



11 Godolphin Close, Eccles

Offers in Region of £695,000

Miller Metcalfe
Every step of the way

11 Godolphin Close

Eccles, Manchester

* Simply Must Be Viewed - No Chain Involved *

Breath-taking Extended Modern Detached Home With Exceptionally Well Proportioned and Versatile Living Space, Finished to the Highest of Specifications Throughout, Private Landscaped Gardens, Ample Driveway Parking, Situated Upon a Quiet Cul-de-Sac of Similar Executive Homes Within a Much Sought After Residential Location ***

Situated upon a fabulous, peaceful modern development of similar homes within the popular and highly convenient setting of Ellesmere Park, this wonderful detached home has been extended and upgraded by the current owners, offering exceptionally well-proportioned and versatile living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout.

The accommodation comprises an inviting entrance hallway, cloakroom/wc, superb lounge which is open plan to a wonderful orangery, separate bay fronted sitting room, a spectacular open plan fitted living kitchen with a host of high specification integrated appliances and a useful versatile room used by the current owners as a gym to the ground floor. On the first floor a landing, four evenly sized double bedrooms (master with a luxury three piece en-suite shower room) plus a modern three piece principal bathroom/wc can be found. Although offering superb family friendly space, there is further potential to extend on the ground floor and into the roof space if required (subject to relevant planning consent).

Outside the property is garden fronted with a double driveway offering ample parking whilst a garage area provides significant storage space. The rear landscaped garden is a joy to behold, being private and not overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

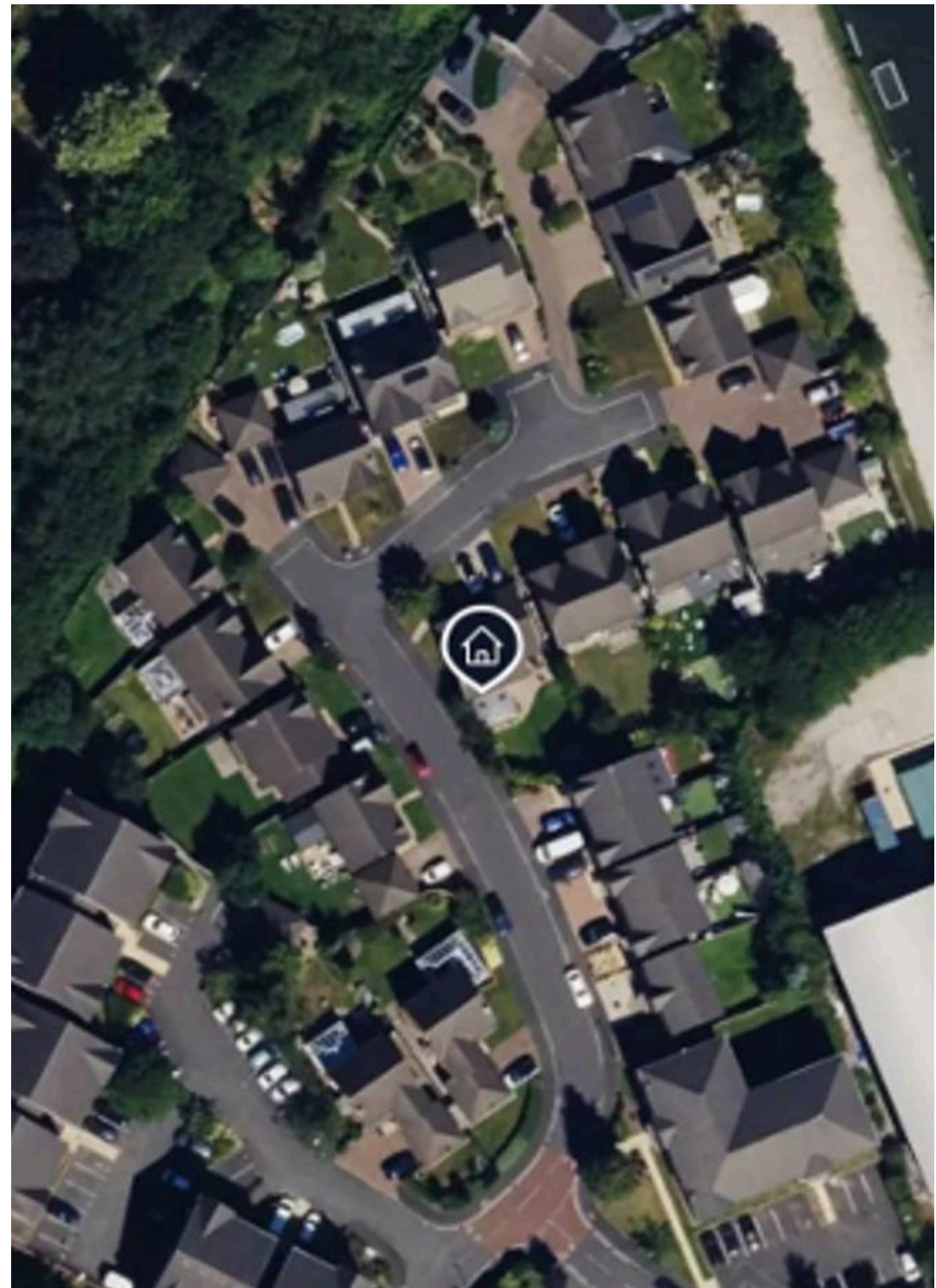
The peaceful location, is within easy access to the many shops and amenities with Monton Village within easy 10 minute walking distance providing a wealth of shops, restaurants and bars. It is also placed for renowned public and private schooling and ideally placed for access to major transport links, including Eccles railway station that offers a 10 minute train service into Manchester, making it easy for those looking to commute into the city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

