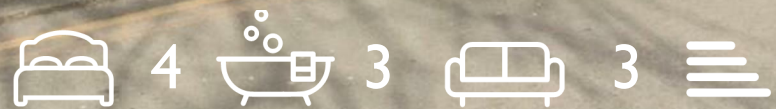




HUNTERS[®]
HERE TO GET *you* THERE



Victoria Road, Ellesmere Park, Manchester

£850,000



Once the original gatehouse of Ellesmere Park, this extraordinary 4-bedroom detached home has been transformed into a one-of-a-kind residence—blending timeless period character with cutting-edge modern luxury. Set in one of Greater Manchester’s most sought-after communities, it offers over 2,400 sq. ft. of meticulously renovated living space.

From its striking Tudor-style exterior with turreted gables and a rooftop clock tower, to the cobbled driveway, gated entrance, and bespoke fencing, the property expresses historic character with a curb appeal.

Inside, a grand entrance hall features tiled floors with underfloor heating, ambient lighting, and bespoke staircase panelling. The infrastructure includes a brand new Baxi boiler and Megaflow system, ensuring modern efficiency.

At the heart of the home lies an exceptional open-plan kitchen and dining space, fitted with premium Miele appliances, Gaggenau cooking stations, granite worktops, and bespoke booth seating. There’s also a utility room and luxurious WC with Porcelanosa finishes and a Toto self-cleaning toilet.

Two lounges offer versatility—one a stylish media room with leather panelling, the other a bright, underfloor-heated family space.

Upstairs, the home is split into two wings, ideal for families or guests. One wing features a double-height bedroom with a mezzanine bed deck and exposed brickwork, a second stylish bedroom, and a luxury bathroom with Hansgrohe fixtures, LED mirrors, and floor-to-ceiling tiling. The opposite wing includes a refined master bedroom with fitted wardrobes and a first-fixed en-suite ready for completion, alongside a bold fourth bedroom with a lofted bed and herringbone flooring.

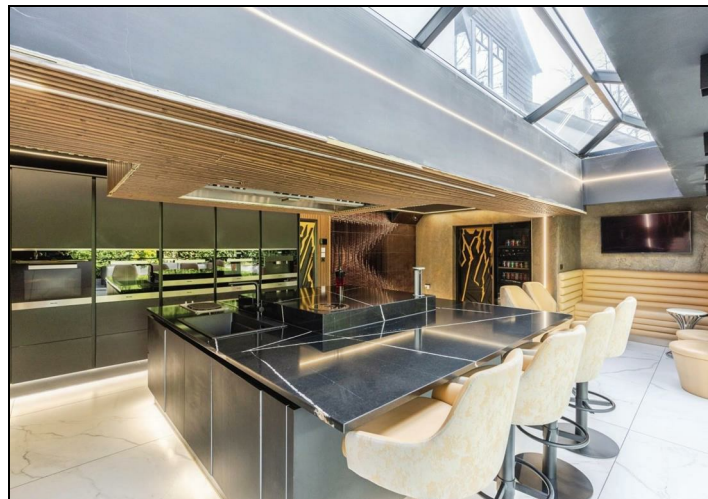
Renovated back to brick, the home is 90% decorated and showcases Porcelanosa tiles, LED lighting, timber sash windows, new radiators, a high-spec alarm, and even a fog defensive system.

