



Westminster Road
Ellesmere Park



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated within its own private gated and established plot in the much sought after area of Ellesmere Park in Manchester, this magnificent detached period prestige home with over 4,300 square feet of accommodation in total, that perfectly blends beautiful original character features along with cutting edge contemporary styling and simply must be viewed in person to be fully appreciated.

Having been lovingly upgraded by the current owners over time, this breath-taking period residence boasts exceptionally well proportioned and highly versatile accommodation over four floors, showcasing beautifully presented living spaces, perfect for modern lifestyles, whilst retaining a wealth of breath-taking period features. This spectacular home is ideal for the growing family, with multiple reception areas, a magnificent contemporary open plan living kitchen, six good sized double bedrooms, dressing room, a luxury principle bathroom, additional shower room and further en-suite, all finished to the highest of standards throughout. A substantial basement offers extensive storage and potential for further development if required.

The plot features an extensive electronically operated gated driveway to provide ample secure parking alongside impeccably landscaped mature gardens that offering a tranquil retreat to relax and unwind. The garage has been sympathetically converted into a high specification gym however could easily be converted back to a garage if required.

Nestled in the ever-popular suburb of Ellesmere Park on the outskirts of Monton, the area offers the perfect blend of peace and convenience, with stunning features such as the historic Bridgewater canal, loop line and the RHS Bridgewater close to hand. In contrast to this, residents can enjoy excellent and wide variety of amenities in the vibrant Monton Village, including an array of restaurants, bars, shops, with renowned public and private schooling close to hand. There are excellent transport links that offer easy access into Manchester city Centre and Salford Quays which is only a short distance away, making it ideal for those looking to commute. Whether experiencing the beautiful picturesque surroundings or exploring the bustling city life of Manchester, this property truly offers the best of both worlds.

Homes such as these rarely become available to buy and never tend to be on the market for very long. With this in mind, don't miss the opportunity to experience the size, elegance and finer features of this beautiful property. Contact us today to arrange a viewing of this remarkable home.



Location

Ellesmere Park is a much sought-after area located on the outskirts of Manchester. Steeped in history, this area has always been a firm favorite with home-buyers of all price ranges. This location boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.

Reception Rooms

The property is accessed via an inviting hallway with stairs that rise to the first-floor accommodation that really sets the scene of the quality that is yet to come. The spectacular open plan family room and dining area is a magnificent room of epic proportions. This comprises a fabulous dining room which features a splendid bay window to the front aspect that floods the room with a wealth of natural light and provides a wonderful area for formal entertaining. Adjacent to here a wonderful dual aspect family room oozes character with a feature fireplace housing a multi-fuel stove. An additional bay fronted sitting room provides yet more versatile living space and a comfortable alternative area for relaxing. Outside, what was originally the detached garage has been converted into a high specification gym, offering an excellent home based leisure and fitness suite.





Living Kitchen and Utility Room

The hub of the house is the exceptional living kitchen. This generous area is blessed with a wealth of natural light, having floor to ceiling bi-folding doors that offer a spectacular view over the rear gardens. It is fitted with an extensive range of high quality cupboards, drawers and base units alongside contrasting work surfaces, as well a large selection of high specification integrated appliances, making this area a perfect base for cooking and informal dining, perfectly suited to modern lifestyles. Adjacent to here a spacious useful and spacious utility room has plumbing/space for washing machine and tumble drier, providing additional useful storage space.





Ground Floor Shower Room and Principle Bathroom

Located on the ground floor off the utility area, a luxury shower room has been created that comprises a large walk in shower area, vanity wash basin and wc, complemented by designer tiled wall and floor coverings. On the first floor the wonderful principal bathroom can be found which features a spectacular four piece suite comprising a shower enclosure, free standing bath, wash basin and wc, again with beautiful tiled elevations.



