



Southlands Avenue

Eccles

Miller Metcalfe
Every step of the way

Southlands Avenue

Eccles

Semi Detached  3  1 EPC Rating - D

*** No Chain Involved - Simply Must Be Viewed ***

*** Fabulous Extended Traditional Bay Fronted Three Bedroomed Semi-Detached Home, Wonderful Cul-de-Sac Setting, Well Proportioned and Highly Versatile Accommodation, Superb Private Rear Garden, Extensive Driveway and Detached Garage, Sought After and Highly Convenient Location, Early Internal Viewing A Must ***

This wonderful bay fronted period home offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living, alongside generous mature gardens, an extensive driveway and detached garage providing ample off-road parking and simply must be viewed in person to be fully appreciated.

The accommodation comprises an entrance porch, an inviting hall, spacious bay fronted lounge with feature fireplace, equally spacious sitting room, and dining room and a modern fitted kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a three-piece bath/shower room and a separate wc can be found which completes the internal living space.

Outside the property is garden fronted with a double driveway along with a further gated drive that leads to a detached garage providing ample off-road parking. The mature rear garden is private, being not overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

Situated in a splendid cul-de-sac in the highly popular location of Eccles, the area offers a wealth of local amenities including shops, bars and restaurants on the doorstep, 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 Northwest,

This splendid property offers spectacular potential for further extension if required (subject to relevant planning consent) and surely won't be available to buy for long. Only by internal inspection will buyers fully appreciate the size, quality and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.

- TENURE
Leasehold
999 Year Lease - 905 Years Remaining
Start Date - 21.07.1932 - End Date - 23.03.2931

- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

- GROUND RENT
To Be Confirmed

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,306 Per Year

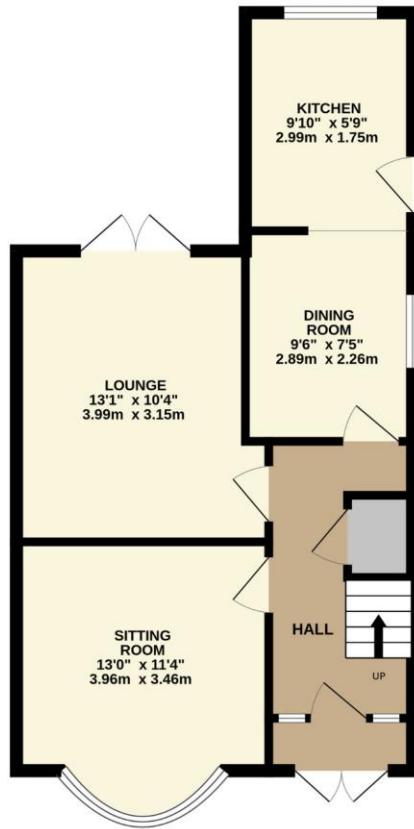
- FLOOD RISK
Very Low

- BROADBAND
Basic - 2 Mbps
Superfast - 66 Mbps
Ultrafast - 10,000 Mbps

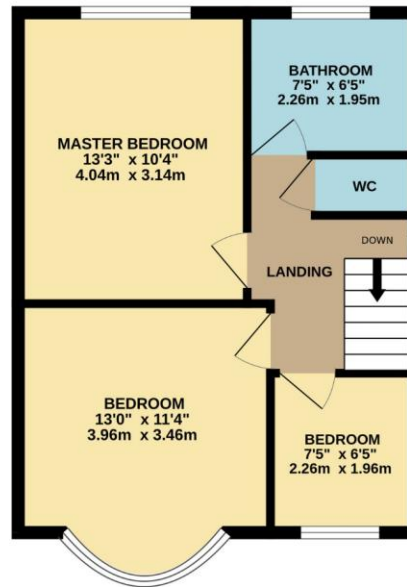




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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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