



Park Road, Eccles

Manchester

HILLS

Offers in Region of £600,000

Park Road

Eccles, Manchester

Stunning extended four bedroom semi-detached in Monton Village, blending classic charm with modern living. Open-plan kitchen, spacious bedrooms, off-road parking, and low-maintenance garden. Ideal for families with top schools and amenities nearby.

Book your viewing now!

Council Tax band: D

Tenure: Freehold

- Stunning Period, Extended, Semi Detached Property Laid over Three Floors in the Heart of Monton Village
- Bay Fronted Lounge with Log Burner and Second Reception Room
- Fabulous Open Plan Kitchen Dining Space, Flooded with Natural Day Light & Separate Utility Room
- Four Generous Double Bedrooms, Master Complete with dressing Room & En Suite Bathroom
- Family Bathroom and Guest W.C.
- Gated Off Road Parking to the Front for Multiple Cars
- Private, Low Maintenance Garden with York Paving and Artificial Lawn
- Excellently Located within Catchment to Highly Regarded Schools
- Surrounded by a Plethora of Amenities & Brilliant Transport Links



HILLS



Entrance Hallway

A welcoming entrance entered via a composite front door. Complete with two ceiling light points, wall light point and column radiator. Fitted with tiled flooring.

Lounge

14' 4" x 12' 3" (4.37m x 3.73m)

A bright lounge featuring a log burner and tiled hearth. Complete with a ceiling light point, double glazed bay window and wooden flooring.

Reception Room Two

12' 8" x 10' 3" (3.86m x 3.12m)

Featuring a gas fire. Complete with a ceiling light point, double glazed window and column radiator. Fitted with wooden flooring.

Kitchen / Diner

22' 0" x 20' 8" (6.71m x 6.30m)

A spacious kitchen diner featuring modern wall and base units with ceramic sink, integral gas hob, electric oven and grill. Space for a fridge freezer and dishwasher. Complete with a ceiling light point, ceiling spotlights, four Velux windows, double glazed window and wall mounted radiator. Fitted with French doors, part tiled walls and tiled flooring.

Utility Room

15' 9" x 5' 2" (4.80m x 1.57m)

Featuring complementary wall and base units with integral stainless steel sink. Boiler and plumbing for a washer and dryer. Complete with ceiling spotlights, two Velux windows and wall mounted radiator. Fitted with uPVC door, part tiled walls and tiled flooring.

Downstairs W.C.

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator, part tiled walls and wood effect flooring.



Landing

Complete with a wall light point, wall mounted radiator and carpet flooring. Access to a partially boarded loft via a dropdown ladder.

Bedroom One

16' 3" x 14' 5" (4.95m x 4.39m)

A spacious master bedroom featuring fitted wardrobes. Complete with ceiling spotlights, two wall light points, double glazed bay window, double glazed window and column radiator. Fitted with laminate flooring.

En suite

9' 8" x 3' 8" (2.95m x 1.12m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, heated towel rail and granite windowsill. Fitted with tiled walls and flooring.

Bedroom Two

12' 8" x 10' 5" (3.86m x 3.18m)

Featuring fitted wardrobes and cast iron fire surround. Complete with a ceiling light point, two double glazed windows, single glazed window into landing and wall mounted radiator. Fitted with carpet flooring.