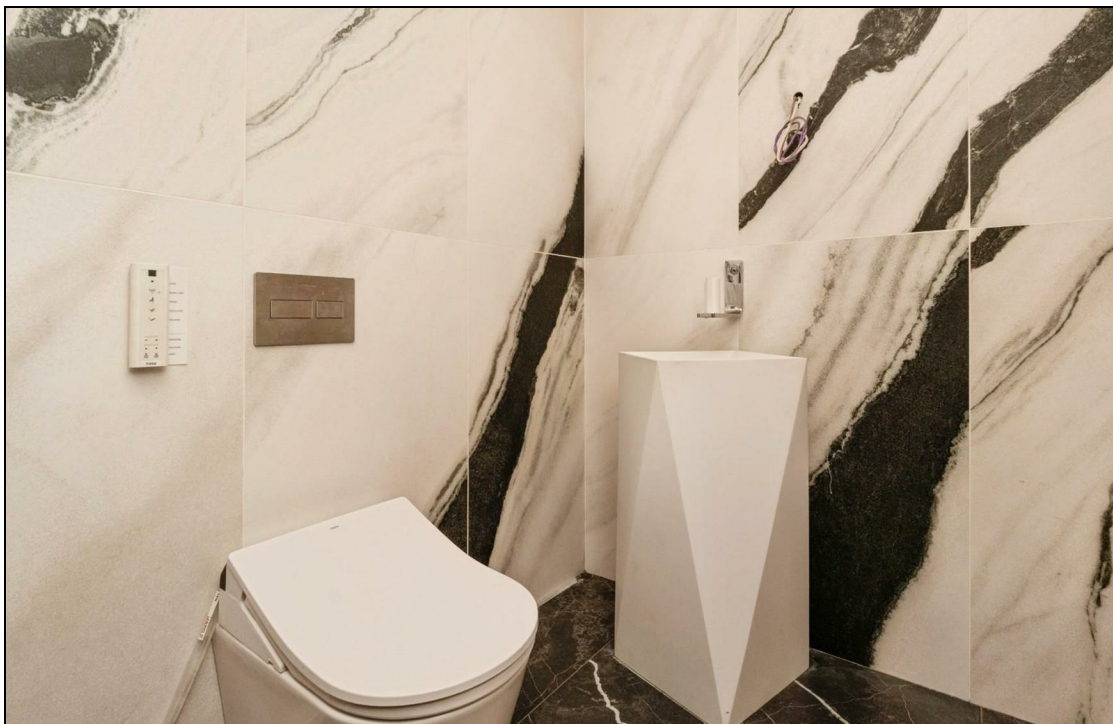
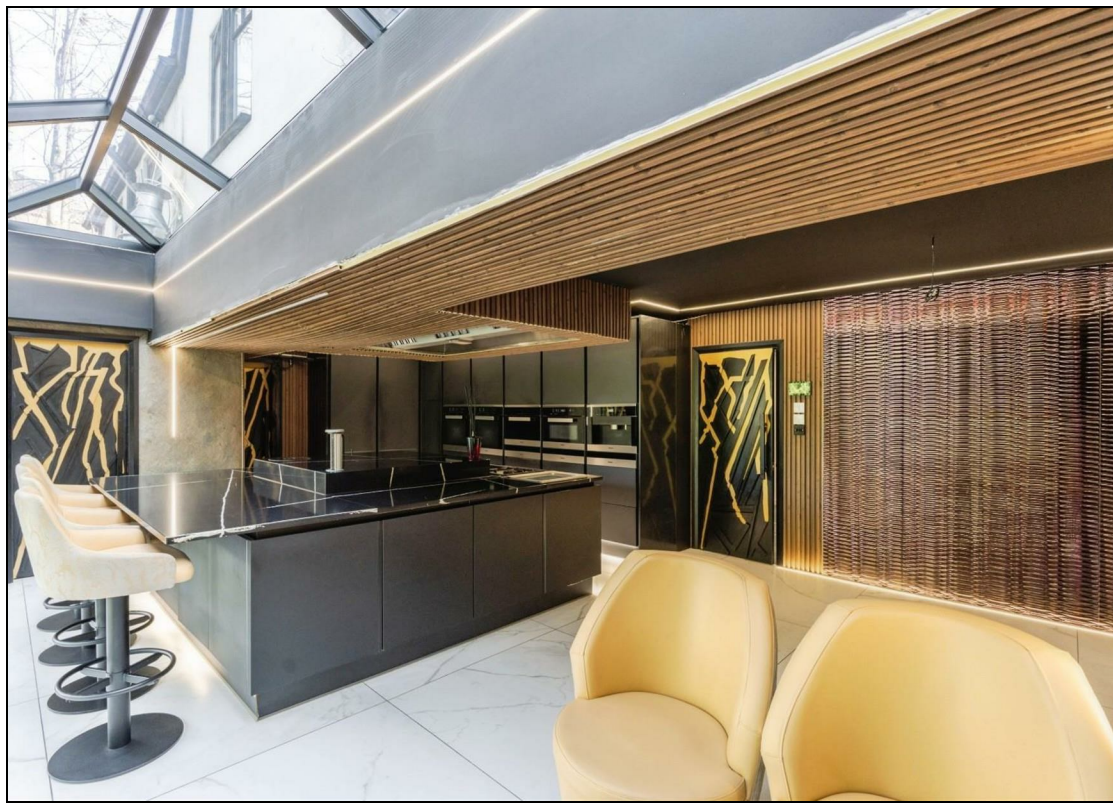
The rear garden is a low-maintenance oasis with artificial grass, paving, raised deck, tropical plants and BBQ area.

