



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Weymouth Road, Eccles, Manchester

£300,000



Beautifully presented and extended semi-detached home, offering spacious and versatile living accommodation, off-road parking and attractive landscaped gardens, all within a highly sought-after and convenient location.

Upon entering, you are welcomed by an entrance hallway leading through to a bright and comfortable living room positioned at the front of the property. To the rear, a generous dining room forms the heart of the home, providing an excellent space for family gatherings and entertaining. The fitted kitchen offers ample storage and workspace and flows through to a delightful sun room overlooking the garden, creating a wonderful additional reception space filled with natural light.

Further enhancing the ground floor accommodation is a substantial TV/playroom, offering excellent flexibility for modern family living and ideal as a second lounge, children's playroom, home office or snug. A separate utility/laundry area provides valuable practicality and additional storage.

To the first floor are three well-proportioned bedrooms, including two generous double bedrooms and a third bedroom ideal as a nursery, dressing room or home office. These are served by a family bathroom fitted with a three-piece suite.

Externally, the property enjoys a substantial and private rear garden, offering an excellent space for outdoor entertaining, family activities and gardening enthusiasts. To the front, a driveway provides off-road parking for multiple vehicles.

The location is particularly convenient, with easy access to the wide range of shops, restaurants, cafés and amenities available in Eccles, Worsley, Salford and the surrounding areas. The property is also well positioned for a selection of highly regarded public and private schools, making it a superb choice for families. Excellent transport links, including nearby motorway networks and public transport services.



## KEY FEATURES

- WELL PRESENTED THREE BED SEMI DETACHED
  - EXTENDED
- SOUGHT AFTER LOCATION
  - OFF ROAD PARKING
  - LARGE REAR GARDEN
  - CORNER PLOT
  - MOVE IN READY
- THREE RECEPTION ROOMS





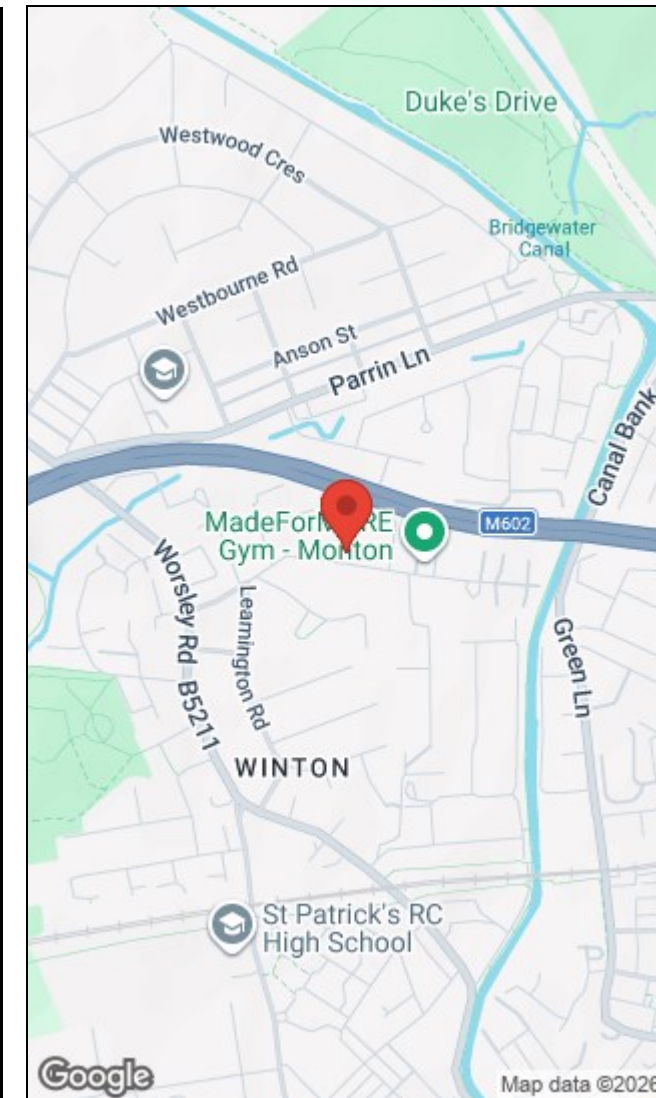
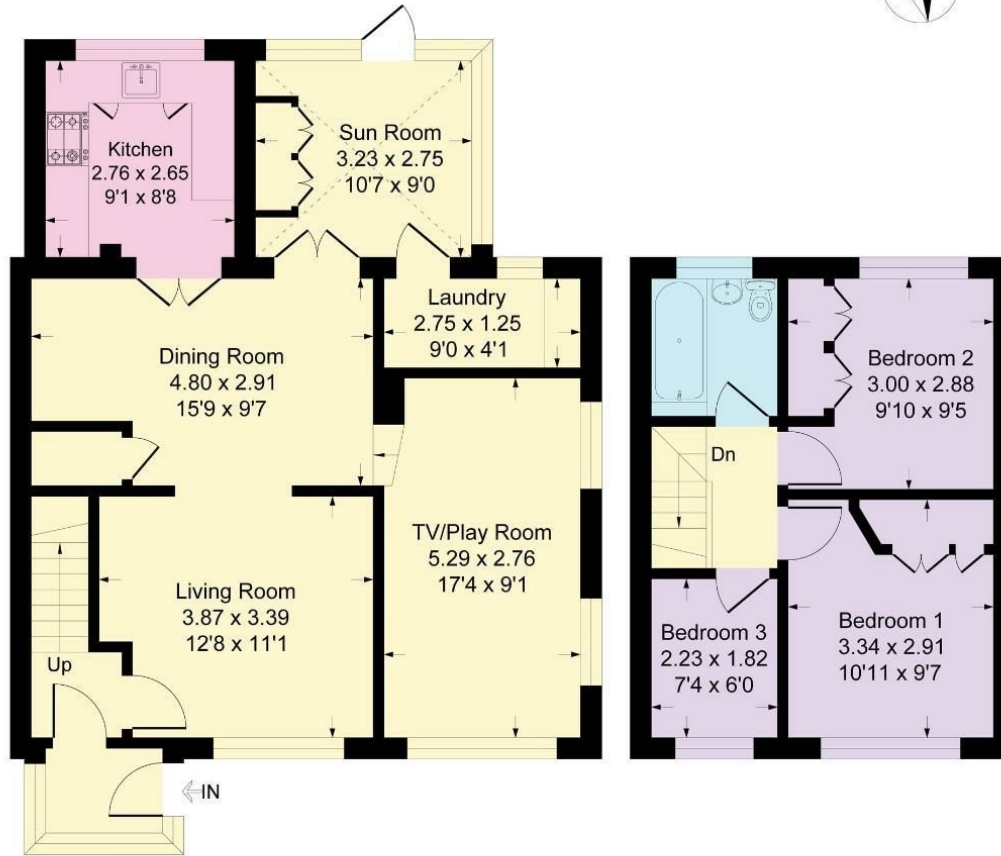








Approximate Gross Internal Area  
101.1 sq m / 1089 sq ft



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             | 70      | 76        |                                                                 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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