Bedroom Three

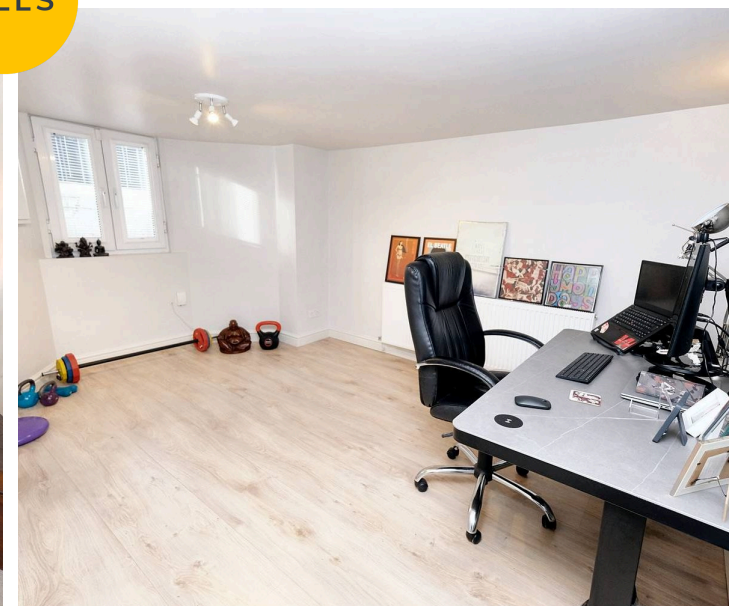
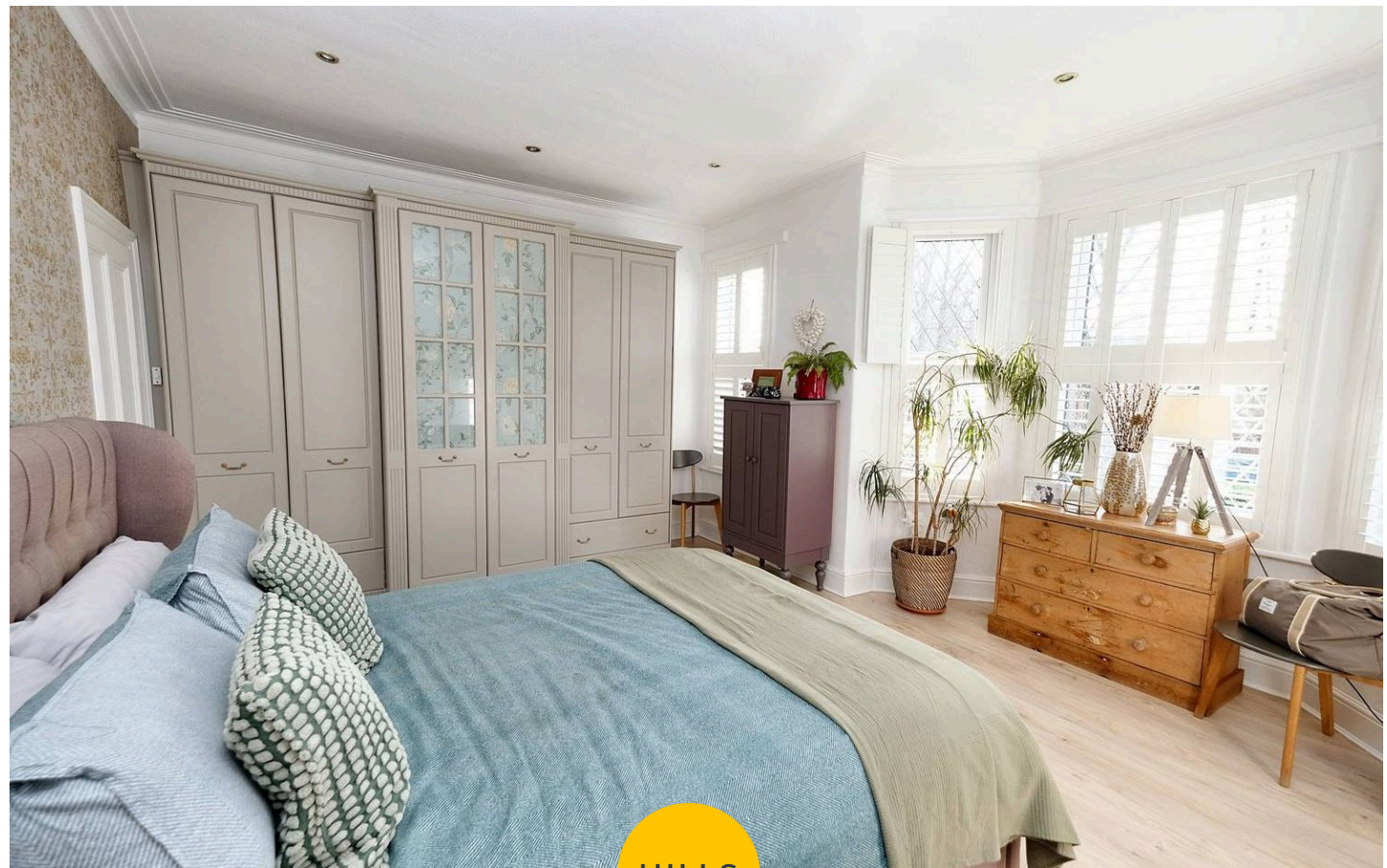
11' 6" x 10' 1" (3.51m x 3.07m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Dressing Room

9' 5" x 8' 6" (2.87m x 2.59m)

Complete with ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with carpet flooring. Loft access.



