



12 Half Edge Lane Eccles Manchester M30 9GJ

£775,000

THREE WORDS - BESPOKE, STUNNING AND WOW! NO EXPENSE SPARED! HOME ESTATE AGENTS are thrilled to offer for sale this stylishly renovated and painstakingly designed period home. Having the benefit from a full lower ground floor conversion offering an office, CINEMA ROOM and utility room, also allowing access directly to the sunken garden patio area. To the ground floor the accommodation comprises vestibule, impressive and welcoming hallway, bay-fronted formal dining room, open plan family room with high specification kitchen finished with Quartz worktops, stone sink, Neff appliances and Quooker tap along with with a tailor-made wine cellar and rear lounge with custom shelving, storage and a beautiful bay over looking the garden, furthermore, the oak stairs leading down to the lower ground floor. To the lower ground floor there is an office with custom built storage, CINEMA ROOM and a newly installed utility room and boiler room. To the first floor there is a spacious landing, three of the five double bedrooms and fitted family bathroom suite. The master suite comprises shower room with underfloor heating and bespoke sanity wear, storage and the principle bedroom with bay overlooking the rear garden. To the second floor there are two further double bedrooms with dual height ceilings and a further shower room. The property is double glazed and gas central heating. Externally there is a double driveway to the front with electric charging point, covered access to the side, whilst to the rear there is a sunken paved patio area and further lawn garden area! Within walking distance of Monton and Eccles the property truly is well positioned. Call HOME on 01617898383 to view!

- NO EXPENSE SPARED!
- Impressive hallway
- Lower ground floor with office/sitting room and CINEMA ROOM!
- Off road parking with electric charger and garden to the rear!
- STYLISHLY RENOVATED THROUGHOUT!
- Bay-fronted lounge
- Master suite with bedroom, wardrobe and en-suite shower room
- STUNNING PERIOD FEATURES
- Breathtaking, high standard kitchen and open with family room
- Four further double bedrooms



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Hallway

Formal dining room 13'9 x 18'3 (4.19m x 5.56m)

Inner hallway 7'0 x 6'5 (2.13m x 1.96m)

Open plan kitchen/family room

Kitchen - 17'7 x 13'4

Family room - 17'3 x 16'3

Wine cellar 4'2 x 4'0 (1.27m x 1.22m)

Lower ground floor

Sitting room/Office 15'0 x 13'5 (4.57m x 4.09m)

Cinema room 13'1 x 11'3 (3.99m x 3.43m)

Utility area 11'7 x 5'5 (3.53m x 1.65m)

First floor

Master suite

Bedroom One 17'9 x 13'4 (5.41m x 4.06m)

En-suite

Bedroom Two 18'1 x 13'8 (5.51m x 4.17m)

Bedroom Three 13'6 x 12'0 (4.11m x 3.66m)

Bathroom 8'7 x 5'9 (2.62m x 1.75m)

Second floor

Bedroom Four 13'1 x 11'4 (3.99m x 3.45m)

Bedroom Five 13'5 x 13'5 (4.09m x 4.09m)

Shower room 9'6 x 5'7 (2.90m x 1.70m)

Sales info

We are advised that the property is Freehold.

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

The current EPC rating is TBC

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 and floorplans are approximate and are for illustration only.

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 and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing

regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.



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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. 277.6 sq. metres (2988.0 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		
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