



Enfield Road
Eccles, Manchester



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated within its own private and established plot in the much sought after area of Monton, Manchester this magnificent extended prestige home perfectly blends beautiful original character features along with cutting edge contemporary styling and simply must be viewed in person to be fully appreciated.

Having been extended and lovingly upgraded by the current owners over time, this breath-taking period residence boasts spectacular accommodation over three floors, showcasing generous and versatile living spaces, perfect for modern lifestyles, whilst retaining a wealth of beautiful period features. This spectacular home is ideal for the growing family, with multiple reception areas, a breath-taking open plan living kitchen, four good sized double bedrooms (master en-suite), a luxury wet room and further bathroom, all finished to the highest of standards throughout. A basement offers extensive storage and potential for further development if required.

The plot features an extensive gated driveway and an over average sized double tandem garage to provide ample secure parking alongside impeccably landscaped mature gardens that offering a tranquil retreat to relax and unwind.

Nestled in the ever-popular suburb of Monton, the area offers the perfect blend of peace and convenience, with stunning features such as the historic Bridgewater canal, loop line and the RHS Bridgewater close to hand. In contrast to this, residents can enjoy excellent and wide variety of amenities in Monton Village including an array of restaurants, bars, shops, with renowned public and private schooling close to hand. There are excellent transport links that offer easy access into Manchester city Centre and Salford Quays which is only a short distance away, making it ideal for those looking to commute. Whether experiencing the beautiful picturesque surroundings or exploring the bustling city life of Manchester, this property truly offers the best of both worlds.

Homes such as these rarely become available to buy and never tend to be on the market for very long. With this in mind, don't miss the opportunity to experience the size, elegance and finer features of this beautiful property. Contact us today to arrange a viewing of this remarkable home



Reception Rooms

The property is accessed via an inviting reception hall with stairs that rise to the first-floor accommodation that really sets the scene of the quality that is yet to come. The large yet comfortable dining room features a splendid bay window to the front aspect that floods the room with a wealth of natural light and provides a wonderful area for formal entertaining. Adjacent to here a separate lounge room oozes character with a feature inglenook fireplace, whilst an additional sitting room provides versatile living space and a comfortable alternative area for relaxing.



Breakfast Kitchen and Utility Area

The hub of the house is the exceptional dining kitchen. Having been extended this generous area is blessed with a wealth of natural light and is fitted with an extensive range of high quality cupboards, drawers and base units alongside contrasting work surfaces, as a selection of high specification integrated appliances, making this area a perfect base for cooking and informal dining. Adjacent to here a spacious useful utility area has plumbing/space for washing machine and tumble drier, providing additional useful storage space.







Bedrooms

In total, there are four good sized double bedrooms which each having fitted bedroom furniture and having their own individual style and character. The master bedroom has the benefit of its own luxury en-suite facilities.







Wet Room and Principle Bathroom

Located on the ground floor off the utility area, a luxury wet room has been created that comprises a large walk in wet area, vanity wash basin and wc, complemented by designer tiled wall and floor coverings. On the first floor the principal bathroom can be found which features a four piece suite comprising a shower enclosure, bath, wash basin and wc, again with attractive tiled elevations.



Location

Monton is a much sought-after area located on the outskirts of Manchester. Steeped in history, Monton has always been firm favourite with homebuyers of all price ranges. This location boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.



Basement Level

The property also features a substantial basement level that offers extensive storage space however, could be converted to provide yet more accommodation if required (subject to relevant planning permission/building consent).

Parking and Gardens

The property is situated within a generous and private gated plot that features a large block paved driveway that provides ample off road parking for numerous vehicles. A sizable tandem length double garage provides yet more secure parking and extensive exterior storage. The property is garden fronted whilst to the rear of the property a superb over average sized mature private garden features extensive areas laid to lawn, well established shrub and floral displays alongside large patio areas and even a hot tub. The garden is not overlooked providing the perfect space for relaxing, children's play and al-fresco entertaining.

Tenure

Leasehold

Council Tax

Local Authority - Salford Council
Council Tax Band - F





TOTAL: 2546 sq. ft, 237 m²

LOWER GROUND FLOOR: 197 sq. ft, 18 m², GROUND FLOOR: 1536 sq. ft, 143 m², FIRST FLOOR: 813 sq. ft, 76 m²

EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m², WALLS: 224 sq. ft, 20 m²

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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