



22 Gilda Crescent Road, Eccles

Offers in Region of £450,000

Miller Metcalfe
Every step of the way

22 Gilda Crescent Road

Eccles, Manchester

* Internal Viewing A Must - Fabulous Traditional Bay Fronted Home With Generous Versatile Accommodation Over Four Floors, Four Good Sized Bedrooms, 2 Large Reception Rooms and a Spectacular Fitted Dining Kitchen Plus Substantial Basement Offering Excellent Potential, Much Sought After and Highly Convenient Location, Early Viewing Strongly Advised to Avoid Disappointment *

This stunning four storey period home offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family living, alongside generous landscaped gardens. Having been meticulously upgraded throughout by the current owner to the highest of standards, this breath-taking home simply must be viewed in person to be fully appreciated.

The wonderful accommodation comprises an inviting entrance hall, fabulous bay fronted lounge with feature fireplace and fabulous reclaimed french oak flooring, equally spacious sitting/dining room and a modern fitted dining kitchen with integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms (the sizable bedroom to the front with wonderful reclaimed gym beech flooring) plus a modern three piece principle bathroom/wc can be found. The second floor encompasses a luxury Master Suite which includes a further good sized double bedroom and walk-in in dressing room/wardrobe. In addition to this a superb basement level offers exceptional storage space and excellent potential for further development if required (subject to relevant planning/building consent).

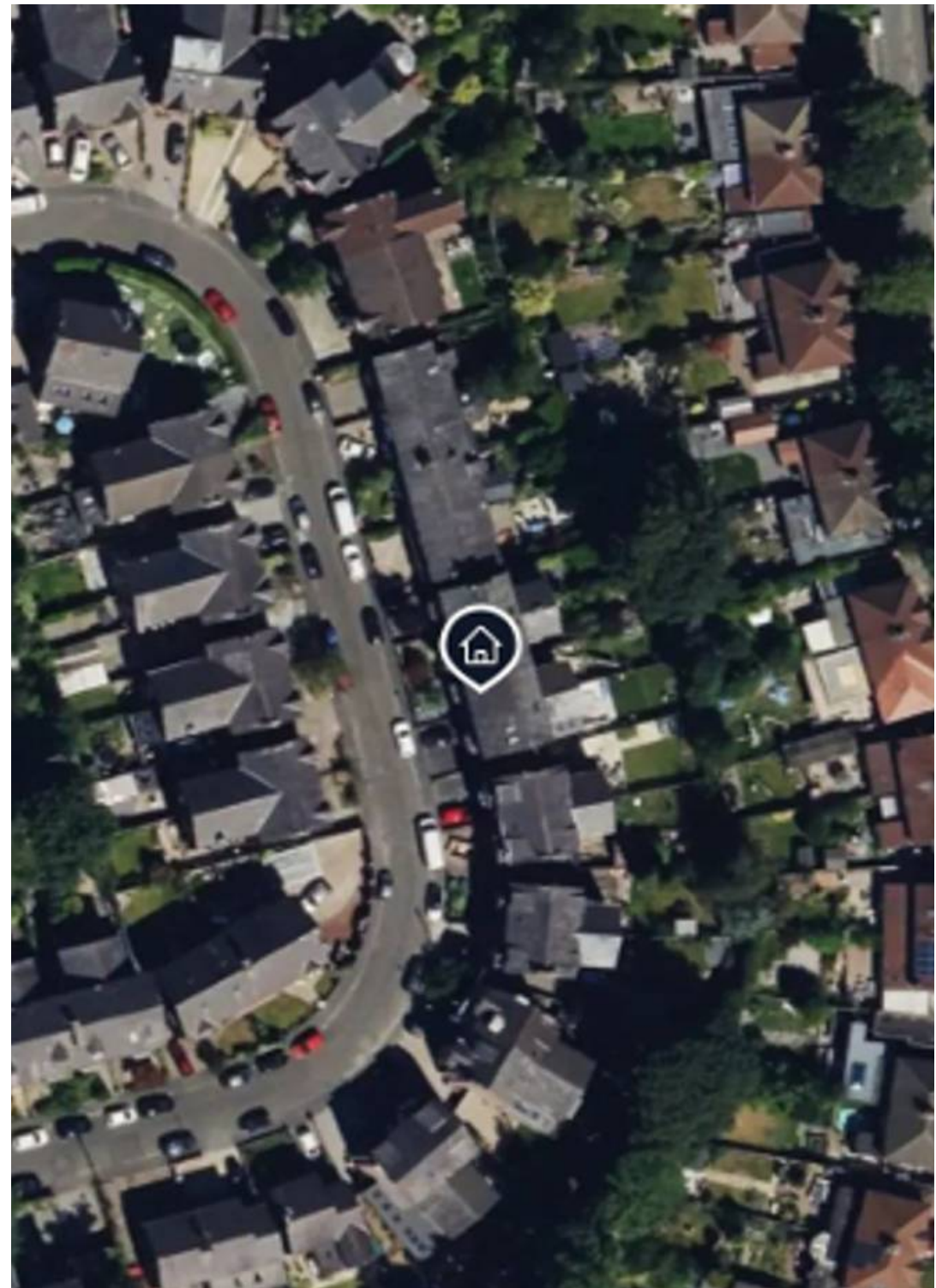
Outside the property is garden fronted whilst the rear garden is private, being tastefully landscaped offering excellent space for relaxing and al-fresco entertaining.

