



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Gilda Crescent Road, Manchester, M30 9AG

### Offers Over £500,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled on the charming Gilda Crescent Road in Eccles, Manchester, this exquisite Victorian semi-detached house is a true gem. Offering a perfect blend of original features and modern elegance, this property is designed for comfortable family living.

As you step inside, you will be greeted by a spacious reception room that exudes warmth and character, making it an ideal space for relaxation or entertaining guests. The house boasts three generously sized double bedrooms, each providing ample space for rest and personalisation. The two well-appointed bathrooms ensure convenience for the entire family, making morning routines a breeze.

One of the standout features of this home is the enviable ground floor extension, which enhances the living space and allows for a seamless flow between indoor and outdoor areas. The stylish interiors are complemented by modern fixtures and fittings, ensuring that you can move straight in without the need for any immediate renovations.

Outside, the property offers delightful garden spaces both at the front and rear, perfect for enjoying sunny days or hosting family gatherings. Additionally, off-road parking and a detached

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Offers Over £500,000



- Outstanding Semi Detached Property
- Open Plan Dining Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Double Bedrooms
- Presented to Highest Standard Throughout
- Tenure Freehold
- Stunning Four Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Hall

23'7 x 9'5 (7.19m x 2.87m )

Composite double glazed frosted leaded front door, central heating radiator, coving, corbel, smoke detector, storage cupboard, solid oak herringbone flooring, hardwood single glazed frosted leaded stained glass door to reception room, hardwood door to shower room, open to kitchen/dining area, door to stairs to lower ground floor and stairs to first floor.

### Reception Room

22'1 x 12'9 (6.73m x 3.89m)

UPVC double glazed bay window, central heating radiator, coving, gas fire with lime stone hearth and surround, integrated alcove storage and solid oak herringbone flooring.

### Kitchen/Dining Area

24'8 x 11'11 (7.52m x 3.63m )

Three UPVC double glazed windows, two central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven, combi microwave, five ring induction and extractor hood, space for American-style fridge freezer, integrated dishwasher, integrated washing machine, integrated wine rack, spotlights, smoke detector, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Shower Room

7'5 x 6'1 (2.26m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, direct feed rainfall shower enclosed with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

## Lower Ground Floor

### Landing

16'7 x 5'0 (5.05m x 1.52m)

Doors leading to three cellar rooms.

### Cellar Room One

17'0 x 11'9 (5.18m x 3.58m)

Hardwood single glazed frosted window, power and lighting.

### Cellar Room Two

12'5 x 11'10 (3.78m x 3.61m)

Double glazed brick glass, power, lighting and Worcester boiler.

## Cellar Room Three

12'5 x 3'10 (3.78m x 1.17m)

Hardwood single glazed window.

## First Floor

### Landing

23'10 x 4'11 (7.26m x 1.50m)

Smoke detector, loft access, solid oak doors leading to three bedrooms and bathroom.

### Bedroom One

17'5 x 15'8 (5.31m x 4.78m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

12'5 x 11'11 (3.78m x 3.63m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed window and central heating radiator.

## Bathroom

13'3 x 8'5 (4.04m x 2.57m )

Two UPVC double glazed frosted window, upright central heating radiator, walk-in direct feed rainfall steam shower and freestanding bath with waterfall mixer tap in glass enclosure, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, integrated shelving, spotlights, extractor fan and tiled flooring.

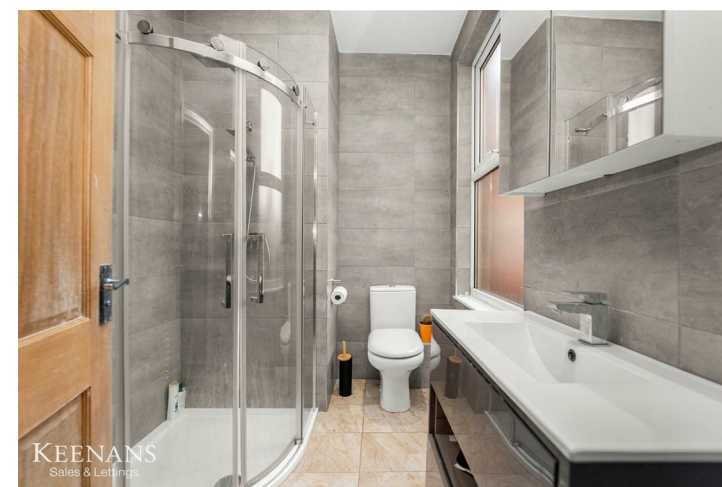
## External

### Rear

Enclosed laid to lawn garden with paving, bedding, access to garage and driveway.

### Front

Garden with slate chippings and shared driveway.



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