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# Ellesmere Road, Ellesmere Park, Manchester

## Offers Over £1,750,000



Welcome to this exceptional seven-bedroom detached residence, offering an impressive blend of space, versatility and contemporary family living in a highly sought-after location on Ellesmere Road, Eccles.

Occupying a substantial plot, this remarkable home provides extensive accommodation across multiple floors, making it ideal for large families, multi-generational living or those seeking generous space for home working and entertaining. Beautifully presented throughout, the property boasts seven well-proportioned bedrooms and four modern bathrooms, offering both comfort and practicality for modern lifestyles.

The spacious layout has been thoughtfully designed to maximise natural light and create a welcoming atmosphere throughout. The generous reception and living spaces provide excellent flexibility for family life, social gatherings and entertaining on a larger scale, while the well-appointed kitchen and dining areas form the heart of the home.

Externally, the property continues to impress with attractive frontage, off-road parking for two vehicles and a commanding presence that immediately sets it apart. The detached design offers excellent privacy and a sense of exclusivity rarely found in such a convenient location.

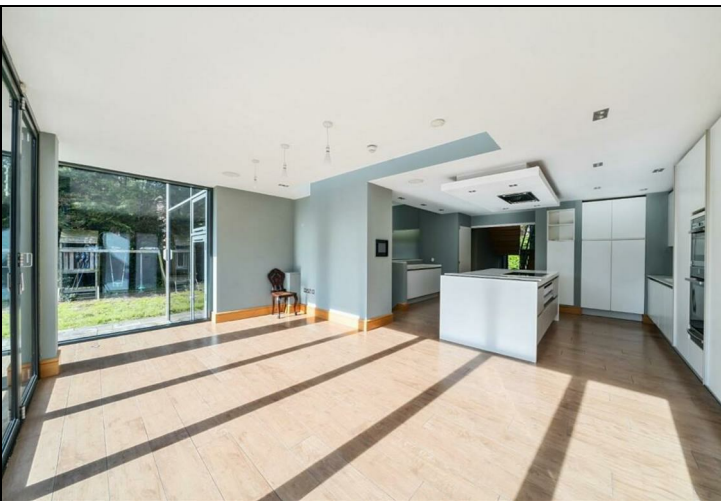
Situated in the heart of Ellesmere Park, the property benefits from an excellent range of local amenities including shops, cafés, restaurants and leisure facilities. Families will appreciate the selection of highly regarded schools nearby, while commuters are exceptionally well served by excellent transport links into Manchester City Centre, Salford Quays, MediaCityUK and beyond via the motorway network and public transport services.

Combining substantial living accommodation, versatile space and a prime location, this outstanding home presents a rare opportunity to acquire a truly impressive family residence. Early viewing is highly recommended to fully appreciate the scale, quality and lifestyle on offer.



## KEY FEATURES

- SEVEN BED SPACIOUS PROPERTY
  - FABULOUS LOCATION
  - LARGE REAR GARDEN
- GATED DRIVEWAY FOR MULTIPLE VEHICLES
- GOOD NETWORK LINKS
  - EPC RATING C
  - PRIVATE PLOT
- UNDERGROUND INTEGRATED GARAGE



