



Rutland Road, Eccles

Manchester

HILLS

Offers in Region of £950,000

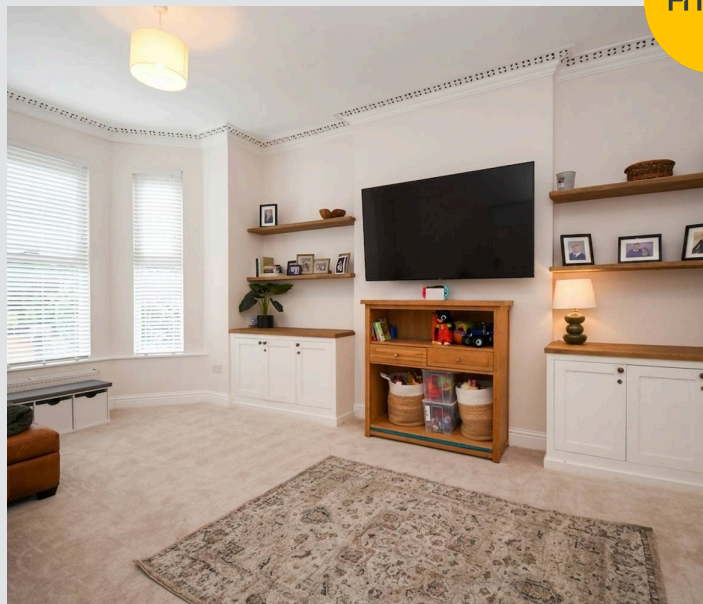
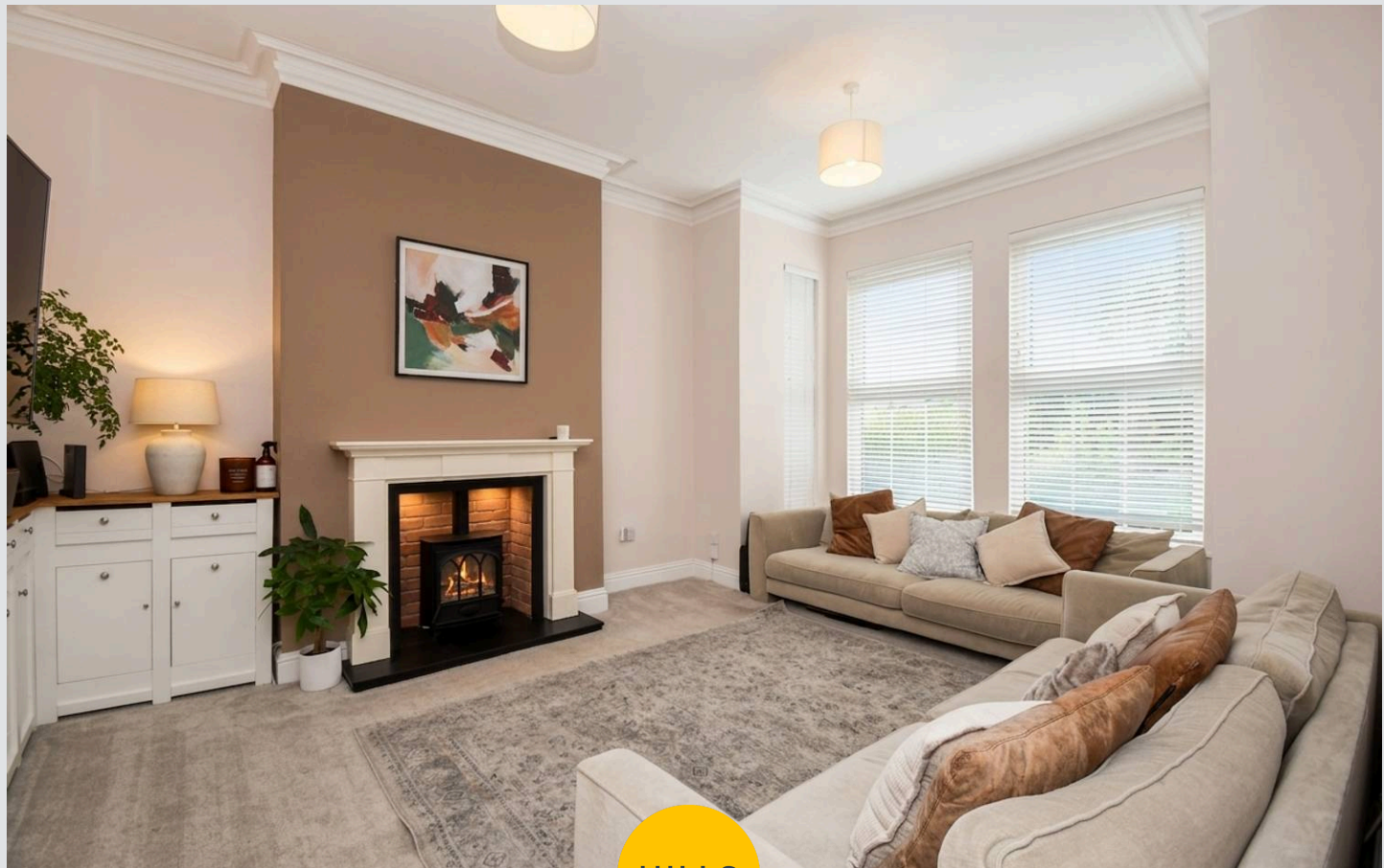
Rutland Road

