

# TRADING PLACES

Offers in excess of £1,250,000  
'Lynwood', Westminster Road, Ellesmere Park, Eccles,  
M30



8

Bedrooms



3

Bathrooms

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022



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**.\*\*A STUNNING HOME WITH OVER 6200 SQFT SITTING IN 1/2 OF AN ACRE GARDENS\*\***

'LYNWOOD' is a magnificent Victorian family home, development or investment opportunity. TRADING PLACES Estate Agents are honoured to bring to market this unique Victorian Manor House.

Situated in a favoured residential location in the heart of Ellesmere Park, and only a short walk through tree lined avenues to the very trendy (popular) Monton Village, this is a sumptuous period detached family home with living accommodation over 6,200sq ft. One of the original 1880 Victorian properties, the house has been sympathetically extended into one of the largest and arguably the finest in Ellesmere Park.

'Lynwood' has been in the family for over 70 years and is well set back from the road and accessed via double gates. In addition, privacy is enhanced by many beautiful mature trees, walls and decorative railings.

Offering extensive and spacious accommodation throughout, the property boasts several reception rooms, eight bedrooms, three kitchens and several bathrooms. Full footprinted cellars are ideal for conversion providing potential for further living accommodation.

Additional features include:

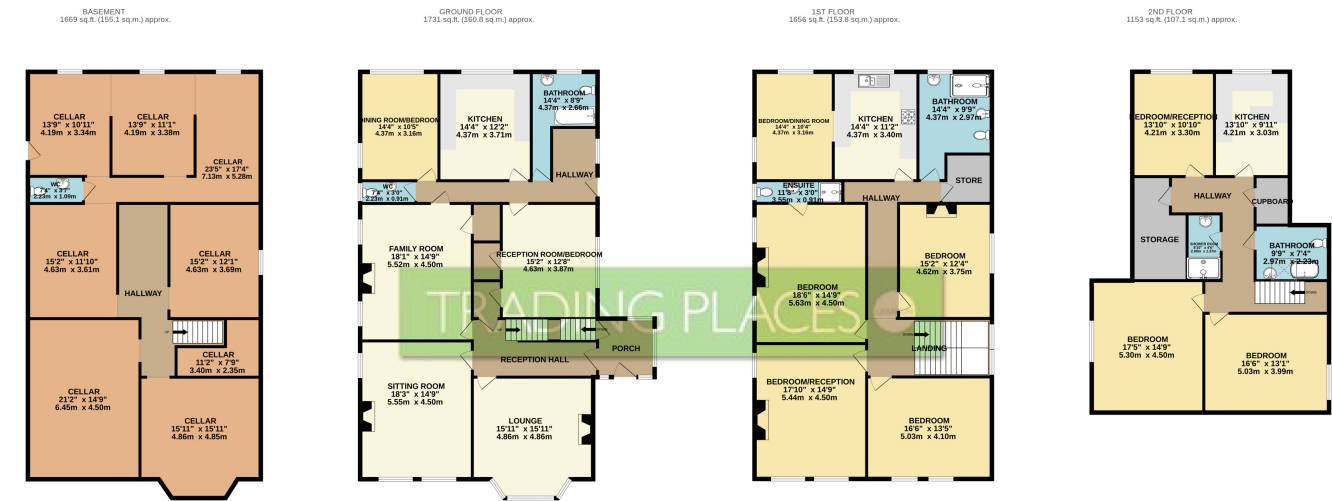
- Separate services for each floor
- A long driveway to the right-hand side of the property leading to further parking at the rear provides off road parking for several vehicles
- A single brick garage

This unique, one-off property is a must view for any developer, investor or family! The calm verdant community and green oasis that is Ellesmere Park is only a very short distance from The City Centre of Manchester, Media City, Salford Royal, The Trafford Centre and many more surrounding areas.

**Tenure : Freehold**

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TOTAL FLOOR AREA : 6209 sq.ft. (576.9 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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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            | 65                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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