



12 Rutland Road Ellesmere Park Manchester M30 9FA

Offers in excess of £895,000

WOW, WOW & WOW! HOME ESTATE AGENTS are thrilled to have the opportunity to offer for sale this immaculate and much improved five bedroom period family home located on the desirable Rutland Road. In the heart of Ellesmere Park with its tree lined roads and easy access into Monton, the property boasts spacious accommodation spanning four floors. Welcoming you on the ground floor there is a porch, inviting hallway, bay-fronted lounge, dining room with further bay to the side, ground floor W/C, utility room and a modern fitted kitchen with views over the garden to the rear. Stairs from the hallway lead to the lower ground floor which provides a full footprint, five chamber cellar which is currently used for storage along with a home beauty room, office and further W/C to name a few. To the first floor of the property there is a spacious landing, one of the five bedrooms, fitted family bathroom suite and then, to the front of the property, the impressive master suite complete with large master bedroom, en-suite bathroom suite with freestanding bath and separate shower and a walk in wardrobe/dressing area. Finally, to the second floor there are the further three spacious bedrooms, W/C and a family bathroom suite. Externally there is ample off road parking to the front leading to the side with access to the garage and then a great size rear garden which has to be seen to be believed. The current owners have created a true family home which still offers for potential for further extension if required, subject to any local planning permission being granted. A beautiful, period family home which needs to be seen to be fully appreciated! Call HOME On 01617898383 to view!

- WOW, WOW & WOW!
- Porch and impressive entrance hallway
- Modern fitted kitchen overlooking the rear garden
- Ample off road parking, garage and great size gardens to the rear
- Substantial, period family home
- Bay-fronted lounge and dining room with bay to the side
- Accommodation over four floors
- Five double bedroom semi detached property
- Downstairs W/C and utility room
- Master suite with en-suite and dressing room

Porch

Hallway

Lounge 18'2 x 14'0 (5.54m x 4.27m)

Dining room 16'9 x 14'6 (5.11m x 4.42m)

W/C 7'8 x 4'5 (2.34m x 1.35m)

Utility room 6'9 x 4'5 (2.06m x 1.35m)

Kitchen 17'6 x 14'0 (5.33m x 4.27m)

Cloakroom storage

Cellar rooms

Cellar chamber one - 17'7 x 13'5

Cellar chamber two - 16'4 x 14'3

Cellar chamber three - 11'8 x 3'7

W/C - 7'0 x 5'8

Cellar chamber four - 13'2 x 11'7

Cellar chamber five - 11'2 x 4'4

First floor landing

Master bedroom suite 19'9 x 18'1
(6.02m x 5.51m)

En-suite 14'1 x 9'2 (4.29m x 2.79m)

Dressing room 14'3 x 7'0 (4.34m x 2.13m)

Bedroom Three 20'0 x 12'0 (6.10m x 3.66m)

Bathroom 8'5 x 6'0 (2.57m x 1.83m)

Second floor landing

Bedroom Two 20'0 x 14'0 (6.10m x 4.27m)

Bedroom Four 14'4 x 12'9 (4.37m x 3.89m)

Shower room 8'4 x 6'4 (2.54m x 1.93m)

Bedroom Five 16'0 x 12'1 (4.88m x 3.68m)

W/C 6'1 x 4'4 (1.85m x 1.32m)

Sales info

We are advised that the property is freehold.

We are advised that the current council tax band is band F.

The current EPC rating is D.

IMPORTANT INFORMATION -

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being

accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Total area: approx. 410.6 sq. metres (4419.1 sq. feet)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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