Eccles, Manchester

An exceptional six-bedroom Victorian family residence, beautifully renovated throughout and extending across four impressive floors, situated on one of Ellesmere Park's most prestigious tree-lined roads. This outstanding home perfectly combines original period character with high-quality contemporary finishes, including a stunning recently installed Wren kitchen, luxurious bathrooms and generous family living spaces. Set behind electric gates with extensive off-road parking, an EV charging point and landscaped gardens, the property offers an exceptional lifestyle within walking distance of Monton Village, Salford Royal Hospital, highly regarded schools and excellent transport links.

Council Tax band: F

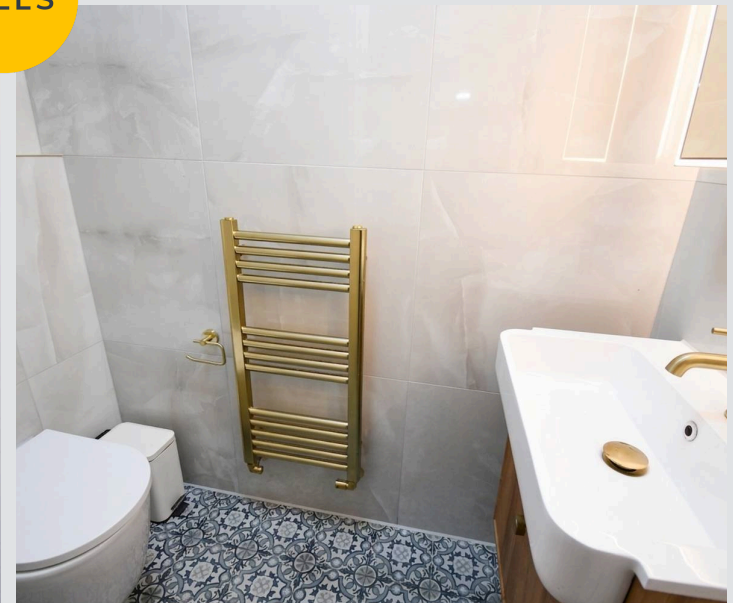
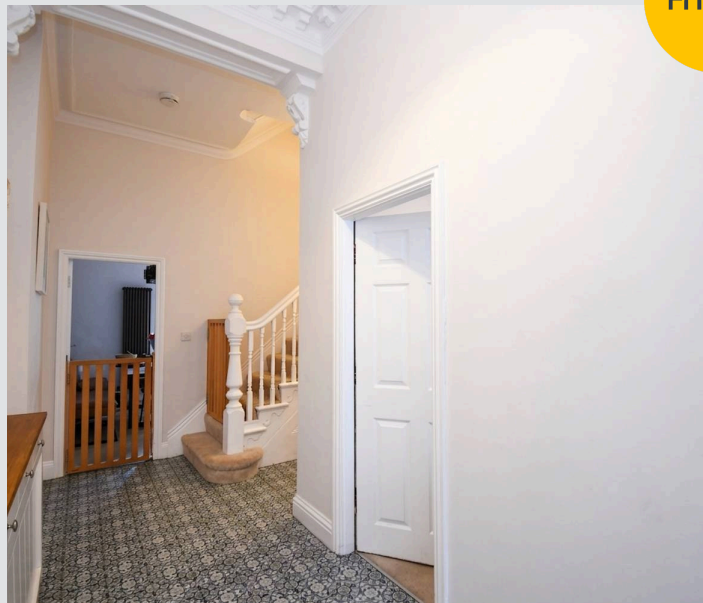
Tenure: Freehold