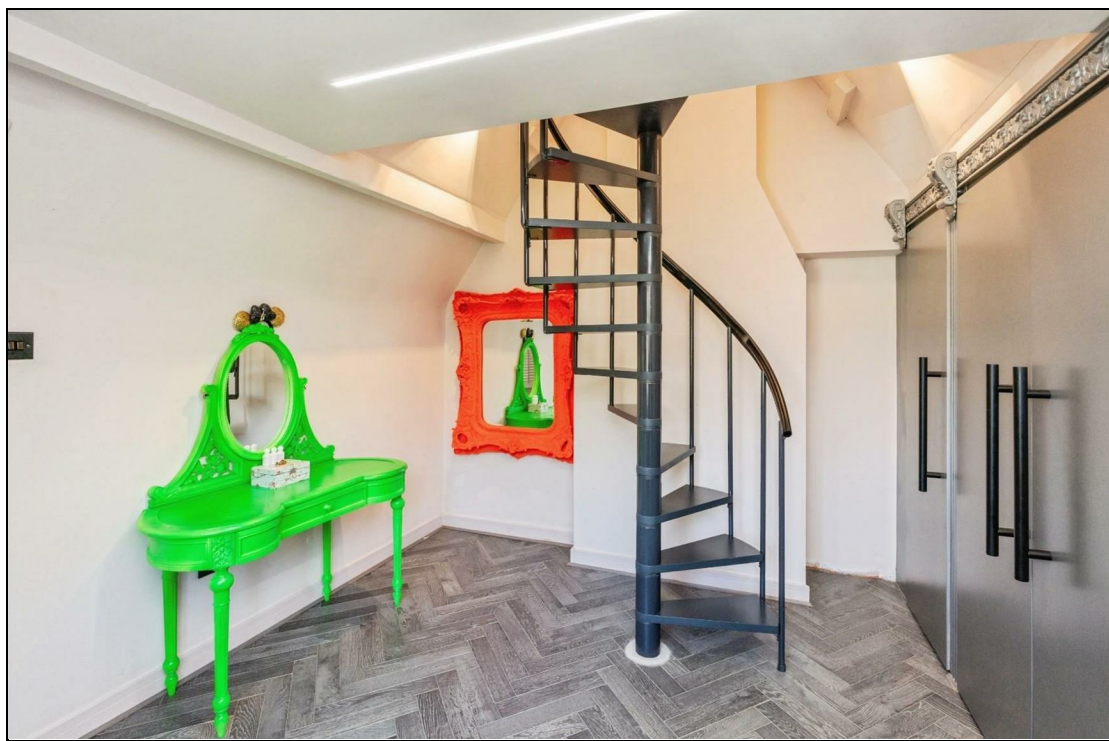
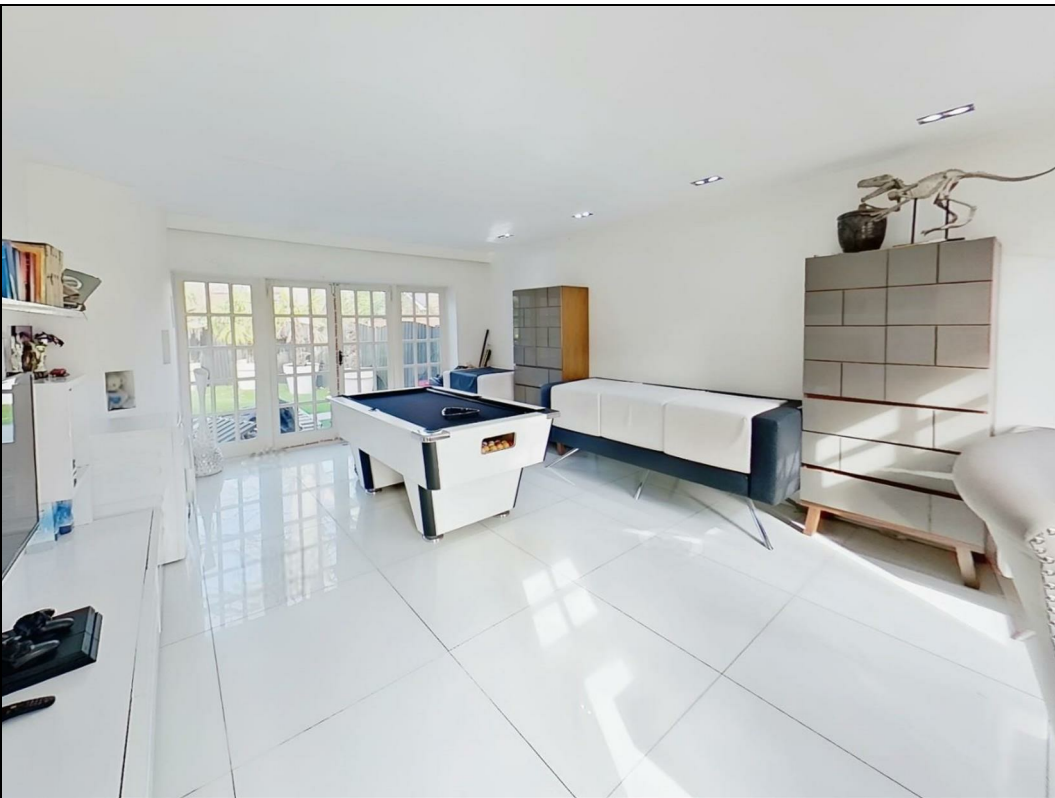


