

ANY
PART EXCHANGE
WELCOME



Eccles Old Road
Salford, M6 8QQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Eccles Old Road, Salford, M6 8QQ

This grand 1930s five-bedroom detached home is ideally located on the prestigious Eccles Old Road, in a prime Salford location. Showcasing classic period features such as exposed beams, stained glass windows, and parquet flooring, this property beautifully blends the charm of its era with modern convenience. The home boasts a spacious, contemporary rear extension that includes a kitchen, dining area, and lounge.

Nestled on a large plot opposite the scenic Buile Hill Park, the home spans three floors, offering large, inviting rooms. The Indian sandstone driveway, accessible through double entrance gates, leads to a front garden marked by a flower-filled rockery. Entering the home through the original solid oak door, you're greeted by a porch with stained glass, hinting at the home's period character. The entrance hall is grand and welcoming, with original wooden floorboards underneath, setting the tone for the rest of the home. To the left is a convenient WC, adjacent to a bright, modern family sitting room that features a large bay window and an electric fireplace, creating a cosy atmosphere. On the right, the traditional, beam-filled lounge offers a glimpse into the home's history, complete with a large bay window, two inglenooks, bar, and parquet flooring. This warm, inviting room, with its open-flame gas fire, is perfect for family gatherings. Where old meets new is the expansive, versatile kitchen/diner/recreation and lounge room. This open-plan area is perfect for entertaining, featuring a spacious kitchen with integrated appliances, including a Smeg double oven/grill, dishwasher, microwave, and a six-ring gas hob. With ample storage space and underfloor heating by the worktops, the kitchen is both functional and inviting. A breakfast bar with stools makes for a sociable dining experience, while large doors lead to the rear garden. All reception rooms feature high ceilings, enhancing the home's spacious feel. Ascending the wooden staircase to the first floor, a generous landing leads to four well-sized bedrooms, with the principal bedroom and another offering beautiful bay windows and ensuite facilities. Two bedrooms include fitted sliding door wardrobes, and the elegant good sized family bathroom exudes class and is perfect for those relaxing moments. A further staircase from the landing leads to the large, versatile loft area, currently divided into a bedroom, WC with sink, and additional space with eaves storage. This space is perfect for multi-generation living.

Outside, the rear garden offers a blend of block-paved Indian sandstone patio and a large, private lawned area, perfect for enjoying the sun. A lovely patio area at the rear is ideal for afternoon tea or coffee, surrounded by trees and shrubs, including pear and apple trees, conifers, cherry trees, rhododendrons, and lavender bushes. To the right is a large conservatory, which could serve as an outdoor office, gym, or even a swimming pool. Attached is a single garage, currently used as storage.

This home is ideally situated close to motorways, transport links, and top-rated primary and secondary schools, including the popular St. Luke's C of E Primary School and All Hallows and Buile Hill High Schools. Additionally, it's only a 5 minute drive to Salford City Centre, Salford Crescent Station and close to Manchester City Centre, making it the perfect home for a growing family.



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The Current Owners Love:

- Raising my children here as it's a family home.
- The location, being the view to the park and accessibility.
- The space to relax whether in the garden or in the home, after DIY jobs I have completed.



We Have Noticed:

- The period features in this home are stunning, complemented by a spacious, modern, and versatile extension.
- A spacious conservatory in the garden offers the potential to be transformed into a modern office, gym, or even a swimming pool.
- The cosy loft conversion features a bedroom with an ensuite bathroom and convenient eaves storage, creating the perfect living space.





Key Features:

- Prime Salford location on the prestigious Eccles Old Road
- Close to all good schools and amenities
- A large detached 5 bedroom home
- Part Exchange Welcome
- Large reception rooms
- Classic period features: exposed beams, stained glass windows, parquet flooring
- Large, modern rear extension: open-plan kitchen, dining area, and lounge
- Large, private lawned garden with block-paved Indian sandstone patio
- Conservatory with potential for an outdoor office, gym, or swimming pool

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 3412

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Porch 3'7" x 1'8" (1.09m x 0.51m)

W/C 4'1" x 5'5" (1.24m x 1.65m)

Living Room 20'6" x 20'9" (6.25m x 6.32m)

Family Room/Sitting Room 12'11" x 20'9" (3.94m x 6.32m)

Recreation/TV room 14'0" x 37'10" (4.27m x 11.53m)

Open Plan Dining area 13'3" x 24'4" (4.04m x 7.42m)

Kitchen 17'2" x 20'5" (5.23m x 6.22m)

Bedroom 1 12'11" x 20'9" (3.94m x 6.32m)

Bedroom 1 en-suite 8'0" x 9'2" (2.44m x 2.79m)

Bedroom 2 10'9" x 20'10" (3.28m x 6.35m)

Bedroom 2 en-suite 8'0" x 4'3" (2.44m x 1.3m)

Bedroom 3 12'11" x 12'1" (3.94m x 3.68m)

Bedroom 4 11'0" x 12'1" (3.35m x 3.68m)

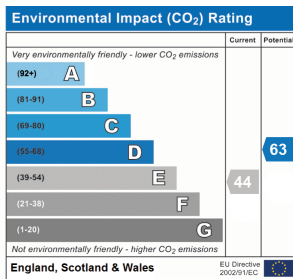
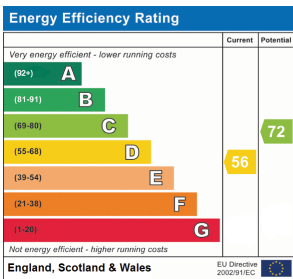
Bathroom 10'8" x 7'10" (3.25m x 2.39m)

Loft 35'6" x 24'2" (10.82m x 7.37m)

Loft en-suite 7'1" x 8'2" (2.16m x 2.49m)

Garage 13'1" x 19'0" (3.99m x 5.79m)

Conservatory 13'0" x 24'1" (3.96m x 7.34m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL: 3412 sq. ft
FLOOR 1: 1982 sq. ft, FLOOR 2: 1096 sq. ft, FLOOR 3: 334 sq. ft
EXCLUDED AREAS: GARAGE: 223 sq. ft, ROOM: 21 sq. ft, SCREENED PORCH: 313 sq. ft,
PATIO: 511 sq. ft, FIREPLACE: 10 sq. ft, LOW CEILING: 487 sq. ft

Created on behalf of Shrigley Rose & Co by Northern Powerhouse Media. Accurate to 97%



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have 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. We have taken every precaution to ensure that these details are accurate and not misleading. 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, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.