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# Half Edge Lane, Eccles

## Offers In The Region Of £900,000



Step into a one-of-a-kind home that embodies modern living at its finest. Designed by acclaimed local architect Aidan Simpson and completed in 2011, this property offers an extraordinary blend of style, space, and functionality, comparable in size to many five-bedroom new builds. With a layout flooded with natural light and spread across three floors, this home is a true standout.

At the heart of the property is a stunning split-level open-plan living area, where a sleek kitchen with a central island takes centre stage. High-quality finishes, including premium countertops and integrated appliances, combine with ample room for a dining table, making this space perfect for family gatherings or hosting guests. Expansive glazing connects the interior seamlessly to the south-facing landscaped garden, complete with a stone patio, seating area, raised lawn, and chic slatted fencing – a fabulous setting for outdoor entertaining or relaxing al fresco.

The ground floor also boasts a home office, a convenient utility room, and a cloakroom, ensuring practicality matches the stylish design.

On the first floor, two spacious double bedrooms offer bespoke fitted wardrobes and stunning floor-to-ceiling windows with serene views of the garden. The top floor is entirely dedicated to the luxurious master suite, featuring a bedroom zone, lounge area, en-suite bathroom, and a private balcony – an oasis of calm and indulgence. Music lovers will appreciate the integrated Sonos sound system, which runs throughout the home.

Situated just a short walk from the vibrant Monton village, this property enjoys a prime location on the edge of Ellesmere Park. With excellent transport links to Salford Royal Hospital, MediaCityUK, Manchester city centre, and the regional motorway network, convenience is key.

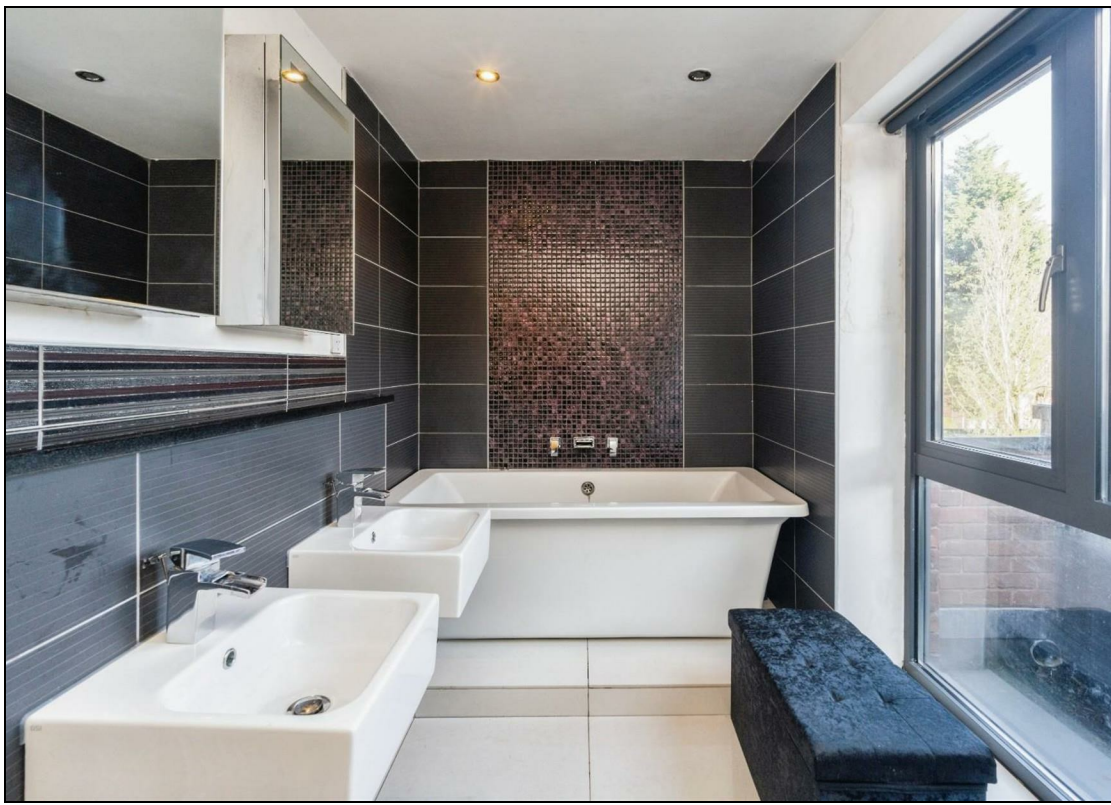


## KEY FEATURES

- MASTER SUITE WITH BALCONY
  - EN- SUITE
- LANDSCAPED SOUTH FACING REAR GARDEN
  - SET OVER THREE FLOORS
- WALKING DISTANCE TO MONTON
  - OFF ROAD PARKING
  - HIGH SPECIFICATION
- THREE LARGE DOUBLE BEDROOMS
  - OPEN PLAN KITCHEN/ DINING
  - UTILITY ROOM



