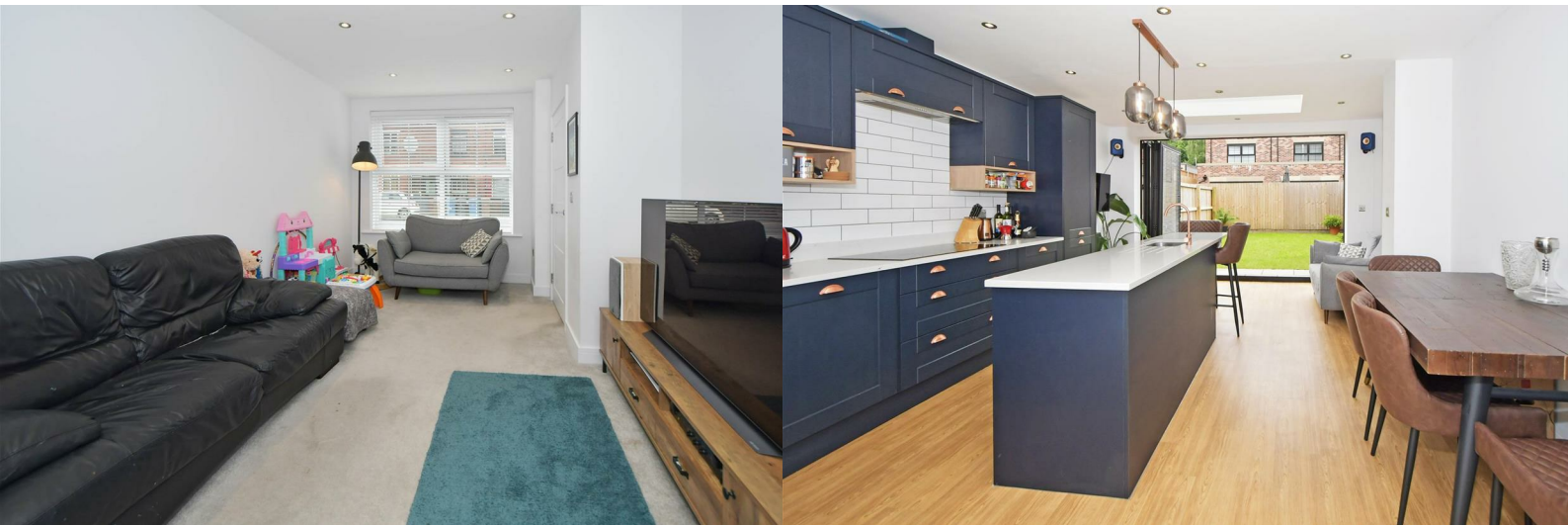




# 14 Carlton Street

Eccles, Manchester, M30 9QE

£465,000



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## Summary

Introducing this stunning semi-detached property for sale in the sought-after location of Monton, Eccles. Offering four double bedrooms across three floors of modern living space. This nearly new house, built in 2022, boasts a perfect blend of modernity and comfort, making it an ideal home for you and your family.

This magnificent property sets new standards of luxury living with its high-end fixtures and fittings. Presenting a spacious and sophisticated layout, this stunning semi-detached home boasts four double bedrooms, perfect for the growing family.

Step inside and prepare to be captivated by the beautifully designed open-plan family living space. The open plan kitchen/diner, adorned with stylish bi-fold doors and a Velux window, floods the room with an abundance of natural light. Whether it's enjoying a family meal or entertaining friends, you are surrounded by elegance at every turn. The centerpiece of the kitchen is the exquisite kitchen island, a true focal point for both culinary delights and daily gatherings. State-of-the-art appliances including an induction hob, a sleek extractor unit, fridge-freezer, oven, microwave, and dishwasher further enhance the contemporary charm. To provide practicality, convenience, and style, a downstairs W/C and a utility area are thoughtfully included with lovely lounge completing the ground floor.

This remarkable home ensures comfort and privacy for all, featuring an en-suite in the master bedroom, a well-appointed family bathroom awaiting soothing bubble baths, as well as an additional shower room. No need to worry about storage as this property offers ample room to house your belongings with precision and elegance.