Bathroom

8' 5" x 7' 1" (2.57m x 2.16m)

Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with laminate flooring.

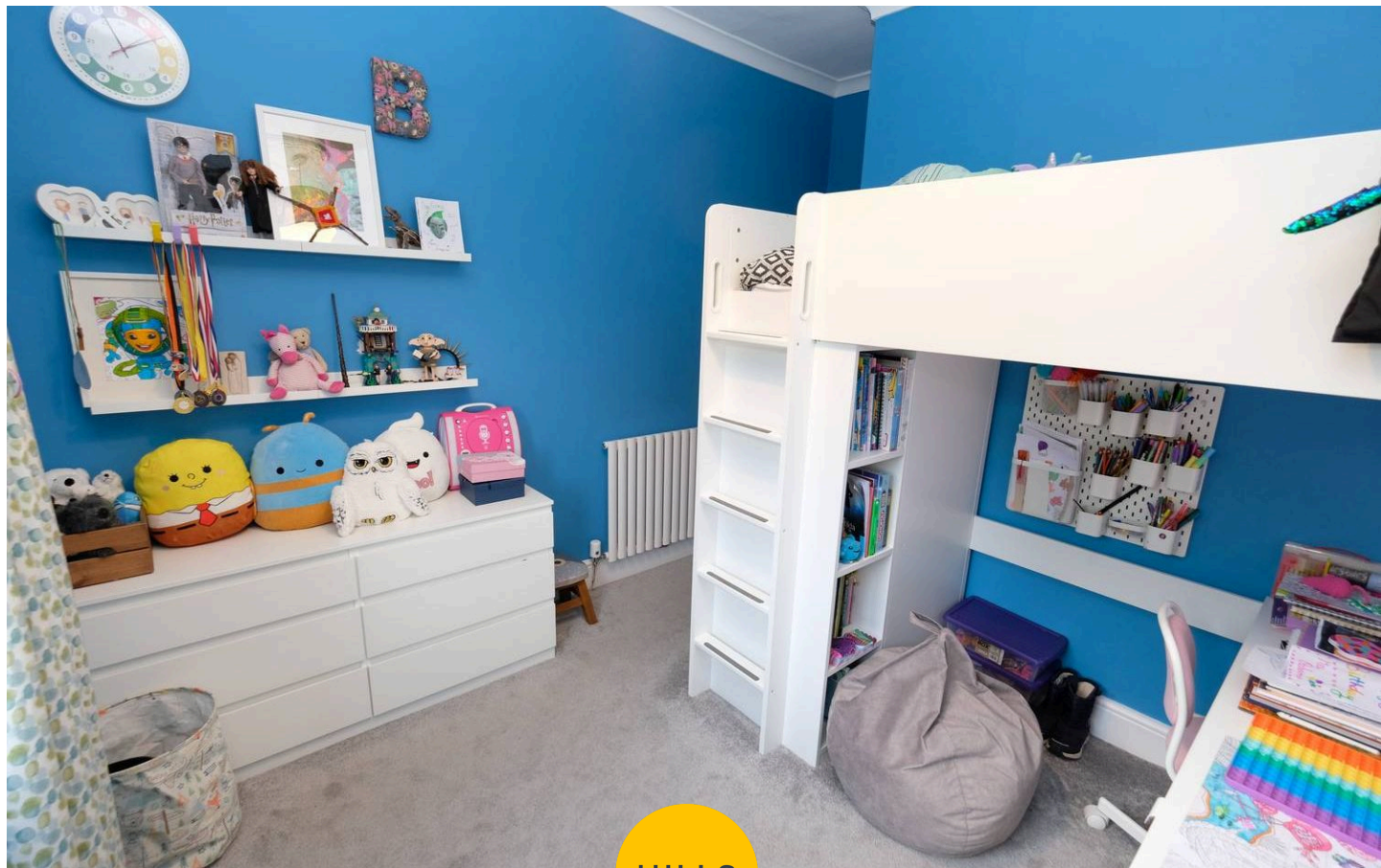
Cellar

14' 3" x 10' 2" (4.34m x 3.10m)