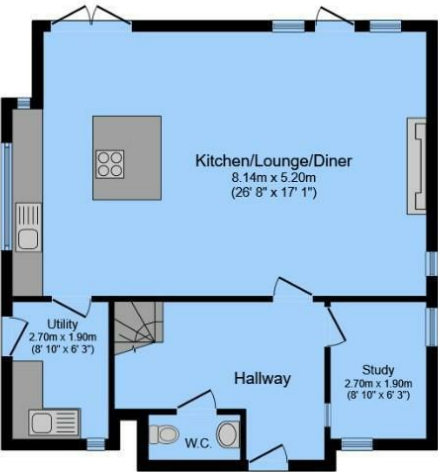




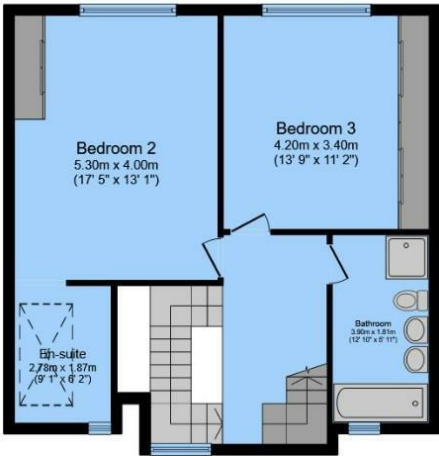








Ground Floor



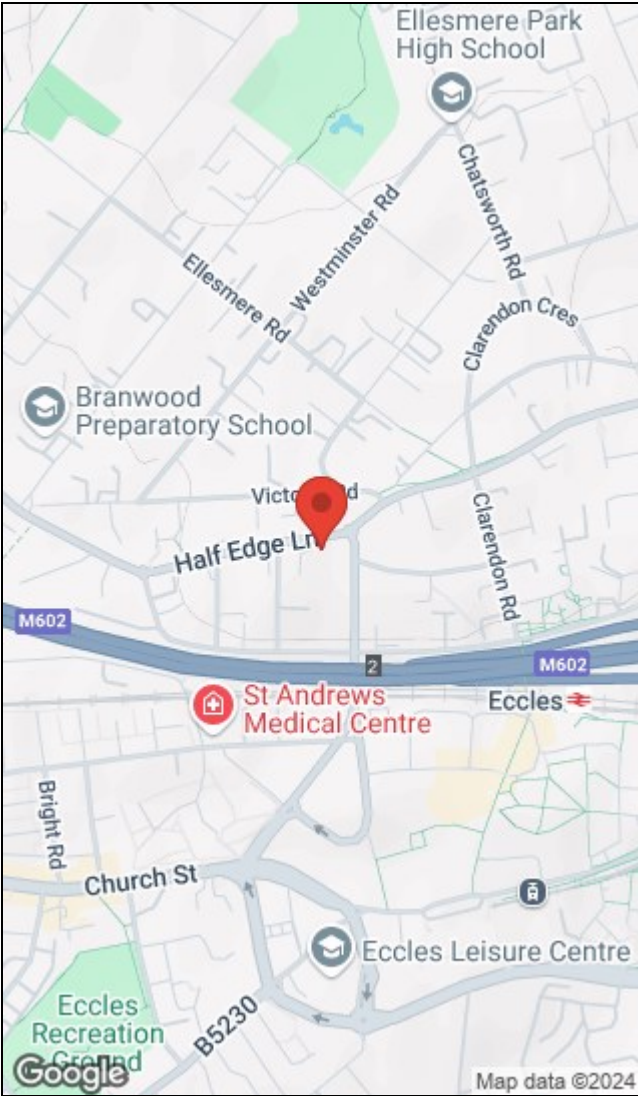
First Floor



Second Floor

Total floor area 176.1 sq.m. (1,896 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](http://www.focalagent.com)



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

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