The highly sought after location offers a wealth of local amenities including shops, bars and restaurants as well as well-regarded primary and secondary schools. The location also provides excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West. There also a wide variety of splendid open green spaces close to hand including local nature reserves, the Worsley, Loopline and the historic Bridgewater Canal making it ideal for a variety of leisure activities.

Only by internal inspection with buyers fully appreciate the size, quality and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.

Council Tax band: C

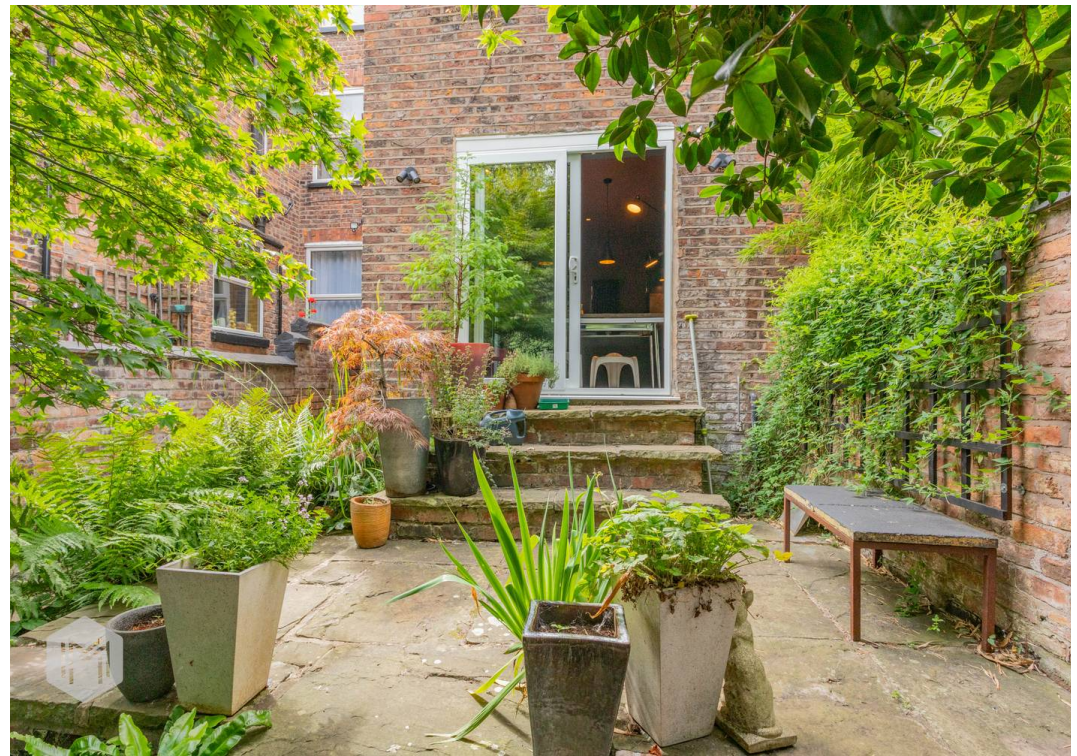
Tenure: Freehold





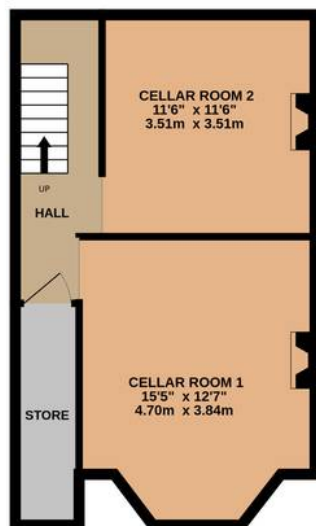




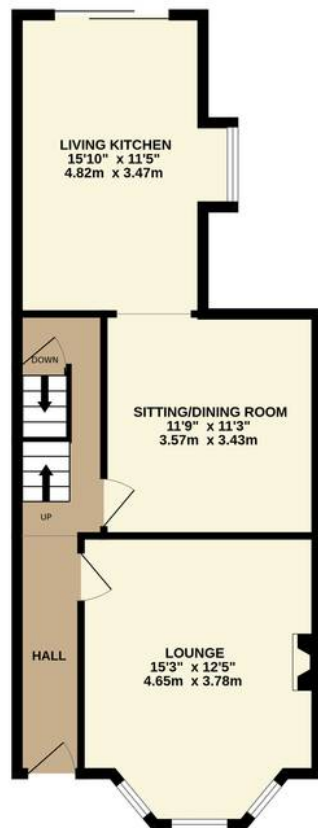




BASEMENT
406 sq.ft. (37.7 sq.m.) approx.



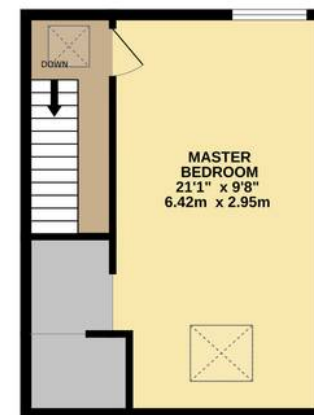
GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1842 sq.ft. (171.1 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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