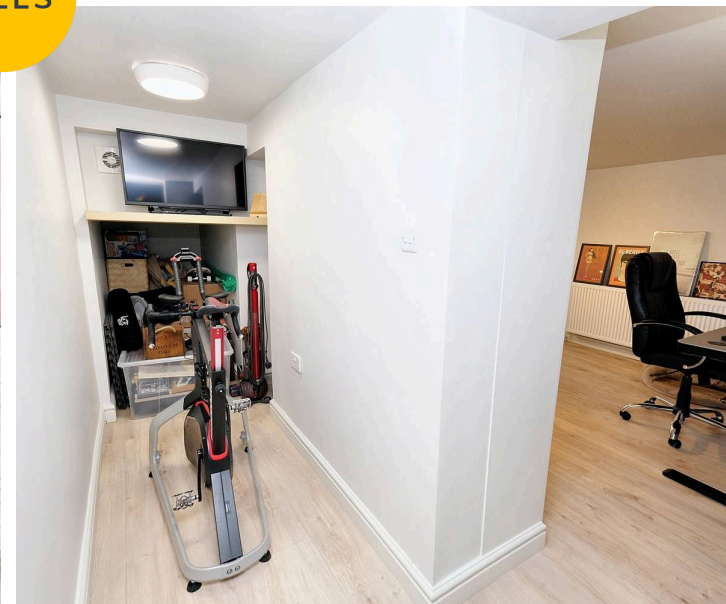
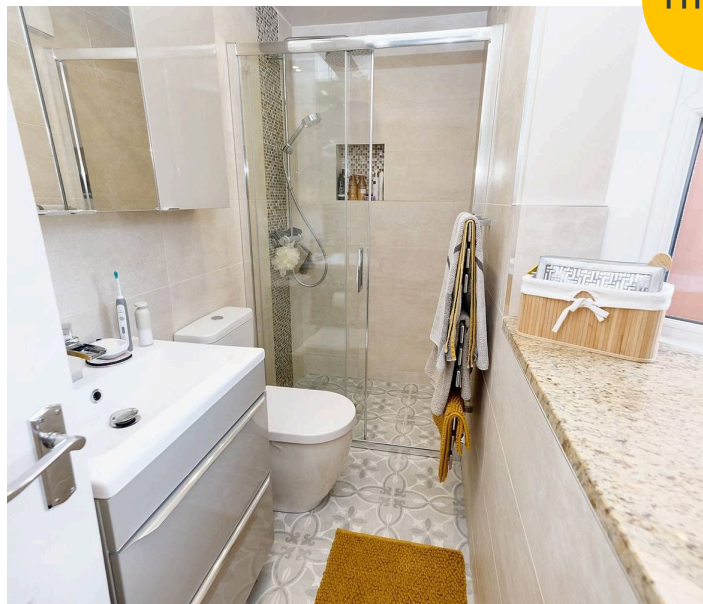
Complete with a ceiling light point, two wall light points and wall mounted radiator. Fitted with laminate flooring.

