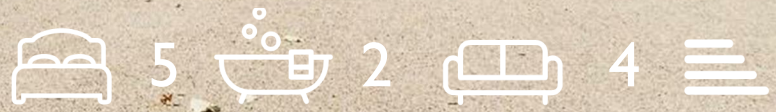




HUNTERS[®]

HERE TO GET *you* THERE



Ellesmere Road, Eccles

£1,150,000

HUNTERS[®]

HERE TO GET *you* THERE

Set within beautifully landscaped grounds extending to approximately a third of an acre, this distinguished property has had only two owners since its original construction in 1936. Lovingly and extensively renovated by the current owners, the home has been modernised with great care, preserving key period features to blend timeless charm with elegant, contemporary living.

The accommodation offers a blend of classic character and modern functionality. Upon entry, you are welcomed by an internal porch leading to a grand hallway, showcasing original wood panelling that highlights the home's heritage. The spacious lounge features a stunning Inglenook fireplace and flows seamlessly into the extended garden room, which offers a serene space with views of the extensive grounds. A separate sitting room provides a cosy retreat, while the formal dining room is perfect for entertaining. The heart of the home is the large dining kitchen, equipped with high-end integrated appliances, ample space for family gatherings, and a separate, fully-fitted utility room. Additional convenience is offered by the 25ft integral garage and a ground-floor cloakroom.

Upstairs, the master suite offers luxury living with beautifully fitted furniture and a private en-suite bathroom featuring a five-piece suite, complete with a spa bath and separate shower. Two further bedrooms also come with fitted furniture, while the fourth bedroom boasts a modern, state-of-the-art shower area. The fifth bedroom is versatile and would make an ideal home office or workspace. The spacious family bathroom is well-appointed, featuring a four-piece suite that includes a walk-in shower.

Externally, the property is surrounded by impressive gardens, with the rear garden extending to approximately 450 square meters, providing plenty of outdoor space for leisure and entertainment. The large driveway comfortably accommodates multiple vehicles.

KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
 - FIVE BEDROOMS
- LARGE SOUTH FACING PRIVATE REAR GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - FOUR RECEPTION ROOMS
 - DOUBLE GARAGE
- ELLESMERE PARK LOCATION
 - RARE OPPORTUNITY
 - NO ONWARD CHAIN
- MUST BE SEEN TO FULLY APPRECIATE

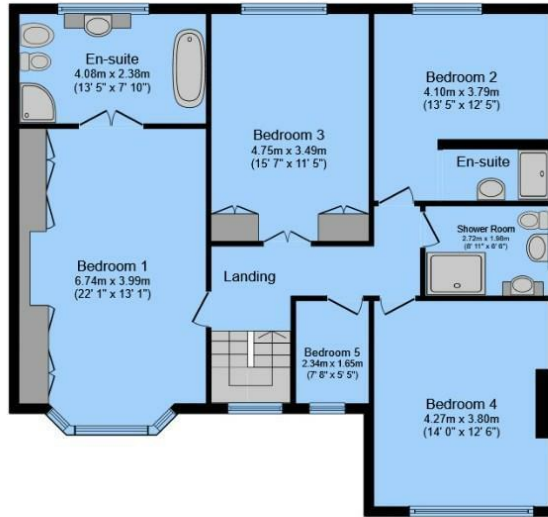








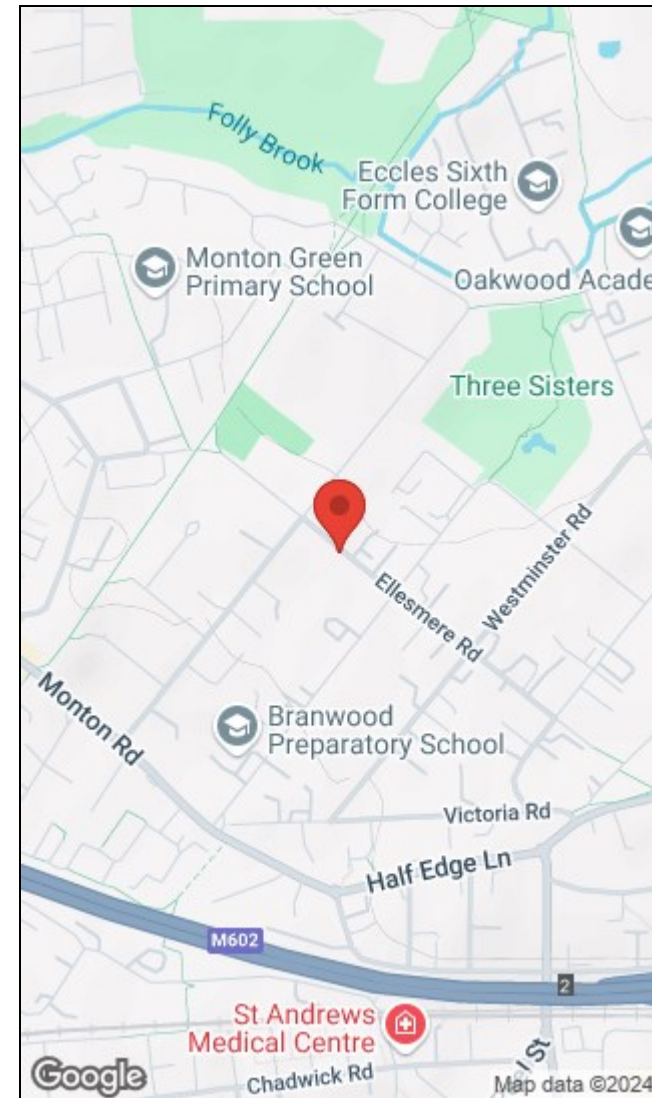
Ground Floor



First Floor

Total floor area 281.8 m² (3,033 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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