- Exceptional Victorian family residence situated on one of Ellesmere Park's most sought-after tree-lined roads
- Beautifully renovated throughout, combining original period character with contemporary luxury
- Six generous double bedrooms arranged over four impressive floors
- Stunning recently installed Wren kitchen with central island, integrated appliances and French doors opening onto the rear garden
- Four versatile reception and family living areas together with a professionally tanked four-chamber cellar offering excellent potential for a gym, cinema room, games room or additional living space
- Four bathrooms including two en-suites, a luxury family bathroom and guest cloakroom
- Electric gated driveway providing secure off-road parking for multiple vehicles with EV charging point
- Landscaped low-maintenance front and rear gardens with covered outdoor entertaining area
- Walking distance to Monton Village, Salford Royal Hospital, excellent transport links and highly regarded state and independent schools



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Entrance Hallway**Reception Room One**

19' 9" x 13' 11" (6.03m x 4.23m)

Reception Room Two

17' 9" x 13' 8" (5.42m x 4.17m)

Kitchen

19' 2" x 11' 8" (5.85m x 3.56m)

Downstairs W.C.

5' 5" x 2' 9" (1.64m x 0.85m)

Cellar**Chamber One**

17' 5" x 12' 10" (5.30m x 3.90m)

Chamber Two

8' 8" x 5' 1" (2.65m x 1.55m)

Chamber Three

19' 3" x 13' 5" (5.88m x 4.08m)

