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# Half Edge Lane, Eccles, Manchester, Greater Manchester

## Offers In The Region Of £995,000



Set within substantial, private, and beautifully maintained grounds, this elegant Victorian detached family home, built circa 1858, commands attention in Ellesmere Park—one of Monton’s most prestigious and desirable locations. With gated off-road parking, a detached double garage, and a wealth of original period features, this exceptional home offers timeless charm, character, and generous living space across three floors, plus a cellar.

Accessed via wrought iron gates and a sweeping driveway, the property makes a grand first impression. Inside, you’ll find beautifully preserved features including marble fireplaces, sash windows, internal shutters, deep skirtings, ceiling coving, and dado rails in the hallway and stairwell, all adding to its historic charm.

The ground floor is perfectly designed for family living and entertaining, offering a generous formal lounge and dining room, both filled with natural light. A large family room flows into a stunning open-plan kitchen, creating the heart of the home, while a utility room, cloakroom, and additional storage ensure practicality.

Upstairs are five well-proportioned bedrooms, including a luxurious principal suite with a dressing room and stylish en-suite shower room. A beautifully appointed four-piece family bathroom completes the first floor.

The cellar, approx. 830 sq.ft., offers versatile space for storage, a home gym, cinema room, or wine cellar.

Externally, the private rear garden is a peaceful retreat, surrounded by mature trees and ideal for outdoor living. The gated driveway leads to a detached double garage, combining convenience with kerb appeal.

Moments from Monton Village, the Three Sisters Nature Reserve, and with excellent access to transport links, Salford Quays, and Manchester City Centre, this is a rare opportunity to own a truly remarkable home in an outstanding location.





## KEY FEATURES

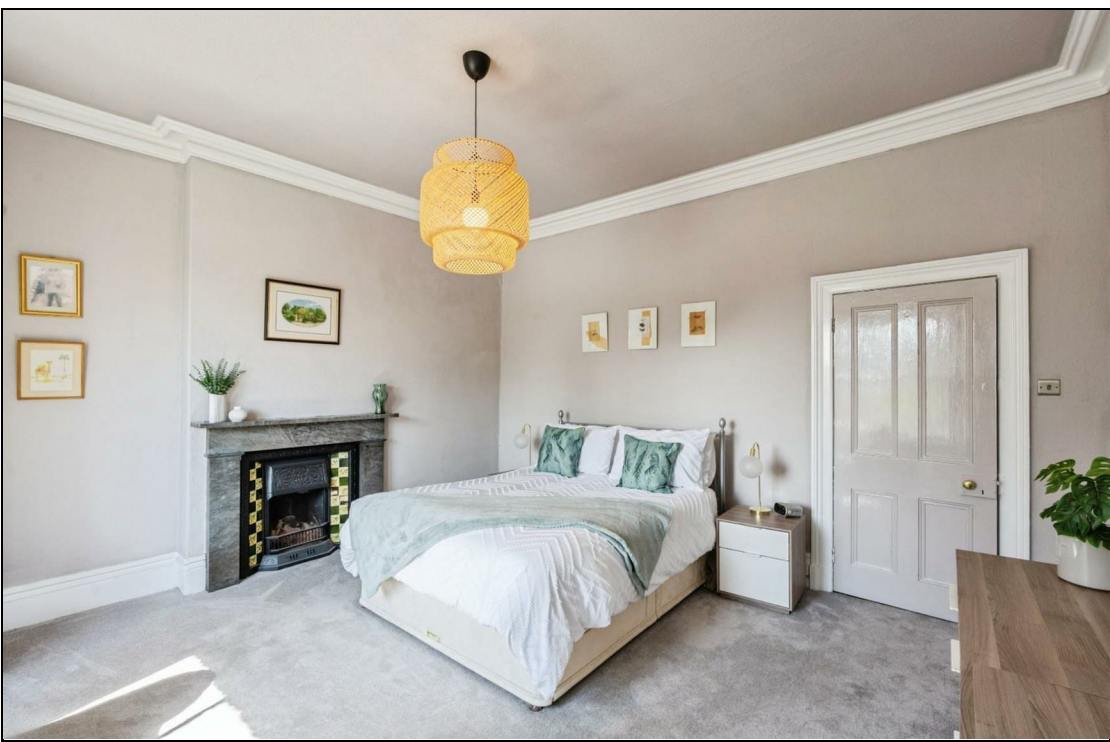
- FREEHOLD
- RARE OPPORTUNITY
- LARGE DETACHED DOUBLE GARAGE
- PERIOD DETACHED PROPERTY
- PRIVATE WRAP AROUND GARDENS
- FIVE BEDROOMS
- GATED OFF ROAD PARKING FOR MULTIPLE VEHICLES
- MUST BEEN SEEN TO FULLY APPRECIATE
- DOUBLE BAY FRONTED















### Cellar

Floor area 98.5 sq.m. (1,060 sq.ft.)



### Ground Floor

Floor area 120.8 sq.m. (1,301 sq.ft.)

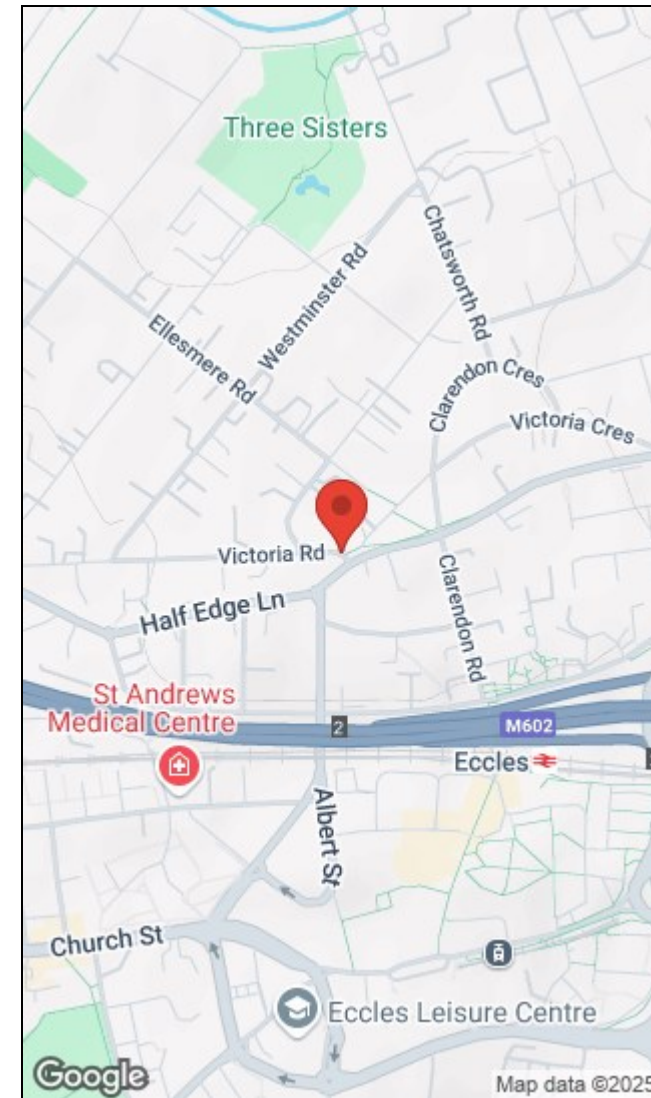


### First Floor

Floor area 119.6 sq.m. (1,287 sq.ft.)

Total floor area: 338.9 sq.m. (3,648 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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