

Ascend

Built on higher standards



5 Gillingham Road Manchester M30 8NA

- Driveway
- Large Garden
- No Chain
- Long Lease
- Highly desirable location
- Spacious Lounge

**Offers Over
£250,000**



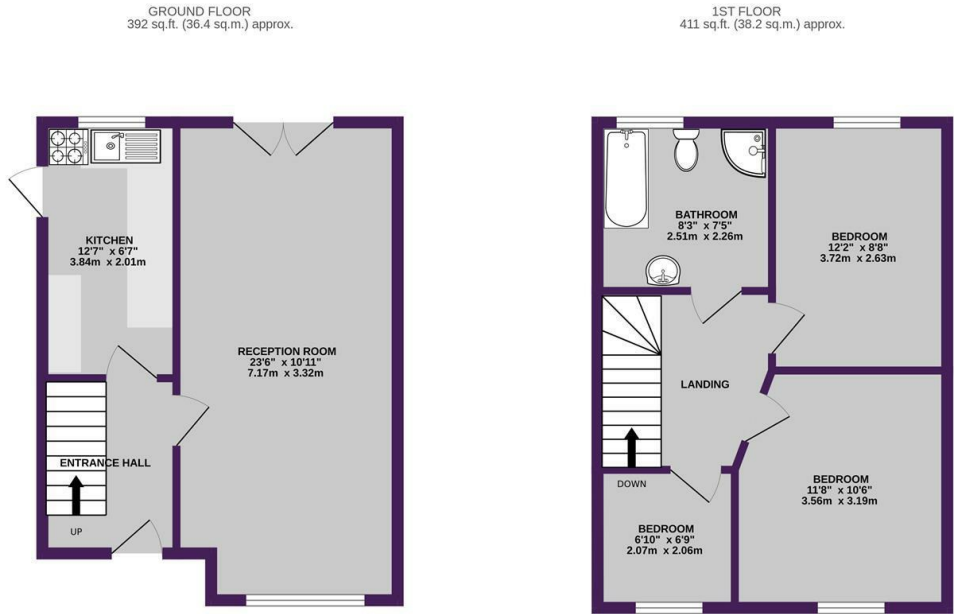
Huge potential, and no onward chain! Nestled on Gillingham Road in the charming area of Eccles, Manchester, this semi-detached house presents an exciting opportunity for those looking to create their dream home. With three well-proportioned bedrooms, a four piece bathroom, spacious lounge which spans the depth of the property, and good-size kitchen, this property is perfect for families or individuals seeking extra space, and a chance to put their own stamp on a great property in a great location!

The lounge which benefits from natural light pouring in from both sides of the room offers a welcoming atmosphere, ideal for relaxation or entertaining guests, whilst the kitchen offers plenty of storage space. There is potential to adapt the layout downstairs, and enough garden to steal a little to add an extension (subject to planning permission), to modernise the space. Think open plan kitchen/diner and bi-folding doors onto your garden!

Upstairs there are three bedrooms, two of which are doubles and benefit from fitted storage, whilst the family bathroom is big enough for a 4 piece suite. While the house is in need of modernising, this provides a blank canvas for you to infuse your personal style and preferences, transforming it into a contemporary haven.

The property boasts a large garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air, and with a little TLC could be exceptional! Additionally, the driveway offers convenient off-road parking, a valuable asset in today's busy world.

Situated in a good location, this home benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. With plenty of potential to enhance and expand, this property is a fantastic investment for anyone looking to make their mark in the vibrant area of Eccles. Don't miss the chance to explore the possibilities that await in this delightful home.



5 GILLINGHAM ROAD
TOTAL FLOOR AREA : 803 sq.ft. (74.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		60	
(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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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