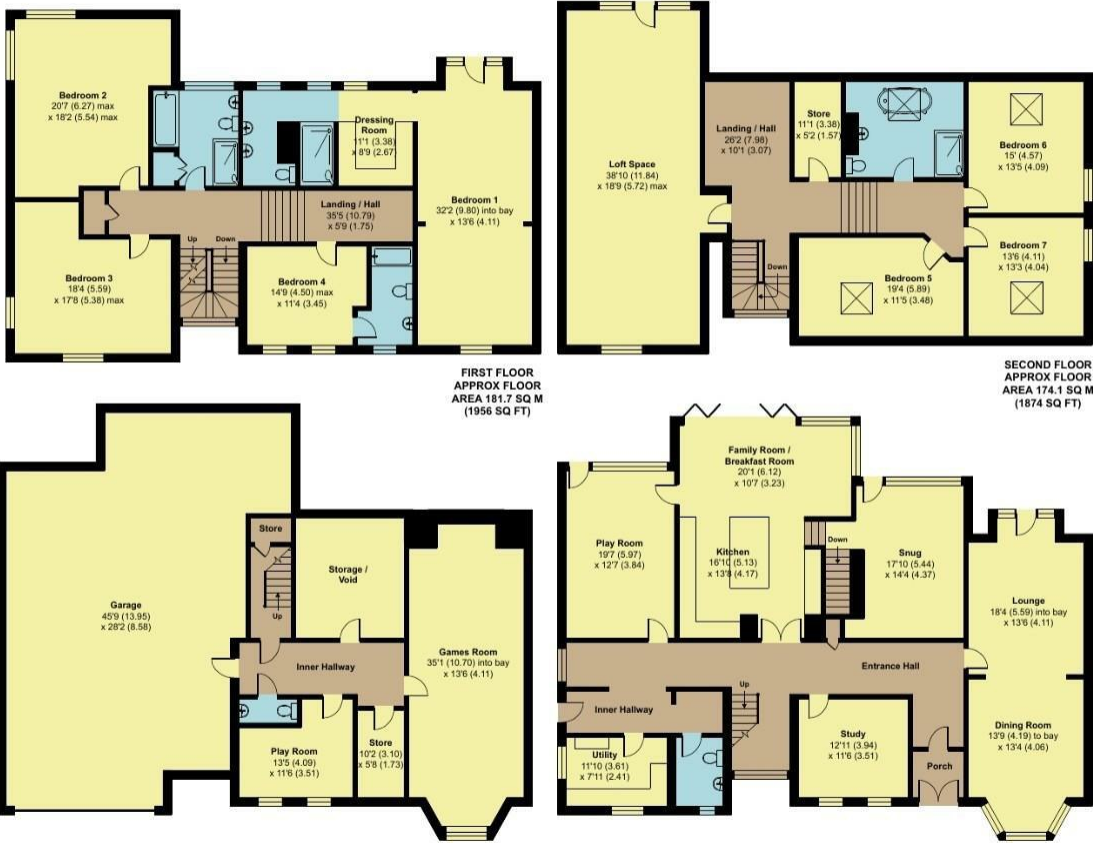




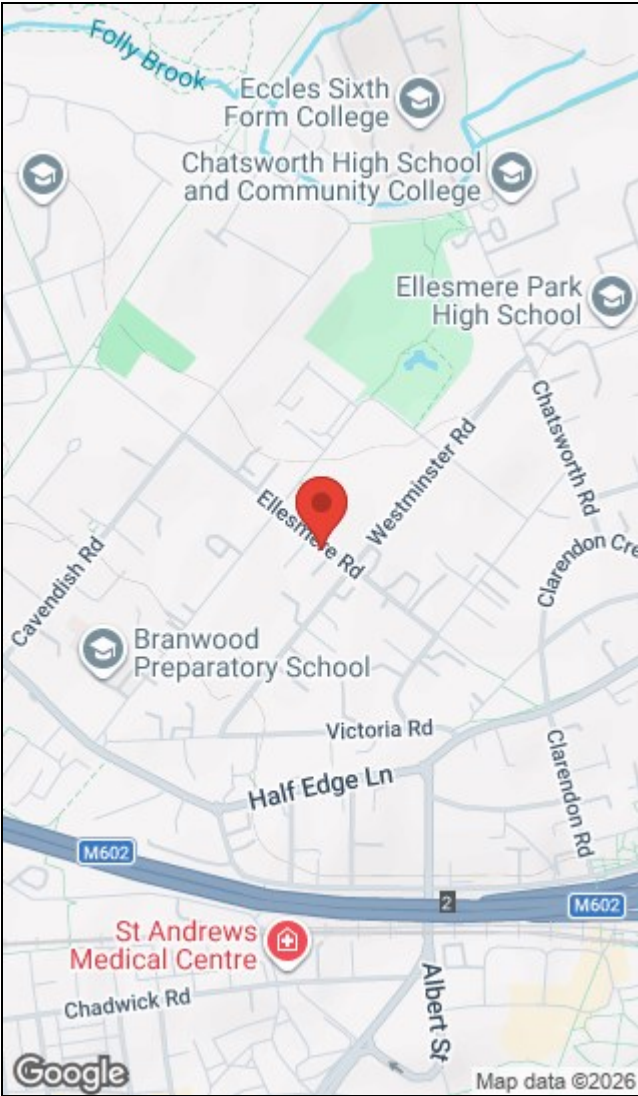
# Ellesmere Road, Eccles, Manchester, M30

Approximate Area = 8424 sq ft / 782.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1190128



| 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 |                         |           |
| <b>78</b>                                   |                         | <b>84</b> |                                                                 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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