Chamber Four

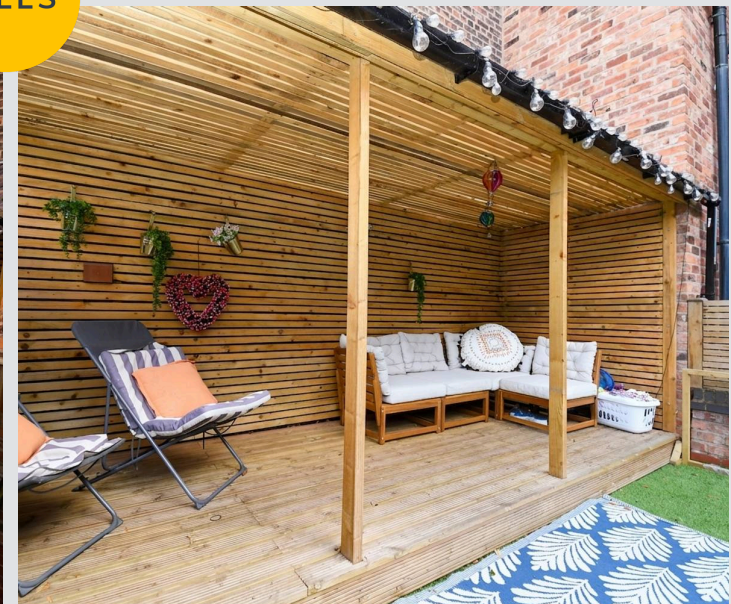
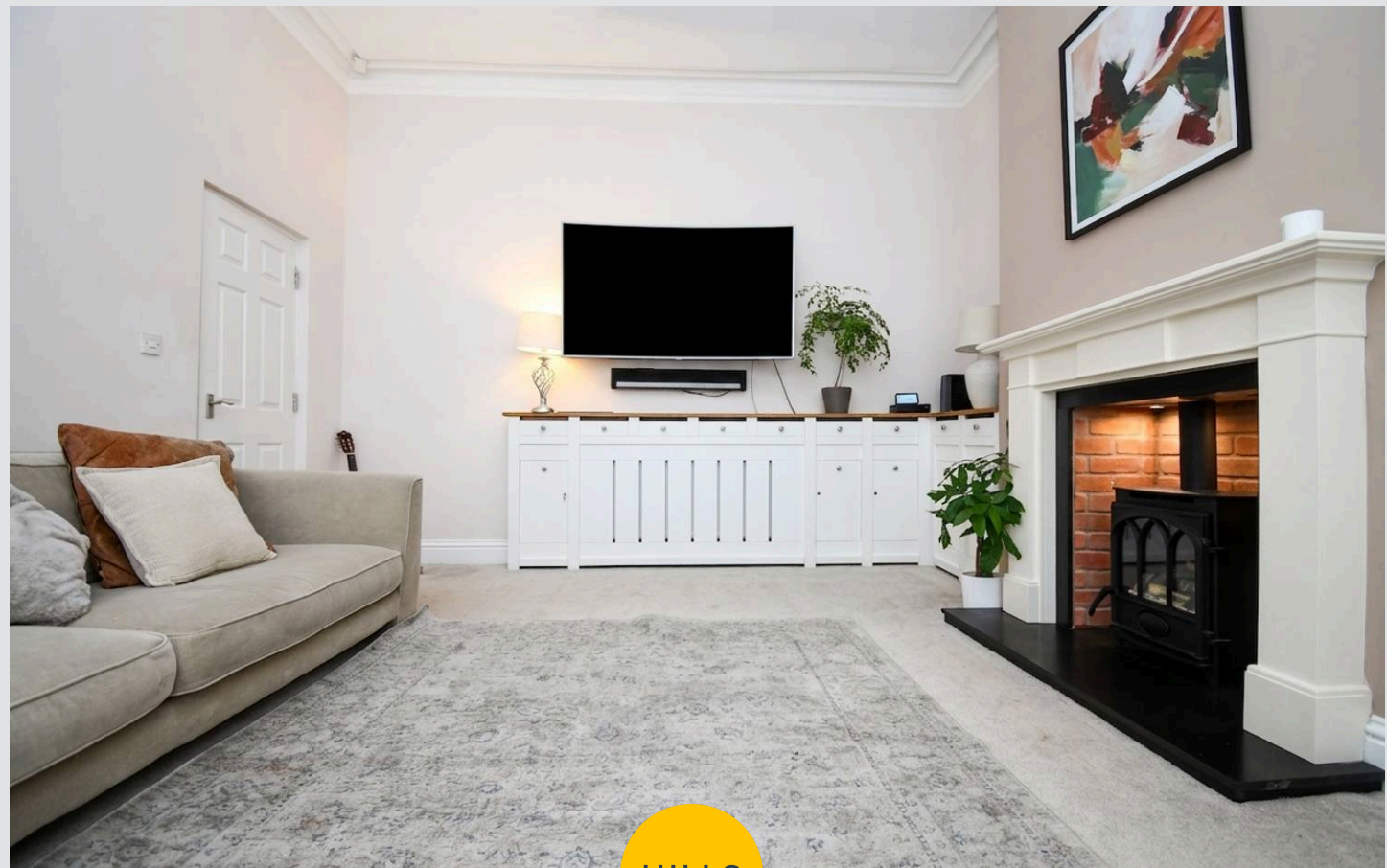
14' 0" x 2' 8" (4.26m x 0.82m)

Laundry Room

11' 3" x 11' 0" (3.44m x 3.35m)

Boiler Room

11' 3" x 5' 1" (3.44m x 1.55m)



Landing

Bedroom One

17' 11" x 13' 8" (5.45m x 4.17m)

Family Bathroom

9' 2" x 7' 7" (2.80m x 2.31m)

Bedroom Two

19' 6" x 13' 11" (5.94m x 4.23m)

Bedroom Three

12' 10" x 11' 9" (3.90m x 3.59m)

En suite

11' 11" x 5' 10" (3.62m x 1.79m)

