



3 Franklin Street, Eccles

Offers Over £495,000

Miller Metcalfe
Every step of the way

3 Franklin Street

Eccles, Manchester

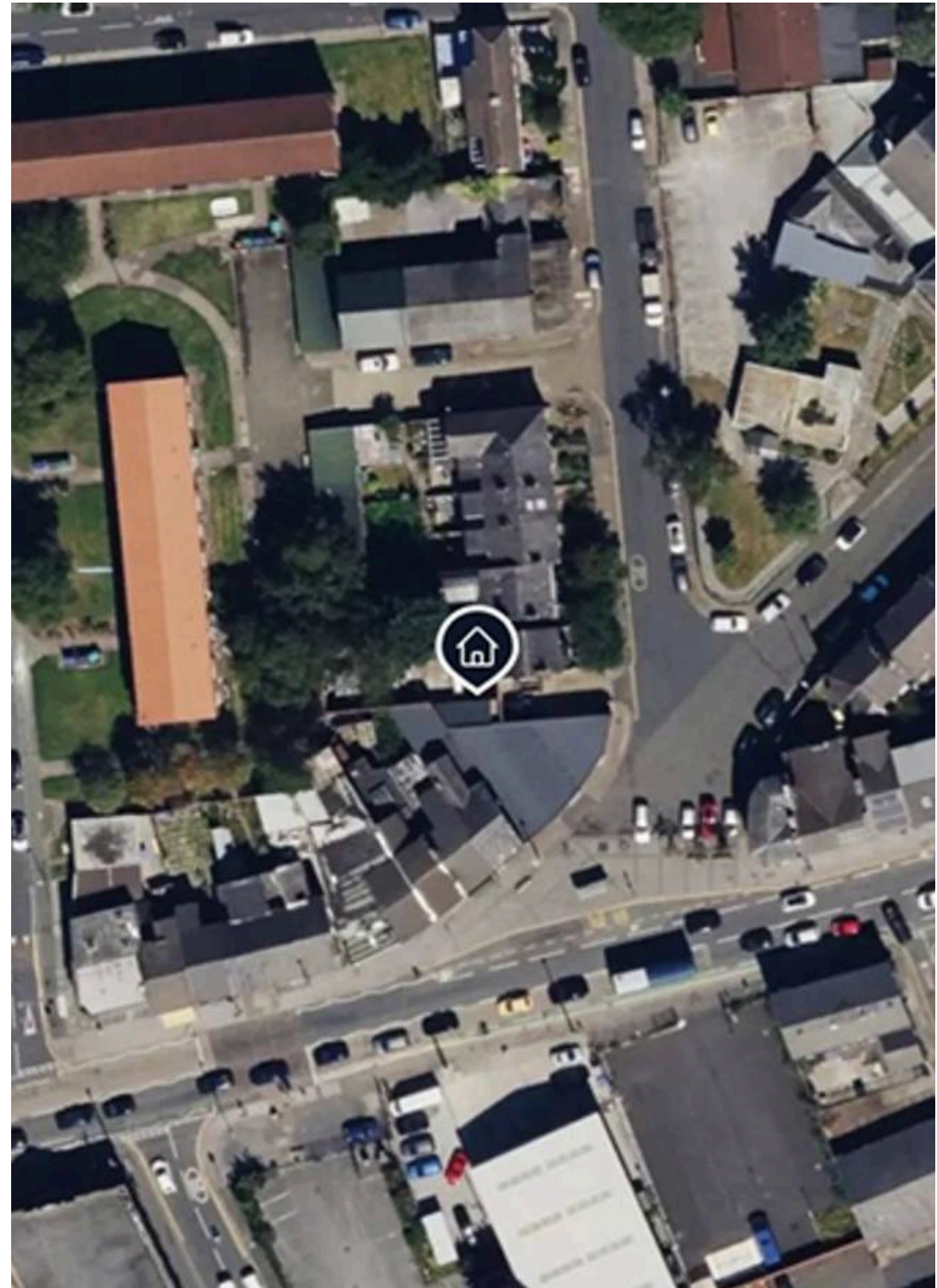
* Simply Must Be Viewed Internally - Fabulous Traditional Bay Fronted Detached Home With Generous Versatile Accommodation Over Four Floors, Five Good Sized Double Bedrooms, 2 Large Reception Rooms, Superb Fitted Dining Kitchen, Utility Room, Shower Room and Further Family Bathroom Plus Substantial Basement Offering Excellent Potential, Splendid Gasrdens, Extensive Gated Driveway and DEtached Tandem Garasge, Popular and Highly Convenient Location, Early Viewing Strongly Advised to Avoid Disappointment *

