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# Ascend

Built on higher standards



Westminster Road, Ellesmere Park, Manchester

£1,250,000

This spectacularly unique detached property, once the home of the Duke of Bridgewater, sits proudly on an extensive plot surrounded by beautifully mature gardens in the desirable location of leafy Ellesmere Park. Offering a vast amount of accommodation, this fantastic property has been a family home over many generations and comprises five spacious bedrooms, one of which features an ensuite, a family bathroom, four large reception rooms, a conservatory, a kitchen, and a study. There is also a cellar space with its own private entrance featuring six rooms, all of which have high ceilings, with the potential to be converted into further living accommodation. Additionally, the freehold was purchased in the early 1990s and remains for the benefit of any future owners.

This is a rare unique opportunity to acquire a distinctive and unique property, as few Victorian detached properties with such standing and with a traditional residential layout remain within Ellesmere Park.

Step into the bright and grand hallway to discover all the delights that this exquisite property has to offer. The ground floor of the property boasts four large reception rooms, a kitchen area, conservatory and a study room which would make a perfect home office or utility room. This elegant property still possesses many of its original features such as sash windows, cornices, high skirtings, and original doors. The main family reception room features a magnificent fireplace, originating from Worsley Old Hall.

Head upstairs onto the substantial landing area which features plenty of room for furniture and storage, as well as an enormous skylight, allowing heaps of natural light to flood down into the space. From the landing, you will find five impressively sized bedrooms (one of which is 20ft long) and two bathrooms, one of which is an ensuite.



# 5 Westminster Road, Ellesmere Park, Manchester, M30 9HF

The house stands magnificently on its freehold grounds covering around half an acre, with mature gardens to each aspect. Both private and not overlooked by neighbouring properties, the front and rear garden are significant in size and are the perfect blank canvas to completely landscape and make your own. Remarkably, the property sits just outside of the Victorian core boundary (between numbers 5 & 7) allowing a variety of potential planning opportunities. The current driveway already has parking space for multiple vehicles and there is scope to further extend the driveway if you so wish.

Situated on the sought-after Westminster Road, this property is in an enviable spot and surrounded by an abundance of picturesque tree-lined roads. Three Sisters Nature Reserve is a stone's throw away for you to enjoy those weekend strolls, and Monton Village is a short walk away too providing access to a range of local amenities such as bars, shops and restaurants, a real hub of activity! Salford Royal is just a five-minute drive away from the property, too! Eccles Metrolink and Train Stations are also within walking distance making any commute a breeze and the motorway network is less than a five-minute drive for those travelling further afield. Manchester City Centre, MediaCityUK and Intu Trafford Centre are all easily accessible within a ten to twenty-minute drive.

To book in a viewing, please contact our Monton branch. This is a property you certainly won't want to miss!

**Additional Information**  
 Tenure: Freehold  
 Length of Lease Remaining: N/A  
 Annual Ground Rent: N/A  
 Ground Rent Review Period: N/A  
 Annual Service Charge: N/A  
 Service Charge Review Period: N/A  
 Council Tax Band: G  
 EPC Rating: TBC  
 Ownership Amount: 100%

**Important Notice**  
 These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property, including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, property maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.

**TOTAL FLOOR AREA: 3750 sq.ft. (348.4 sq.m.) approx.**

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
A	76	A	
B		B	
C		C	
D		D	
E	34	E	
F		F	
G		G	