Landing

Bedroom Four

14' 1" x 13' 8" (4.29m x 4.17m)

Family Bathroom

9' 8" x 5' 3" (2.95m x 1.61m)

Bedroom Five/Office

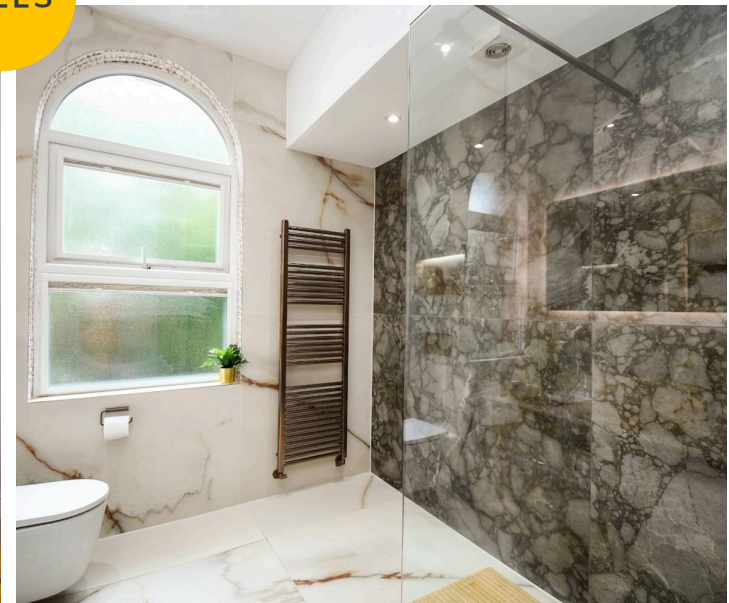
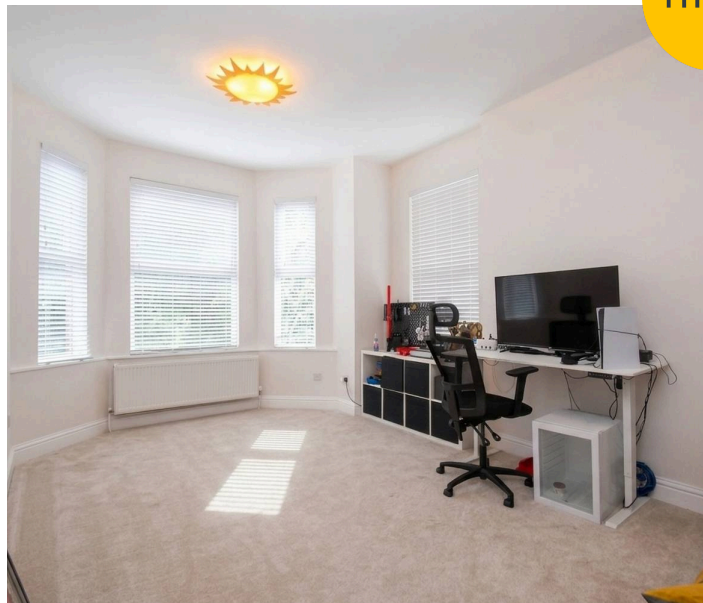
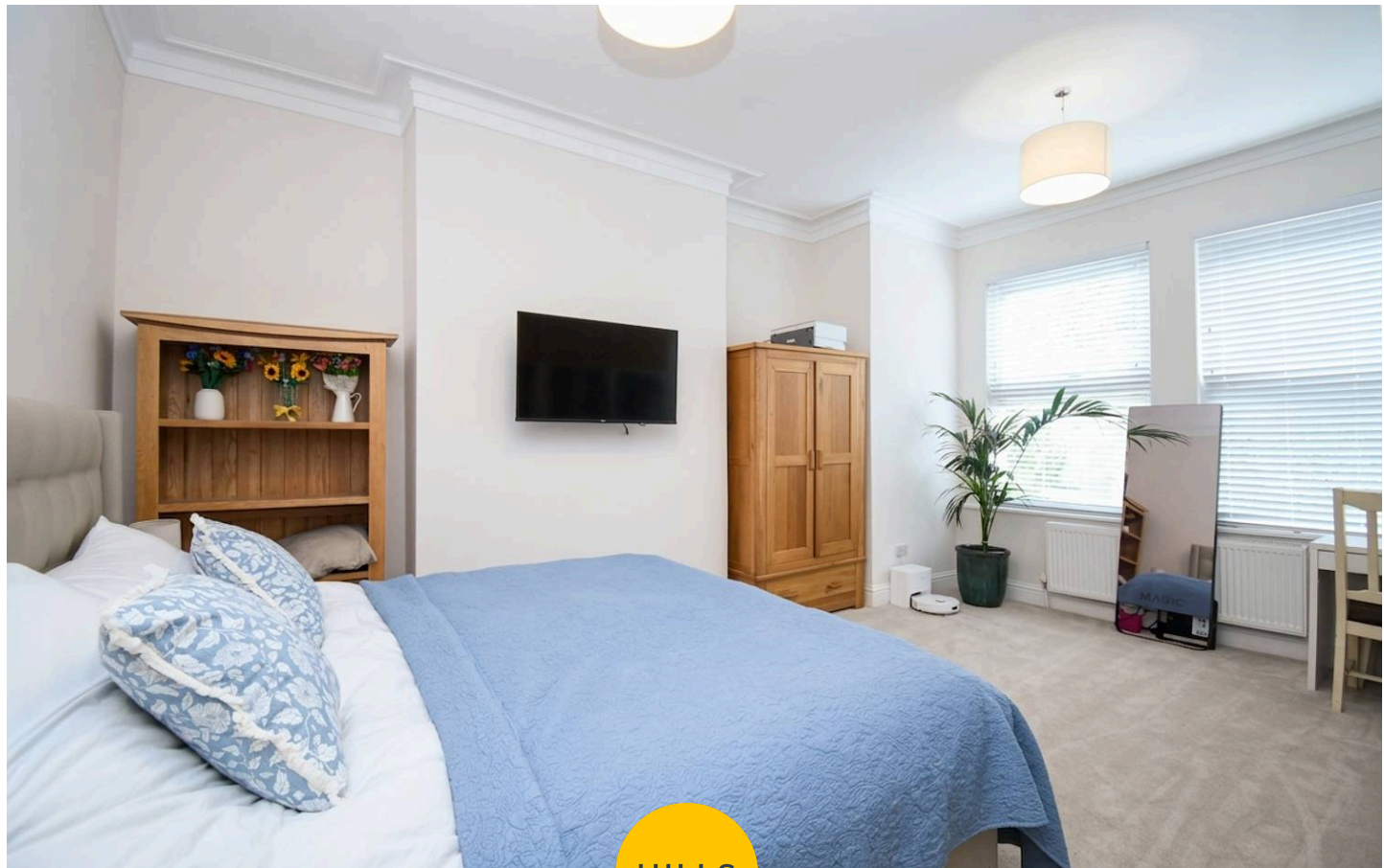
16' 0" x 13' 3" (4.87m x 4.05m)