This stunning four storey period home offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living, alongside generous landscaped gardens and extensive secure off road parking. This breath-taking home simply must be viewed in person to be fully appreciated.

The wonderful accommodation comprises an entrance porch, inviting entrance hall, fabulous bay fronted lounge with feature fireplace, equally spacious sitting/dining room, a fitted dining kitchen, utility room and a three piece shower room/wc to the ground floor. On the first floor a landing, three good sized double bedrooms plus a modern three piece principle bathroom/wc can be found. The second floor encompasses two further good sized double bedrooms plus extensive storage space. In addition to this a superb basement level offers exceptional storage and excellent potential for further development if required (subject to relevant planning/building consent). Outside the property is garden fronted whilst the rear garden is private and enclosed, being tastefully landscaped offering excellent space for relaxing and al-fresco entertaining. A large gated driveway and a fabulous tandem length garage provides ample secure parking for several vehicles.

The popular location offers a wealth of local amenities including shops, bars and restaurants as well as well-regarded primary and secondary schools. The location also provides excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West. There also a wide variety of splendid open green spaces close to hand including local nature reserves, the Worsley, Loopline and the historic Bridgewater Canal making it ideal for a variety of leisure activities.

Only by internal inspection with buyers fully appreciate the sheer size, quality and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.



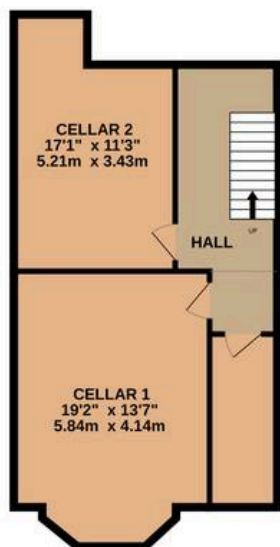




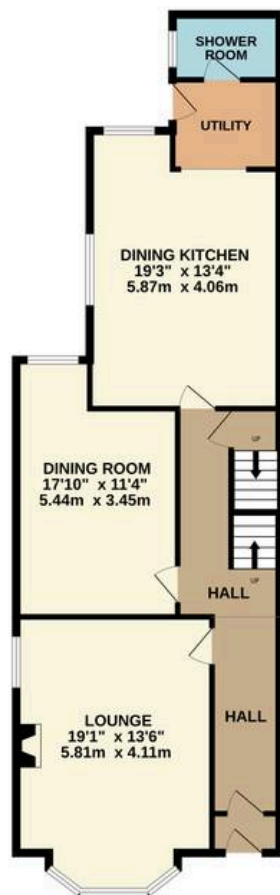




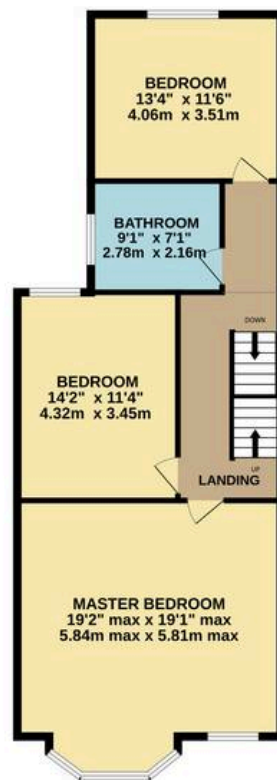
BASEMENT
598 sq ft. (55.6 sq m.) approx.



GROUND FLOOR
909 sq ft. (84.4 sq m.) approx.



1ST FLOOR
836 sq ft. (77.7 sq m.) approx.