Outside, you are welcomed by a private driveway that offers parking and electric charging point. The well-maintained gardens provide a serene oasis, where you can immerse yourself in tranquility.

Enviably situated, this home holds a prime location within walking distance of an array of exceptional local amenities. Whether it's exploring charming shops, indulging in a selection of bars and restaurants, or admiring the beauty of scenic walks, you certainly won't be short of places to explore. The area's exceptional schooling options cater to families seeking quality education, while the brilliant transport links into Manchester, Salford Quays, and MediaCityUK ensure effortless connectivity to these vibrant areas.

This outstanding property is unquestionably in excellent condition, creating an inviting atmosphere that you can call home. Embrace this incredible opportunity and make it yours today!

## Monton, Eccles

Discover the charms of Monton - a thriving Salford suburb brimming with character and promise. This alluring property invites you to immerse yourself in a vibrant community teeming with independent cafés, quaint tea rooms, and bustling bars at every corner.

Delving into Monton's rich history, you'll find that the name itself carries tales of a bygone era. Originally derived from the Saxon word "Ton" meaning settlement, Monton was born from "Mawinga" - honoring an Anglo-Saxon warrior from the year 1214. Evolving through time, the name settled perfectly as Monton, granting a touch of refined elegance to this charming locale.

Perfectly positioned, this remarkable property lies within walking distance of an array of superb local amenities. Immerse yourself in a delightful assortment of shops, enticing bars, mouth-watering restaurants, and a plethora of well-regarded local schools. Embark on scenic walks that will lead you through captivating vistas, framed by the exquisite landscapes of Ellesmere Park - sprawling across approximately 110 acres of natural beauty.

One of Monton's most alluring aspects lies in its unrivaled access to excellent transport links whisking you away to superb destinations such as Manchester, Salford Quays, and MediaCityUK. Positioned between the M602 and the A580 East Lancs, this suburban village offers the luxury of seamlessly connecting you to these bustling hubs, all while providing a serene retreat to call home.

Intigued by Monton's undeniable allure? This property offers the perfect opportunity to experience all the wonders this charming locale holds within its embrace. Immerse yourself in the rich tapestry of Monton's history, become part of its vibrant community, and luxuriate in the practicality of its convenient location.

## Sales

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Intending Purchasers and Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

## Ground Floor

### Entrance Hallway

4'10" x 4'10" (1.48 x 1.48)

Upon entering, you will be greeted by a tastefully designed space, illuminated by ceiling light points, creating a warm and welcoming atmosphere. Adorned with a wall-mounted radiator, power points and the composite door adds both style and security to this remarkable abode.

### Lounge

15'5" x 10'3" (4.70 x 3.14)

Feel instantly at home in this wonderful lounge that offers a perfect blank canvas for you to make it your own. Neutrally decorated with chic carpets and bright spotlights, this room boasts ample sockets for all your electronic needs.

### Open Plan Kitchen Dining & Family Room

20'9" x 13'5" (6.34 x 4.10)

Stunning open plan family entertaining area with bi-fold doors opening to the rear garden and Velux window allowing heaps of natural light to flow through. Ceiling spotlights, vertical wall mounted radiator. Fitted with a range of wall and base units creating ample storage space with complementary quartz work surfaces and integral electric oven, electric hob, microwave, fridge freezer, dishwasher, sink and drainer unit.

### Utility Room

5'1" x 2'11" (1.57 x 0.91)

A perfect haven to complete all your household chores effortlessly. With its ceiling light point illuminating every corner, power points at your fingertips, ample storage units to keep your belongings in order, and a spacious work surface, this utility room truly offers practicality at its finest.

### WC

4'9" x 4'3" (1.45 x 1.32)

This thoughtfully designed space offers a perfect blend of functionality and style, featuring a hand wash basin, WC, wall mounted radiator and a ceiling light point - ensuring comfort and convenience for you and your guests.