Bedroom Six

12' 8" x 11' 9" (3.87m x 3.59m)

En suite

11' 11" x 6' 0" (3.62m x 1.82m)





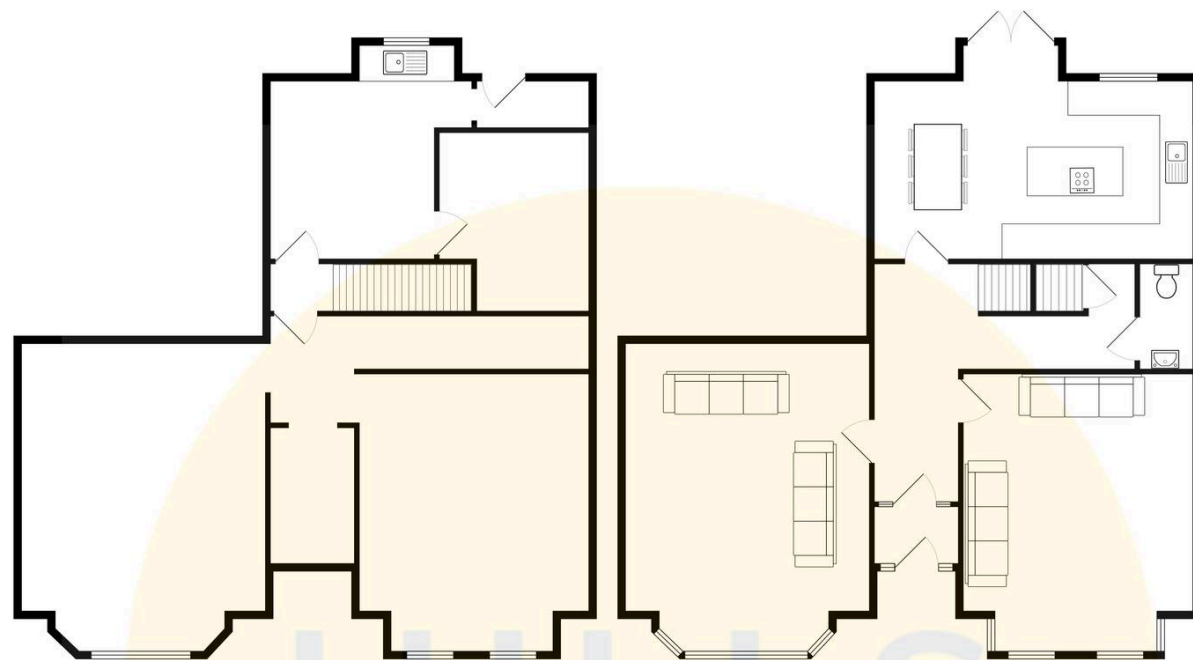
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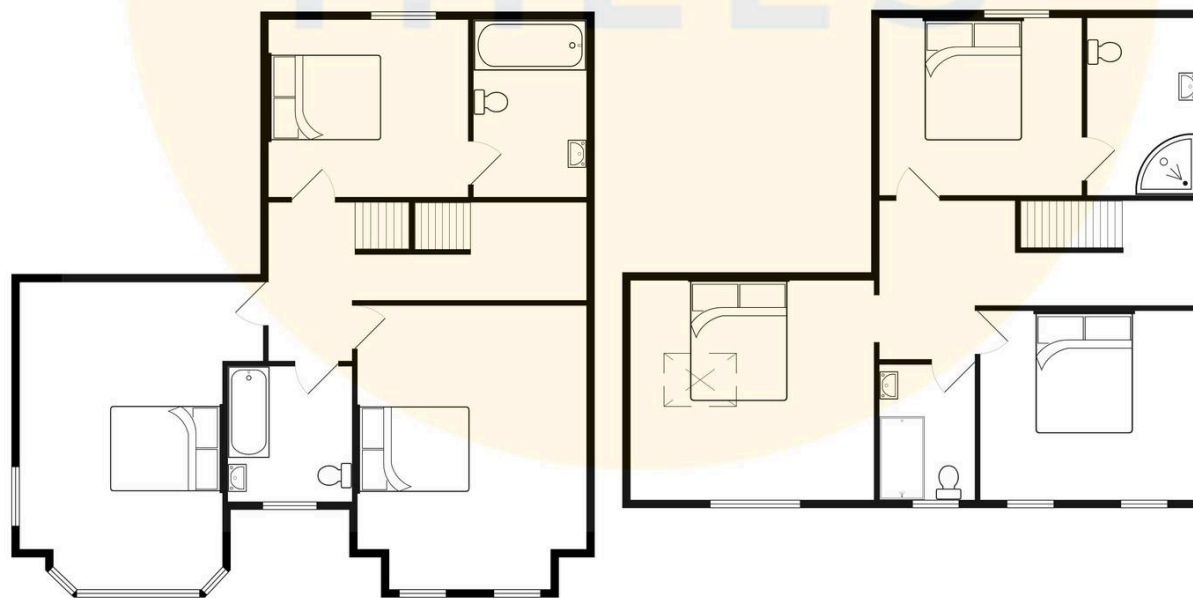
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Cellar

Ground Floor



First Floor

Second Floor



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