2ND FLOOR
779 sq ft. (72.4 sq m.) approx.



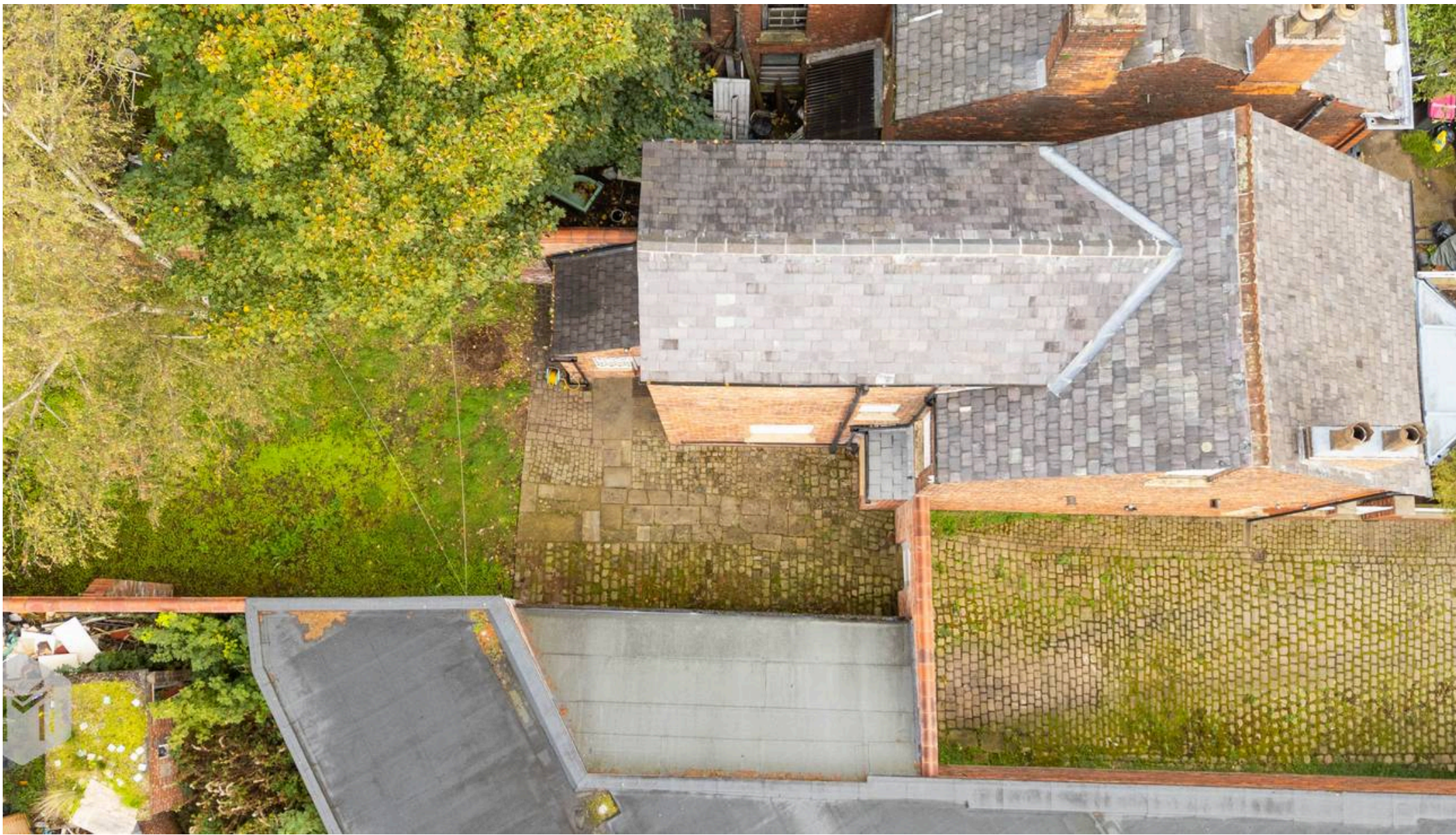
GARAGE
273 sq ft. (25.4 sq m.) approx.



TOTAL FLOOR AREA : 3396 sq.ft. (315.5 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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