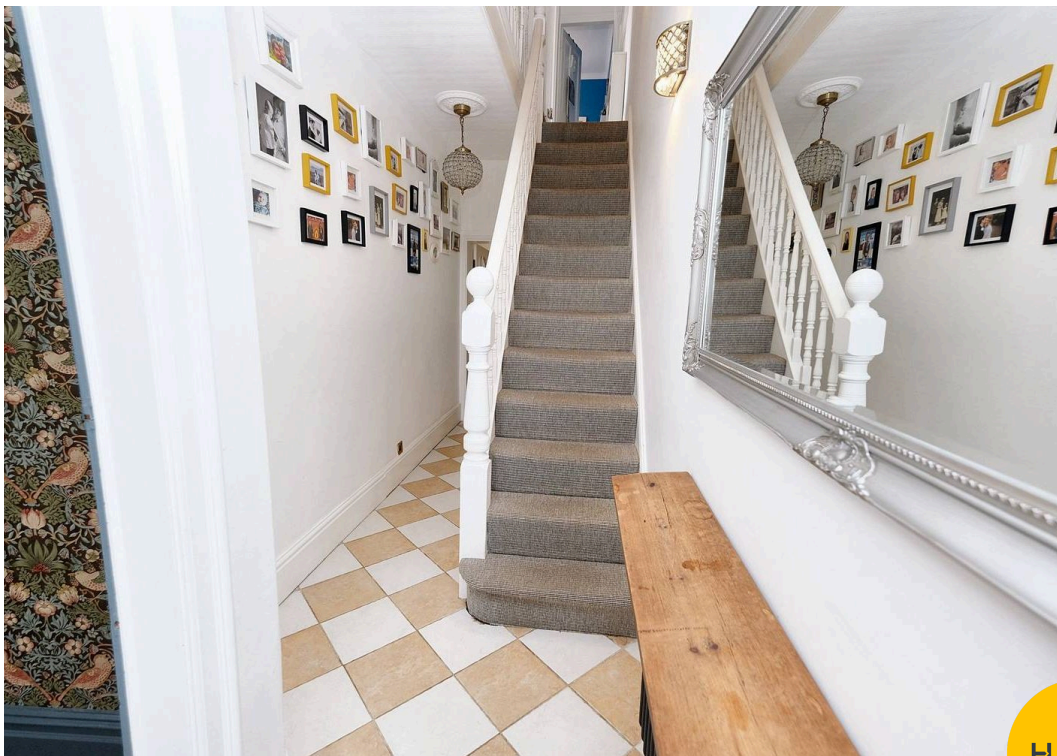
External

To the front of the property is a single and double gated garden with off road parking for two cars. To the rear of the property is a garden with York stone, central artificial lawn and fitted storage. Gated access.