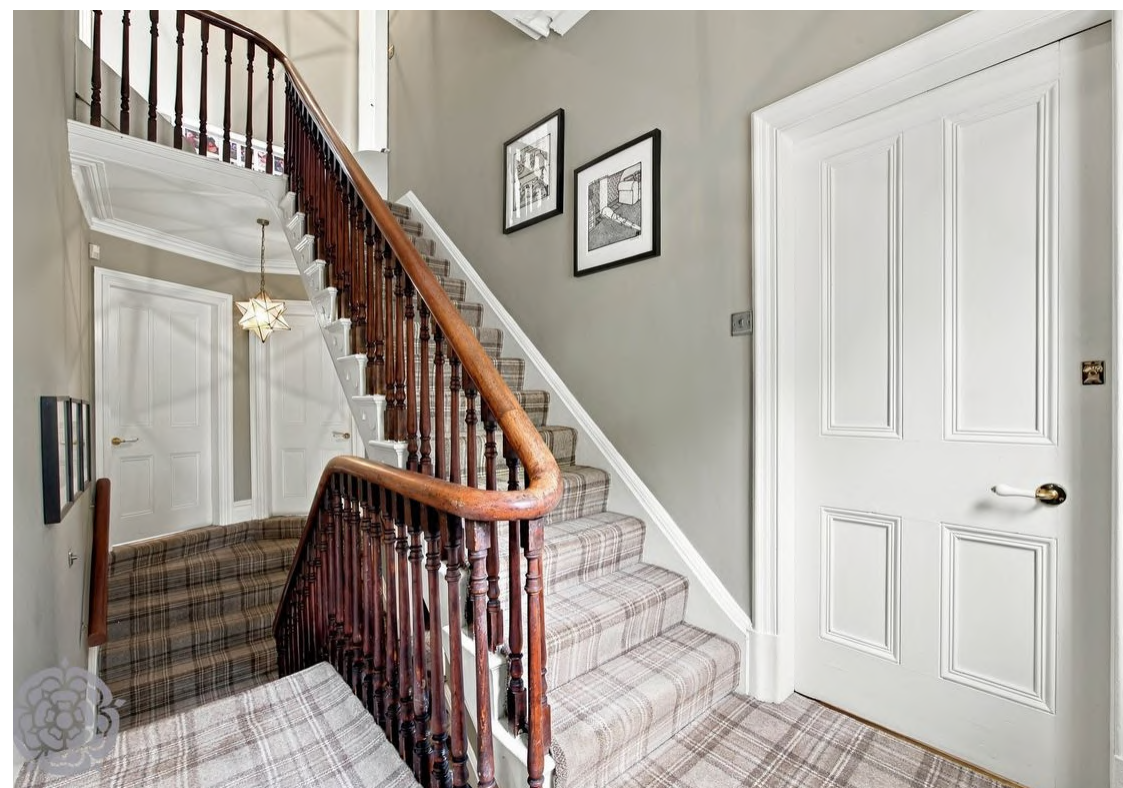


Bedrooms

In total, there are six good sized double bedrooms, each having their own individual style and character. The master bedroom is situated upon the first floor and is a beautiful spacious room that has a large walk in bay window that floods the room with a wealth of natural light. The Guest suite is situated upon the second floor and the benefit of its own luxury en-suite facilities. A further room on the first floor is being used by the current owners as a walk in dressing room however could be utilised as a further bedroom or office if required.









Basement Level

The property also features a substantial basement level that comprises of four large chambers that offers extensive storage space however, this could be converted to provide yet more spacious accommodation if required (subject to relevant planning permission/building consent).

Parking and Gardens

The property is situated within a generous and private plot that is accessed via electronically operated gates linked to an intercom entry system for added privacy and security. A large driveway provides ample off road parking for numerous vehicles. As mentioned earlier, a sizable tandem length double garage has been converted into a gym by the current owners however this could be easily converted back to provide yet more secure parking and extensive exterior storage. The property is garden fronted whilst to the rear of the property a superb over average sized mature private garden features extensive areas laid to lawn, well established shrub and floral displays alongside large patio areas. The garden is enclosed by an original high level rustic brick wall, being not overlooked providing the perfect space for relaxing, children's play and al-fresco entertaining.

