

1 Guilford Road, Eccles

Offers Over £300,000

Miller Metcalfe
Every step of the way

1 Guilford Road

Eccles, Manchester

* Early Viewing Strongly Advised *

Beautifully Presented Larger Than Average Extended Semi-Detached Home With Wonderful Well Proportioned Living Space, Gated Driveway With Ample Off Road Parking Plus Detached Garage, Attractive Landscaped Gardens, Situated Within a Popular and Highly Convenient Setting, Internal Inspection Essential to Fully Appreciate.

Situated within the popular area of Winton in Eccles, this fabulous home has been significantly extended to the ground floor and now offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated. The accommodation comprises an entrance porch, an inviting entrance hallway, generous bay fronted lounge, a separate equally spacious sitting/dining room with feature fireplace and log burning stove, plus a spectacular open plan fitted dining kitchen with integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three piece batroomroom/wc can be found. Acessed via a fixed ladder in the third bedroom, a useful loft room offers a variety of purposes and potential for further extension if required (subject to relevent planning consent), which completes the internal living space.

Outside the property is garden fronted with a gated driveway providing ample off road parking along with a detached garage offering yet more secure parking and extensive exterior storage. The rear gardens are mature and private, having been landscaped and offer excellent space for children's play, relaxing and al-fresco entertaining. The location is within easy access to the many shops and amenities Eccles, Worsley, Salford and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the North West.

Properties like this make an excellent first time or second time buy but also make excellent buy to let investment and rarely remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: B

Tenure: Leasehold












Sweet Dreams

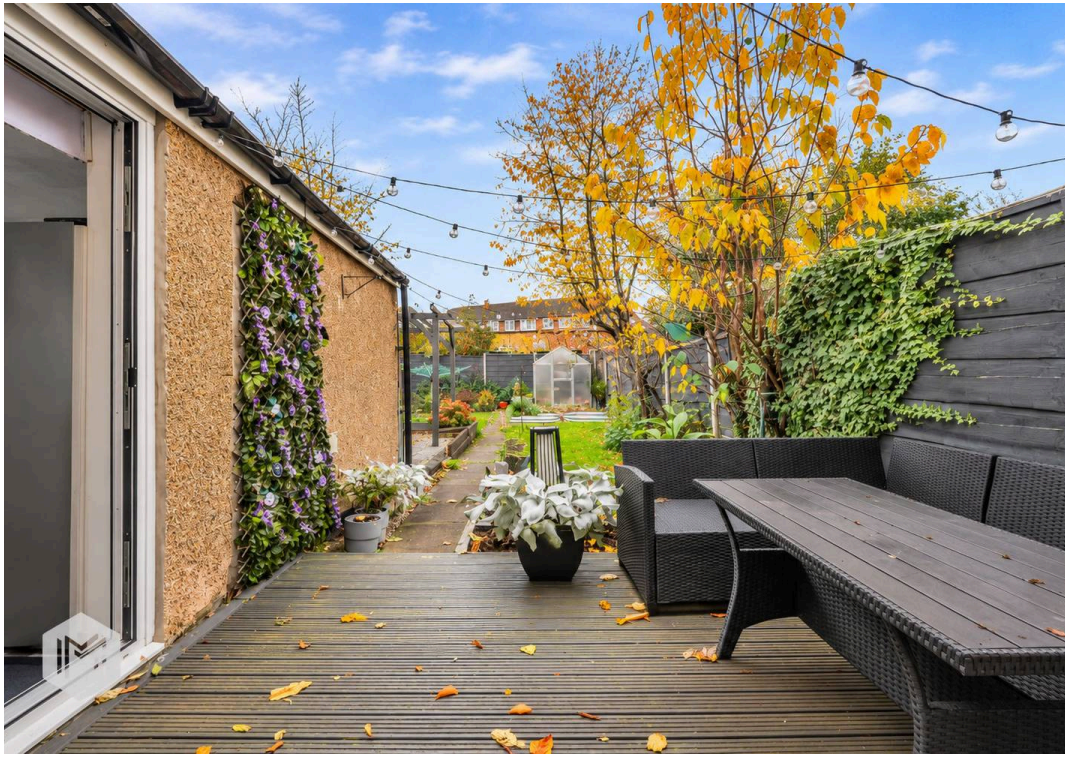

Sweet Dreams









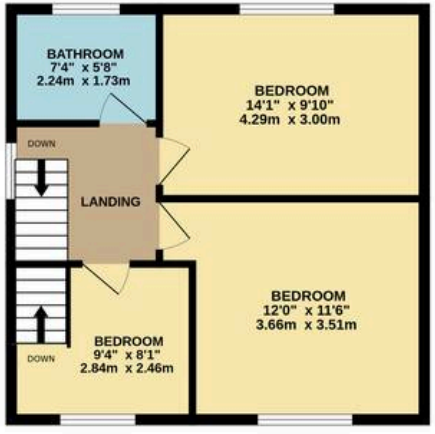




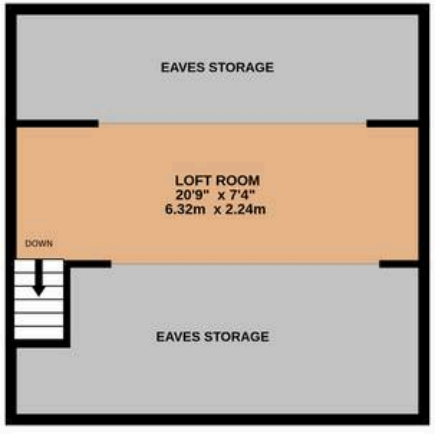
GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



LOFT ROOM
463 sq.ft. (43.0 sq.m.) approx.



GARAGE
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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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