



40D Cromwell Road

Eccles, Manchester, M30 0GT

£285,000



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Summary

Welcome to this stylish three-bedroom freehold family home, situated in the excellent location of Eccles. This property boasts a modern, contemporary finish throughout, making it the perfect family home.

Upon entering, you will be greeted by a welcoming entrance hallway leading to a family-sized lounge, W.C, and a large kitchen diner on the ground floor. The first floor offers three well-proportioned bedrooms and a stylish fitted bathroom. The property is fully double glazed and gas central heated for your comfort.

Externally, the property features off-road parking for two vehicles at the front, while the well-kept garden at the rear provides a peaceful outdoor space to enjoy.

Conveniently located within walking distance of Patricroft train station, with direct access into Manchester, and a short stroll from Eccles and the vibrant Monton village. You can partake in shopping, dining, and socializing at the array of nearby amenities. Embark on scenic walks through the captivating landscapes of Ellesmere Park - a sprawling nature reserve spreading across approximately 110 acres.

Eccles offers excellent transport links, connecting you effortlessly to Manchester, Salford Quays, and MediaCityUK. Positioned between the M602 and the A580 East Lancs, Eccles provides both urban convenience and a peaceful retreat in which to call home.

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.

Perfect for a growing family, this property is sure to be popular. Contact the office today for more information and to arrange your viewing. Don't miss this opportunity to make this remarkable property your new home.

Eccles

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 Eccles 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.

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

6'2" x 4'3" (1.88 x 1.32)

Welcoming entrance hallway, decorated with neutral tones and featuring stunning tiled flooring

Lounge

14'10" x 11'7" (4.54 x 3.55)

Spacious family sized lounge, complete with a stylish squared bay window offering plenty of natural light. The neutral decoration and soft carpets create a cosy and inviting atmosphere for you and your loved ones to enjoy.

Open Plan Kitchen & Dining Room

15'0" x 9'7" (4.58 x 2.94)

A spacious kitchen/diner perfect for hosting and entertaining guests. The kitchen is fitted with a stunning range of modern wall and base units, complemented by a roll top work surface and integral stainless steel sink. Enjoy the convenience of built-in appliances including a fridge freezer, oven and hob complete with extractor. The room is brightened by multiple spot lights, and French doors lead out to the rear garden, offering a seamless indoor-outdoor living experience.

WC

4'7" x 3'3" (1.40 x 1.00)

With low level W.C & pedestal hand wash basin, perfect for guests.

First Floor

Tel: 07778 908724

Landing

8'5" x 6'6" (2.57 x 2.00)

Neutrally decorated with loft access via loft hatch.

Master Bedroom

12'10" x 8'4" (3.92 x 2.55)

Wonderful double bedroom, overlooking the front elevation with ample space for a dressing table in the squared bay window. The bedroom offers a peaceful retreat with a view of the surrounding area.

Bedroom Two

11'11" x 8'4" (3.64 x 2.55)

Double bedroom overlooking the rear elevation.

Bedroom Three

7'4" x 6'6" (2.25 x 2.00)

Single bedroom overlooking the rear elevation, versatile room ideal for guest bedroom or home office.

Family Bathroom

8'6" x 6'6" (2.60 x 2.00)

Modern fitted three piece suite, complete with a low level WC, pedestal hand wash basin, and a stylish p-shaped bath with a thermostatic shower over. Tiled splash-backs and laminate flooring add a touch of contemporary charm to the bathroom.

Externally

Driveway Parking

Parking for two vehicles.

Rear Garden

Well-kept garden, featuring lawn which is surrounded by wood panel fencing for added privacy. Convenient storage shed can also be negotiated into the sale.

Tenure

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

Energy Performance Certificate

Current Rating B.

Local Authority

Salford - Band B

Possession

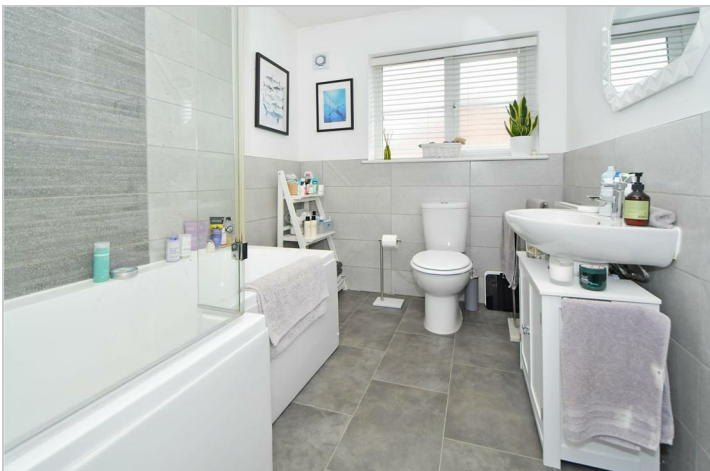
Vacant possession upon completion.

Viewing

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

Property to Sell or Let?

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Road Map



Hybrid Map



Terrain Map



Floor Plan



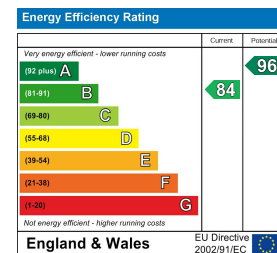
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

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

Energy Efficiency Graph



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