Tenure

Tenure - Leasehold

Lease Expiry - 18/09/2875

Council Tax

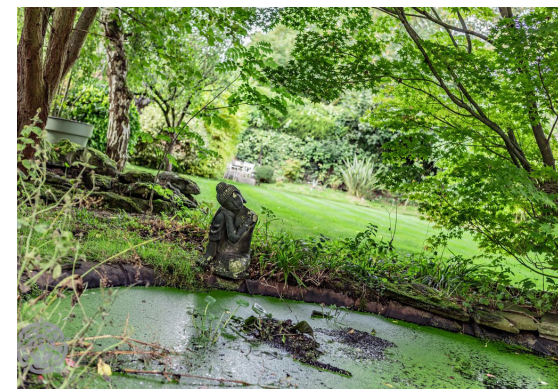
Local Authority - Salford

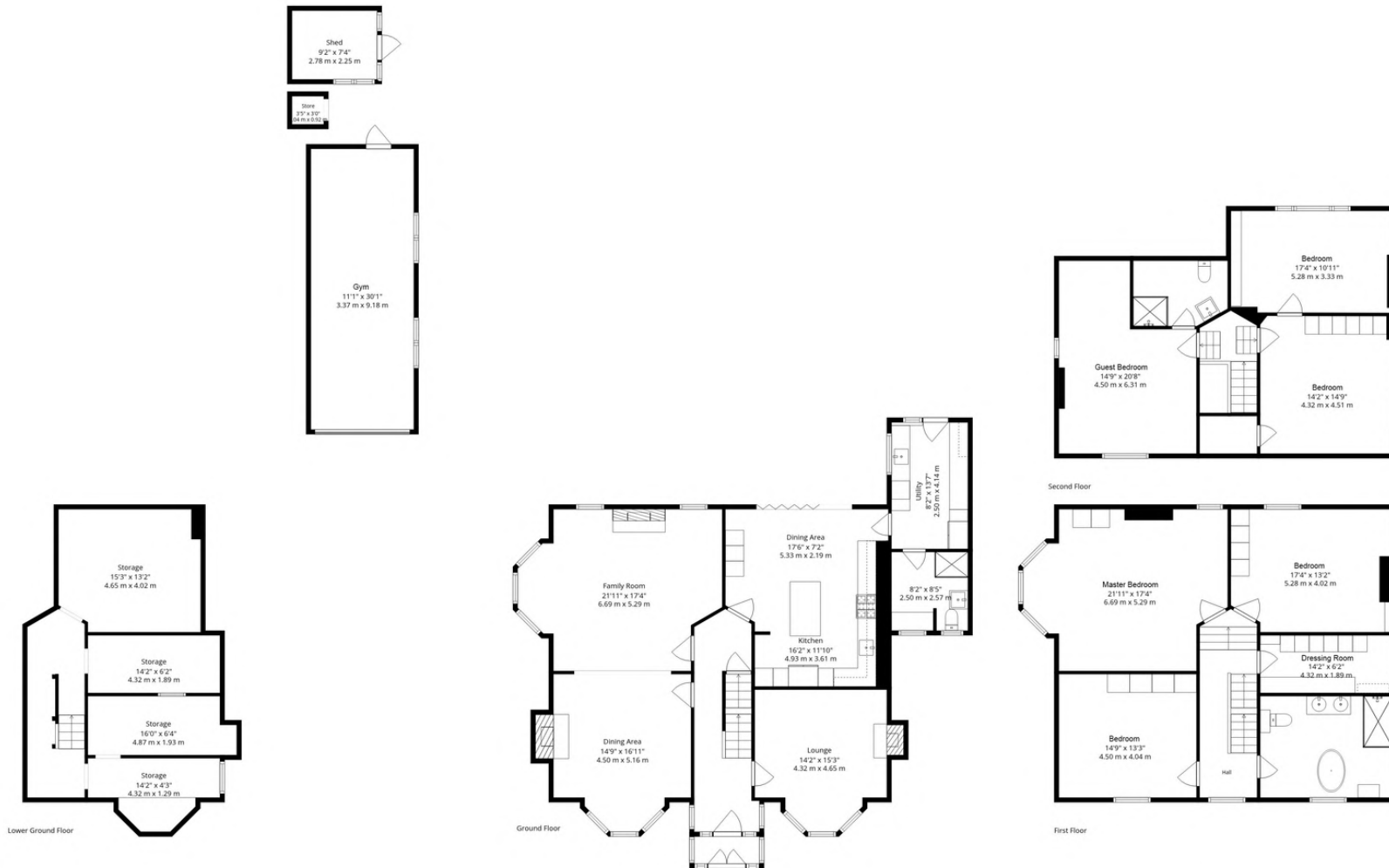
Council Tax Band - G

Annual Council Tax Cost - £4,324.00

EPC

EPC Rating - TBC





TOTAL: 4329 sq. ft, 402 m²

LOWER GROUND FLOOR: 603 sq. ft, 56 m², GROUND FLOOR: 1758 sq. ft, 163 m², FIRST FLOOR: 1136 sq. ft, 106 m², SECOND FLOOR: 832 sq. ft, 77 m²

EXCLUDED AREAS: SHED: 67 sq. ft, 6 m², STORE: 10 sq. ft, 1 m², FIREPLACE: 19 sq. ft, 2 m²,

WALLS: 351 sq. ft, 33 m²



For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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