



 **4**  
Bedrooms

 **2**  
Bathrooms



Offered to the market with no onward chain. C & R City are pleased to bring to the market this extended four bedroom semi detached house which is situated on an impressive and large corner plot position on Westbourne Road, Eccles, M30. The property comprises of hallway, two spacious reception rooms, wet room, storage area and kitchen to the ground floor. To the first floor there are four spacious bedrooms and a refitted shower room. The property comes with the added benefit of gardens to three sides and parking for numerous vehicles. This property would make an ideal purchase as a family home or buy to let investment.

Westbourne Road is a popular location just a short stroll to Monton Village and Historical Worsley with excellent transport links such as Patricroft & Eccles train and tram station close by. Schools are also conveniently located with Westwood Park Community & St Patricks RC High School within walking distance.



Offered to the market with no onward chain. C & R City are pleased to bring to the market this extended four bedroom semi detached house which is situated on an impressive and large corner plot position on Westbourne Road, Eccles, M30. The property comprises of hallway, two spacious reception rooms, wet room, storage area and kitchen to the ground floor. To the first floor there are four spacious bedrooms and a refitted shower room. The property comes with the added benefit of gardens to three sides and parking for numerous vehicles. This property would make an ideal purchase as a family home or buy to let investment.

Westbourne Road is a popular location just a short stroll to Monton Village and Historical Worsley with excellent transport links such as Patricroft & Eccles train and tram station close by. Schools are also conveniently located with Westwood Park Community & St Patricks RC High School within walking distance. Motorway networks such as the M60, M62 & M602 are also close by which provide excellent access to hotspots such as the Trafford Centre, Manchester City Centre, Media City, Salford Quays and Trafford Park. Early viewing a must to not miss out.

**Hallway** 2.04m x 3.33m (6' 8" x 10' 11")

Entering into an attractive entrance hall with a Upvc double glazed front door. Staircase leading to the first floor. Tiled Flooring.

**Reception Room One** 5.15m x 3.67m (16' 11" x 12' )

An impressive sized lounge with uPVC double glazed window to front and back. Radiator, ceiling light point.

**Reception Room Two** 4.47m x 3.39m (14' 8" x 11' 1")

A second spacious lounge with uPVC double glazed window the side aspect. Radiator, ceiling light point, wood laminate flooring.

**Wet Room** 1.15m x 3.39m (3' 9" x 11' 1")

Wet room comprising low level WC with sink and shower. Double glazed window to rear aspect.

**Kitchen** 4.62m x 2.75m (15' 2" x 9' )

A great size kitchen with white wall units and base units with worktops. Freestanding oven with gas hob over, sink with drainer unit, space for freestadning fridge freezer and washing machine. Upvc double glazed windows to front and rear aspect.

**Master Bedroom** 2.97m x 4.54m (9' 9" x 14' 11")

A large double bedroom with Upvc double glazed windows to rear aspect, Radiator, ceiling light point.

**Bedroom Two** 4.03m x 2.74m (13' 3" x 9' )

A second spacious double bedroom with Upvc double glazed window to the front aspect, Radiator, ceiling light point.

**Bedroom Three** 3.71m x 2.58m (12' 2" x 8' 6")

Spacious third bedroom, double glazed window to rear aspect, ceiling light point, radiator.

**Bedroom Four** 2.13m x 3.52m (7' x 11' 7")

A good size fourth bedroom, double glazed window to front aspect, ceiling light point, radiator.

**Shower Room** 2.24m x 4.44m (7' 4" x 14' 7")

A spacious and newly fitted shower unit incorporating low level WC, walk in shower, sink. Upvc double glazed window to the front and side. Tiled flooring and partially tiled walls.

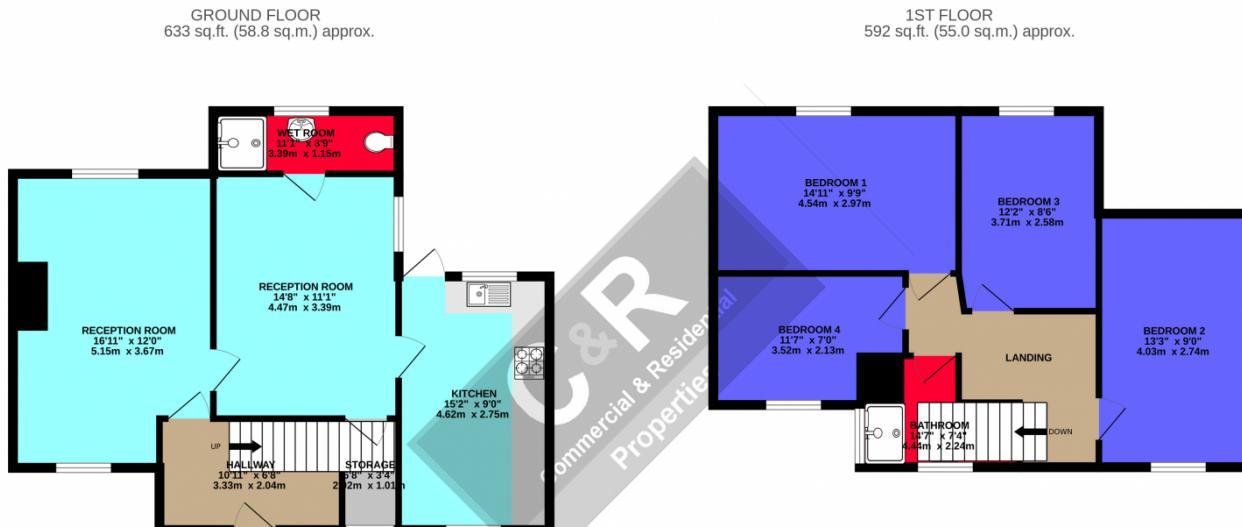
## **General Notes**

Tenure: Freehold. The property is sat on a large corner plot. A new Worcester Boiler has been installed.

## **Agents Notes**

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. all services have not and will not be tested.

Offers in excess of £260,000  
Westbourne Road, Eccles, M30 8DB



C & R  
Commercial & Residential  
Properties

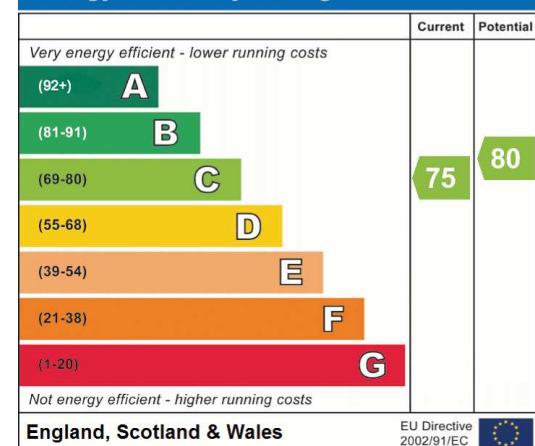
C & R PROPERTIES

TOTAL FLOOR AREA: 1224 sq.ft. (113.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. 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.

Made with Metropix ©2025

### Energy Efficiency Rating



Address: Westbourne Road, Eccles, M30 8DB