## First Floor

### Landing

11'11" x 6'3" (3.64 x 1.91)

### Master Bedroom

13'5" x 9'3" (4.10 x 2.82)

Double bedroom adorned with an elegant ceiling light point, a wall-mounted radiator, with abundant power points and a double-glazed window to the front, natural light elegantly dances throughout the room, creating an inviting haven.

### En-Suite

6'11" x 3'3" (2.11 x 1.00)

Boasting a modern three piece suite. With its elegant hand wash basin and WC, complemented by a generously sized walk-in shower, every moment spent in this opulent space is sure to be a pleasure. Be energized by the sparkling ceiling spotlights, basking the room in a warm, welcoming glow. Enjoy the abundance of natural light streaming through the double glazed window, and completed with heated towel rail.

### Bedroom Two

13'5" x 9'10" (4.10 x 3.02)

Double bedroom with abundant natural light floods through the double glazed window, with ceiling light point and wall-mounted radiator. Offering convenience at your fingertips, this room boasts well-placed power points, catering to all your modern requirements.

Tel: 07778 908724



### Family Bathroom

6'11" x 6'3" (2.11 x 1.91)

Exuding elegance with its three-piece suite, including a stylish hand wash basin, a modern WC, and a luxurious bath complete with an overhead shower. The ceiling spotlights create a calming atmosphere, perfectly complemented by the natural light that streams in through the double glazed window overlooking the rear garden complete with heated towel rail.

### Second Floor

#### Landing

6'3" x 5'3" (1.91 x 1.62)

#### Bedroom Three

13'5" x 12'7" (4.10 x 3.86)

Double bedroom which is illuminated by a ceiling light point, while multiple power points allow for convenient connectivity throughout. A wall mounted radiator ensures optimal comfort during chilly evenings, while a double glazed window overlooking the rear elevation bathes the space in natural light.

#### Bedroom Four

13'5" x 11'3" (4.10 x 3.45)

Double Bedroom with ceiling light point, power points, and a wall-mounted radiator, your comfort is at the forefront of this gracious abode. Supplemented with a double glazed window to the front elevation, natural light effortlessly bathes the interiors, creating a warm and inviting atmosphere throughout.

#### Shower Room

6'11" x 5'5" (2.11 x 1.67)

An impressive shower room, boasting a modern three-piece suite complemented by a sleek hand wash basin, WC, and a walk-in shower. Ceiling spotlights and a double glazed window graces the room, ushering in natural light to illuminate the refreshing shower room.

### Externally

#### Driveway Parking

Driveway parking to the front of the property complete with electric charging point.

#### Rear Garden

Low maintenance rear garden with a delightful patio and lush green lawns, relaxation and outdoor enjoyment are guaranteed.

#### Tenure

Freehold, to be confirmed by the Vendor's solicitor.

#### Energy Performance Certificate

Current Rating B.

#### Possession

Vacant possession upon completion.

### Viewing

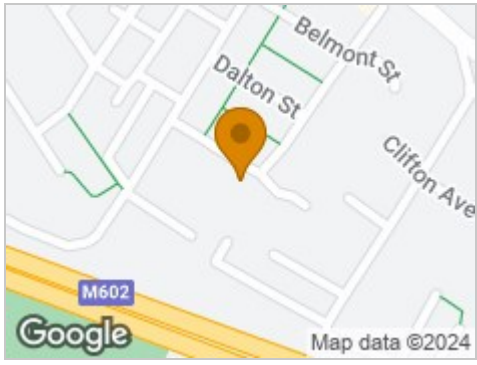
Viewings are by appointment only and can be arranged by calling New Adventure Homes.

### Property to Sell or Let?

With unique service packages, if you are looking for a new agent or just want some advice, call us today on 07778 908 724!



## Road Map



## Hybrid Map



## Terrain Map



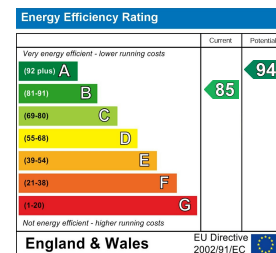
## Floor Plan



## Viewing

Please contact our New Adventure Homes Sales Office on 07778 908724 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.