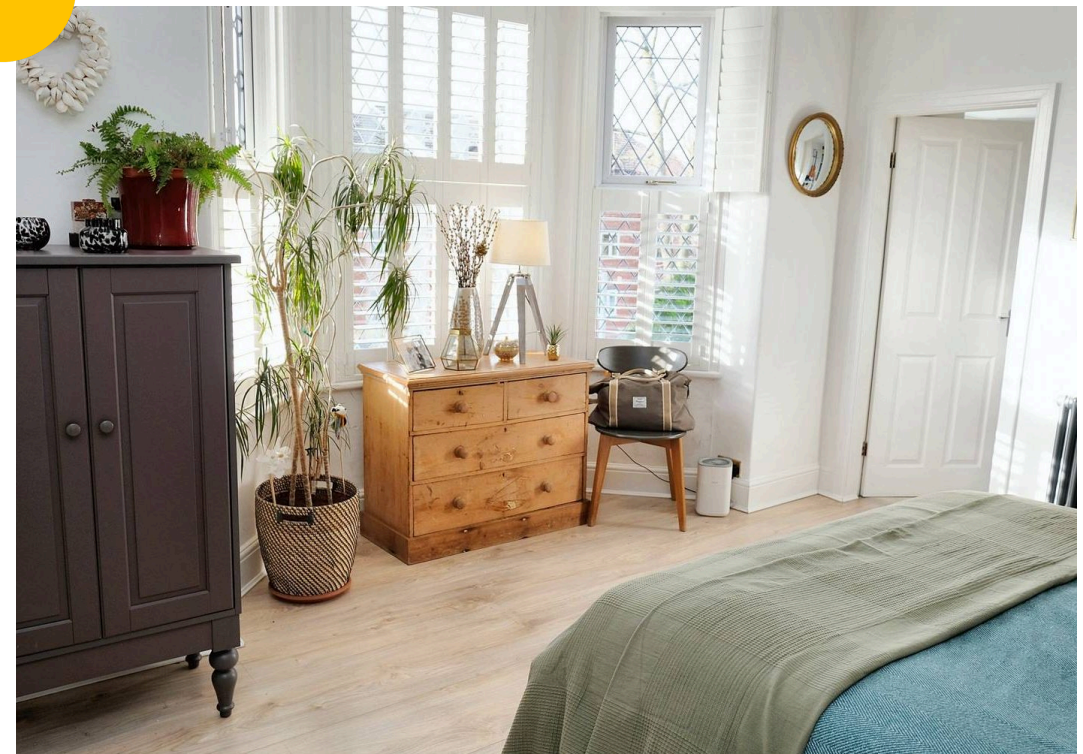


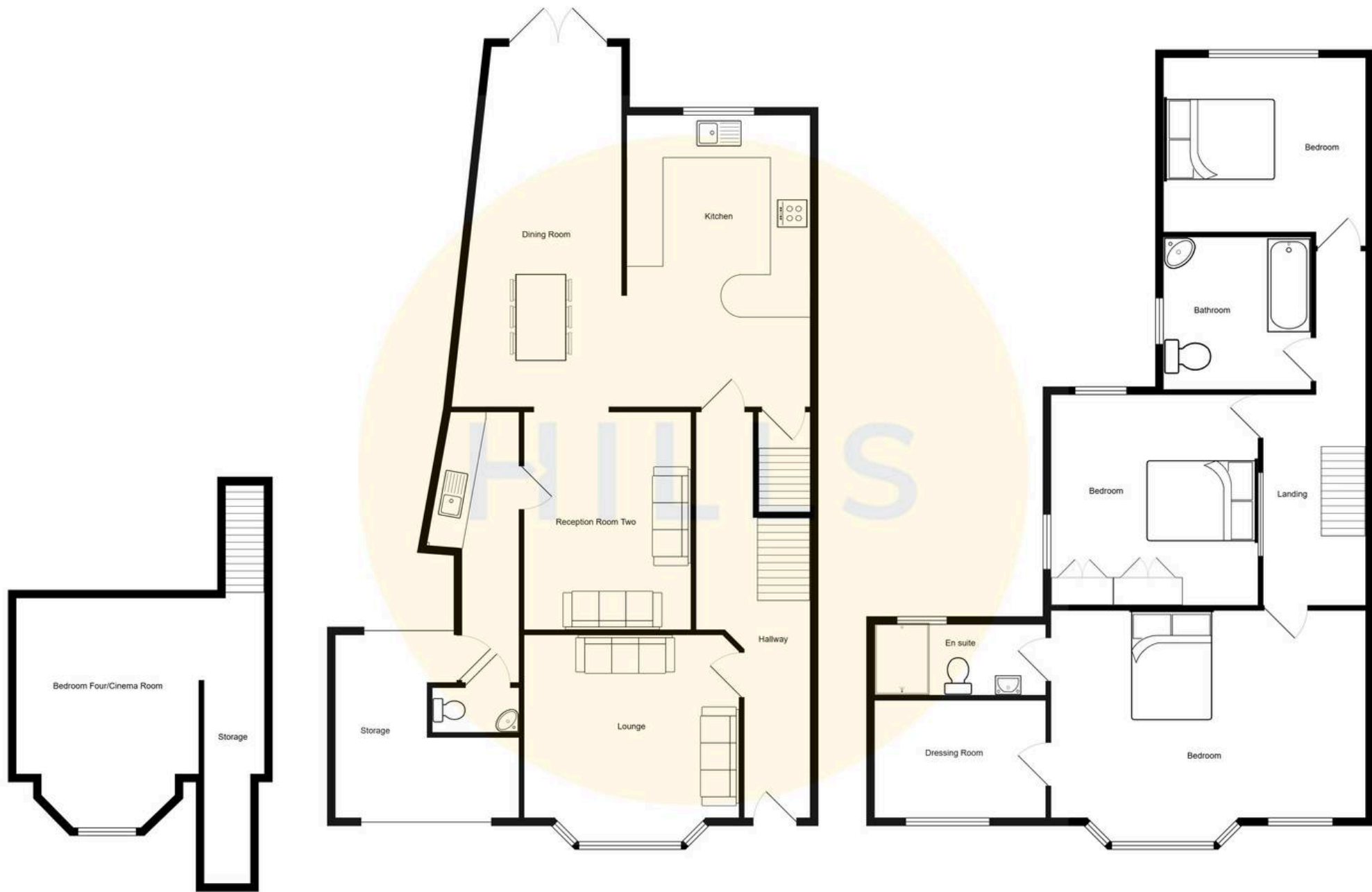
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.