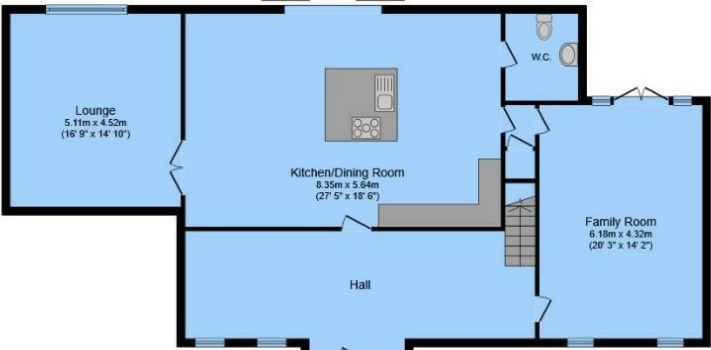
KEY FEATURES

- EXTENDED
- HIGHLY SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- MUST BE SEEN TO FULLY APPRECIATE
 - PERIOD PROPERTY
 - FOUR BEDROOMS
 - OFF ROAD PARKING
 - PRIVATE REAR GARDEN

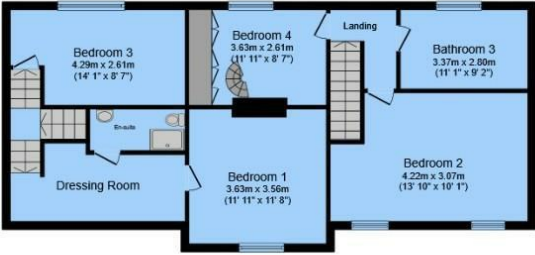




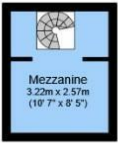




Ground Floor



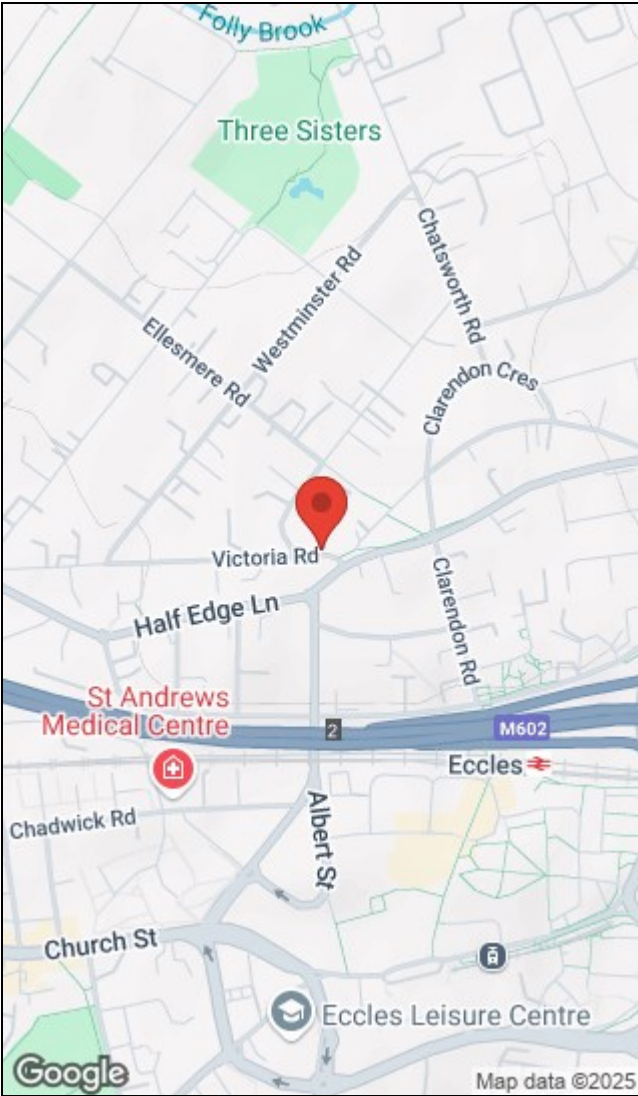
First Floor



Mezzanine

Total floor area 221.4 sq.m. (2,383 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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