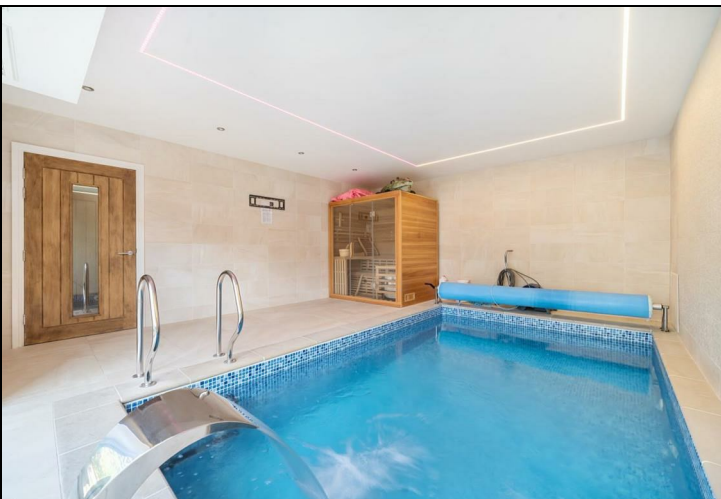
HUNTERS WORSLEY are delighted to offer To Let this stunning period five bedroom detached house with an annex which is situated on one of the most sought after roads within Ellesmere Park, Eccles.

Retaining many original features the property boasts spacious accommodation and is excellently presented throughout. Briefly comprising of an entrance porch, a welcoming entrance hallway, lounge/sitting room, dining room, a contemporary fitted kitchen, utility room and a guest W.C. On the first floor of the house you will find the master bedroom with en suite bathroom, two further bedrooms, one having an en-suite and a family bathroom. Externally the property has a generous plot and is approached via twin wooden gates leading through to a paved driveway which provides ample off road parking for several vehicles and leads along the side elevation of the house through to a cobbled courtyard, leading to the annex which has a self contained two bedroom apartment, with gym & swimming pool. Transport links in the area are second to none with motorway networks close by such as M602/M60/M62/M61 so you can quickly be anywhere in the North West. More locally, there are excellent public transport links with bus routes from Monton Road & Patricroft Train Station within walking distance which will have you at Manchester Victoria within 15 minutes.



KEY FEATURES

- 5 BEDROOMED DETACHED HOUSE
- TWO BEDROOM ANNEX APARTMENT
 - GYM & SWIMMING POOL
 - GATED PRIVATE ACCESS
- DESIRABLE ELLESMERE PARK LOCATION
 - PRESENTED TO THE HIGHEST STANDARD







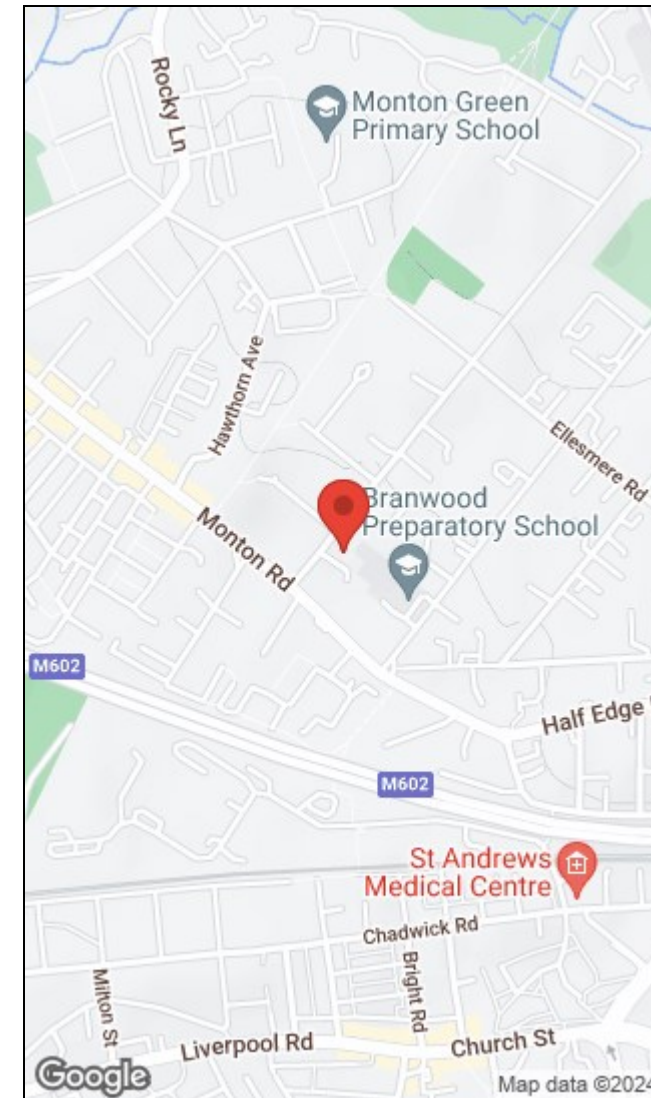
Cavendish Road, Eccles, Manchester, M30

Approximate Area = 2778 sq ft / 258 sq m
 Annexe = 1320 sq ft / 122.6 sq m
 Total = 4098 sq ft / 380.6 sq m

For identification only - Not to scale



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: 1087542



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| | 81 | | |
| | 67 | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |
| England & Wales | | England & Wales | |

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