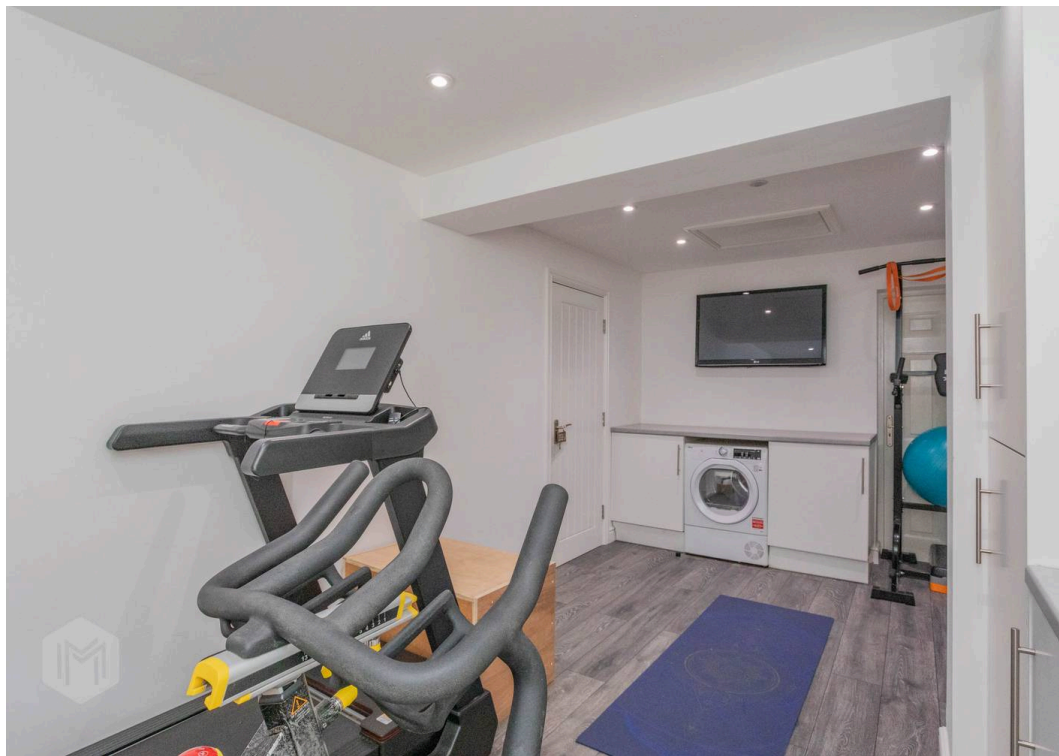
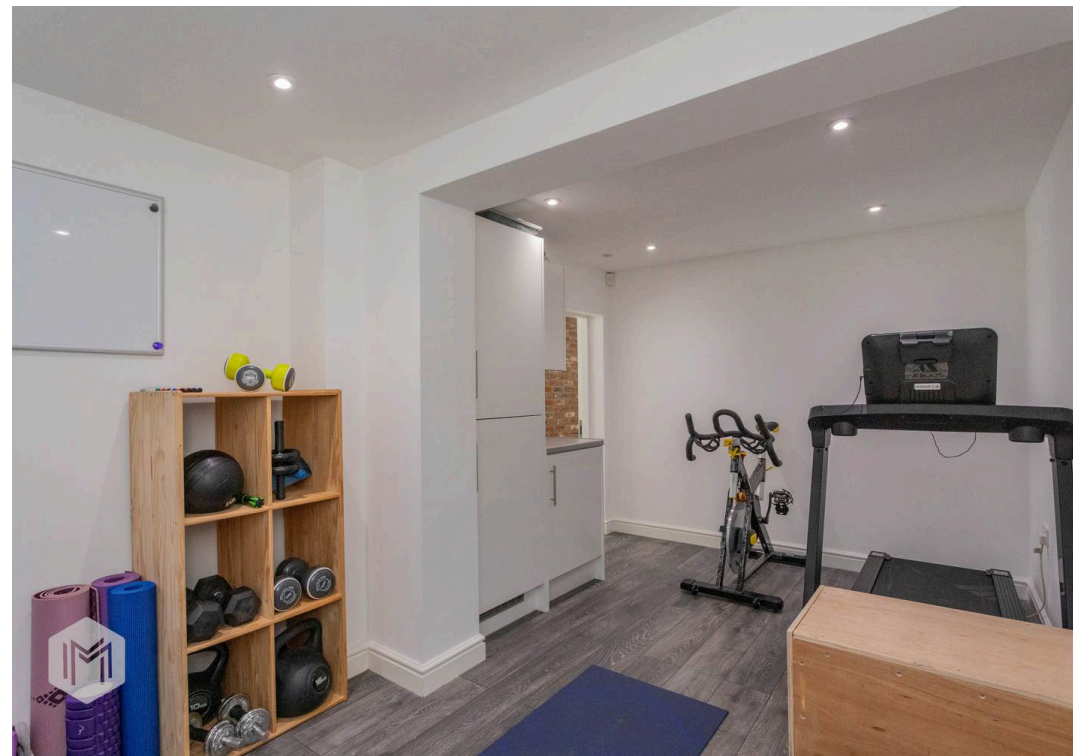
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:







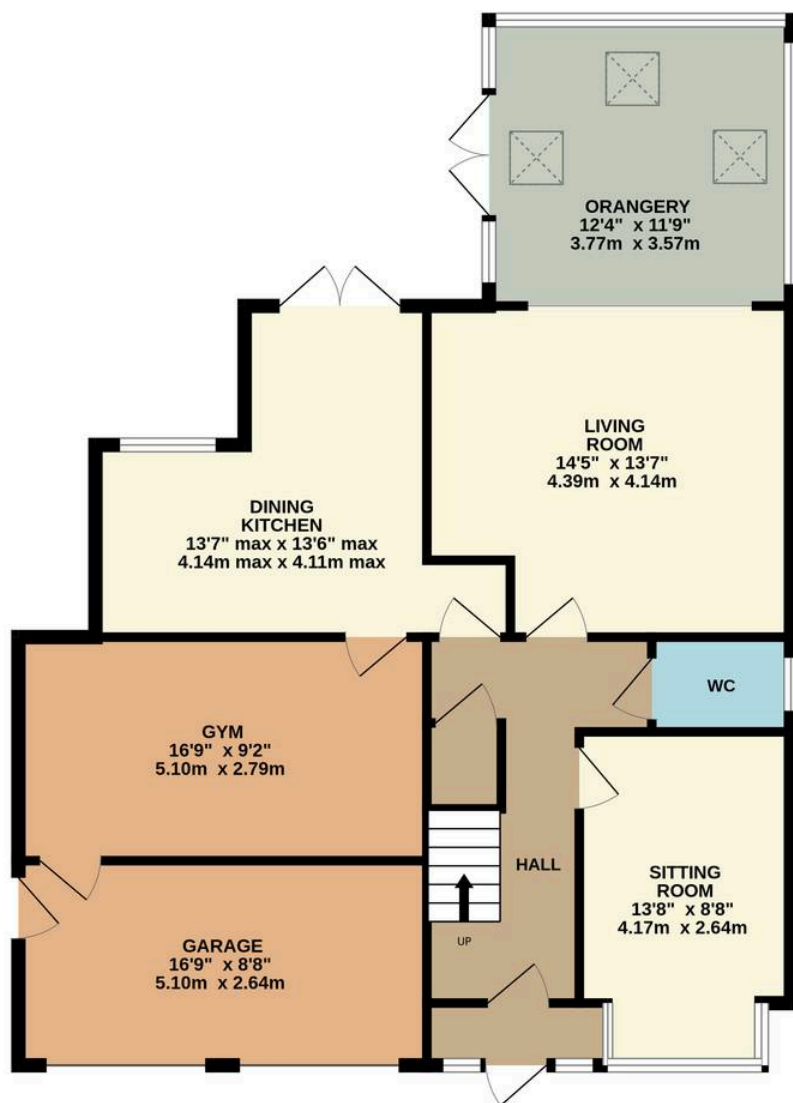




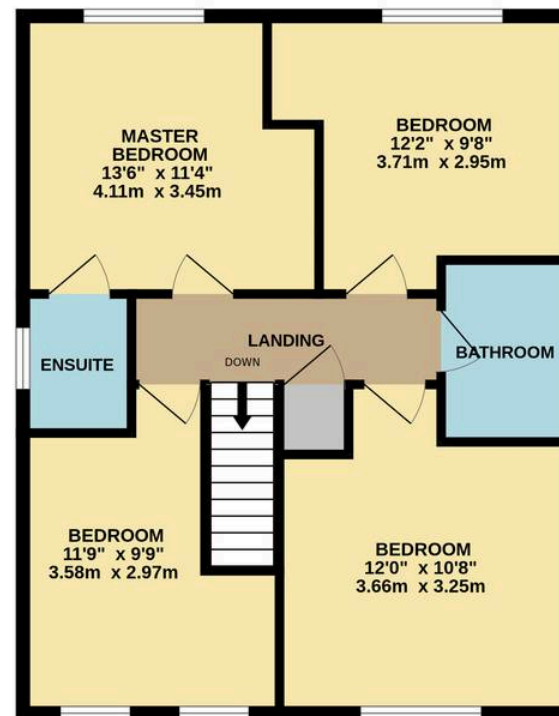




GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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