



Miller Metcalfe
Every step of the way
0161 7949798
For Sale



Snowdon Road

Eccles

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Eccles

Semi Detached



5



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EPC Rating - E

*** No Chain Involved - Internal Viewing A Must ***

*** Fabulous Traditional Bay Fronted Semi-Detached Home, Versatile Accommodation Over Four Floors, Four Double Bedrooms Plus Substantial Attic Room with En-Suite Shower Room, Two Large Reception Rooms Plus Substantial Dining Kitchen, Basement Level with Excellent Potential, Situated in a Highly Desirable Location, Early Viewing Strongly Advised ***

This beautiful home offers exceptionally well proportioned and highly versatile accommodation over four floors that is ideally suited to modern family lifestyles. Approximately 2000 square feet in size, this includes an inviting reception hall, spacious bay fronted lounge, equally spacious dining room, a large dining kitchen with integrated appliances to the ground floor. On the first floor a landing, four good sized double bedrooms plus a luxury fitted principle wet room/wc can be found whilst a further attic room with an en-suite shower room provides yet more flexible living space ideal as a further occasional bedroom/office/playroom etc. An additional basement level currently is used as extensive storage space however offers excellent potential for further conversion/development if required (subject to relevant planning/building consent and completing the internal living space.

Outside the property is garden fronted with a substantial driveway providing off road parking. The large rear garden is private and offers excellent space for relaxing, children's play and al-fresco entertaining. There is also a substantial brick-built outbuilding that provides extensive exterior storage.

Located just a short walk to Monton Village with cafes, bars, tea rooms, restaurants, shops, salons and boutiques, private day nursery schools, supermarkets and a wealth of town centre amenities are all close by as is Eccles Metrolink and train station, providing direct and easy access to Media City, Salford Quays and Manchester City Centre. Salford Royal Hospital is less than five minutes' drive.

Only by internal inspection will buyers fully appreciate the size, and potential of this most impressive home. With the added benefit of No Chain involved, an early viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,452 Per Year

• FLOOD RISK
Very Low

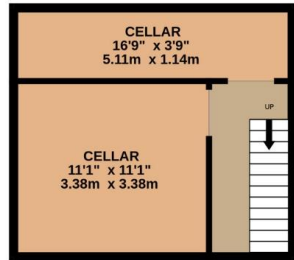
• BROADBAND
Basic - 17 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

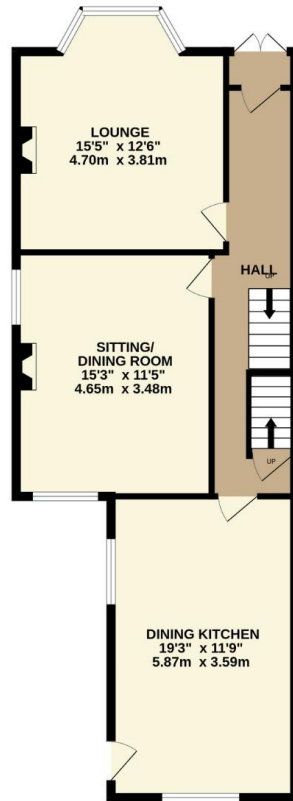




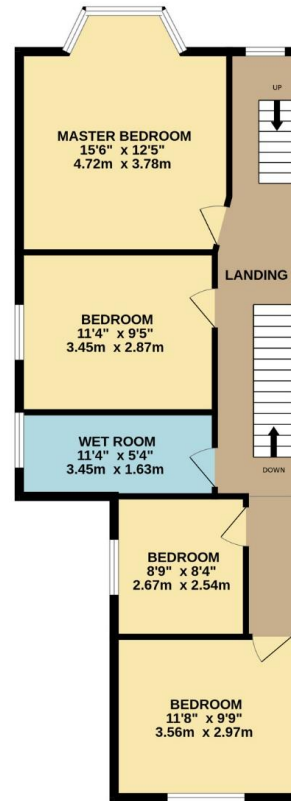
BASEMENT
284 sq.ft. (26.4 sq.m.) approx.



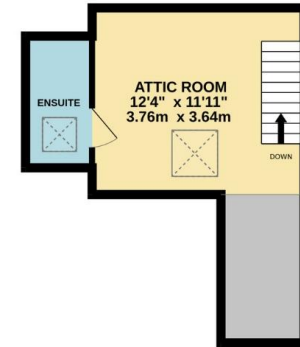
GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.4 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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