

Chatsworth Road, Eccles

Manchester



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Incredible family home in sought-after Ellesmere Park, one of Manchester's premier residential locations. No vendor chain. Extended and renovated in 2017. Spacious living areas, open-plan kitchen with bi-fold doors to an approx. 100ft. south-facing garden. Four double bedrooms, three with en-suites. Off-road parking. Beautifully kept gardens.

Council Tax band: E

Tenure: Freehold

- Offered with no vendor chain
- Located in the desirable Ellesmere Park
- Presented to a show home standard throughout
- Laid over three floors
- Bay fronted lounge & open plan kitchen, dining and family area
- Four double bedrooms
- Family bathroom, downstairs W.C. & three en-suite bathrooms
- Well kept garden & off road parking for multiple cars to the front
- Private, south facing beautifully presented rear garden
- Short walk to Monton Village through the tree lines streets



HILLS

Porch

7' 9" x 3' 3" (2.36m x 0.99m)

Ceiling spotlights, Two double glazed windows and tiled flooring.

Hall

Ceiling light point and spotlights, Two double glazed windows, understairs storage, patio doors and tiled flooring.

Kitchen

27' 2" x 21' 0" (8.28m x 6.40m)

Fitted with a range of wall and base units with complimentary quartz work surfaces. Kitchen island with integral sink and built in cupboards. Built in oven, microwave, ceramic hob with extractor hood over. Space for a large American size fridge freezer, built in wine chiller and built in dishwasher. Inset light point, electric fire and opening into the family dining space. Wall mounted radiator with tiled flooring joint with underfloor heating.

Lounge

19' 0" x 11' 5" (5.79m x 3.48m)

Ceiling light point, double glazed window, wall mounted radiator and carpeted flooring

Landing

Complete with ceiling light point and access to first floor rooms.

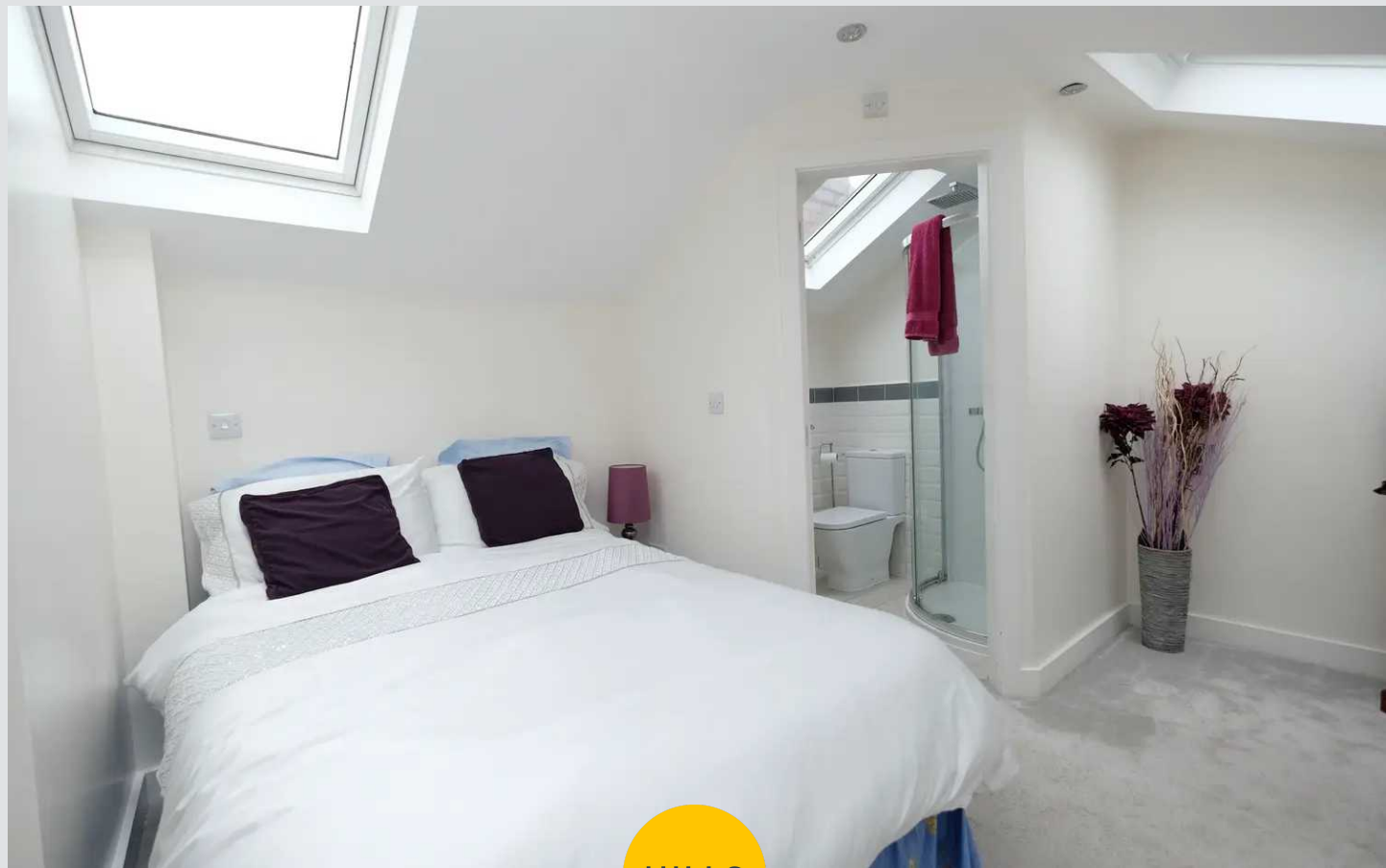
Utility cupboard

Has a 2017 boiler fitted, ceiling light point, double glazed window and plumbing for a washer and dryer.

Master bedroom

15' 7" x 11' 6" (4.75m x 3.51m)

Ceiling light point, double glazed window, wall mounted radiator and carpeted flooring.



Ensuite bathroom

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

Fitted with a three piece suite including a hand wash basin, WC, shower cubicle. Ceiling spotlight, double glazed window with part tiled walls and tiled flooring.

Bedroom two

15' 2" x 11' 6" (4.62m x 3.51m)

Ceiling light point, double glazed window, wall mounted radiator and carpeted flooring.

Ensuite bathroom

5' 0" x 4' 9" (1.52m x 1.45m)

Fitted with a three piece suite including a hand wash basin, W.C. and shower cubicle. Ceiling spotlight, double glazed window with part tiled walls and tiled flooring.

Family bathroom

8' 8" x 7' 3" (2.64m x 2.21m)

Fitted with a three piece suite including a hand wash basin, WC, stunning free standing bath with shower with hand towel rail. Ceiling spotlight, double glazed window with part tiled walls and tiled flooring.

Bedroom three

11' 3" x 9' 0" (3.43m x 2.74m)

Ceiling light point, double glazed window, wall mounted radiator and carpeted flooring.

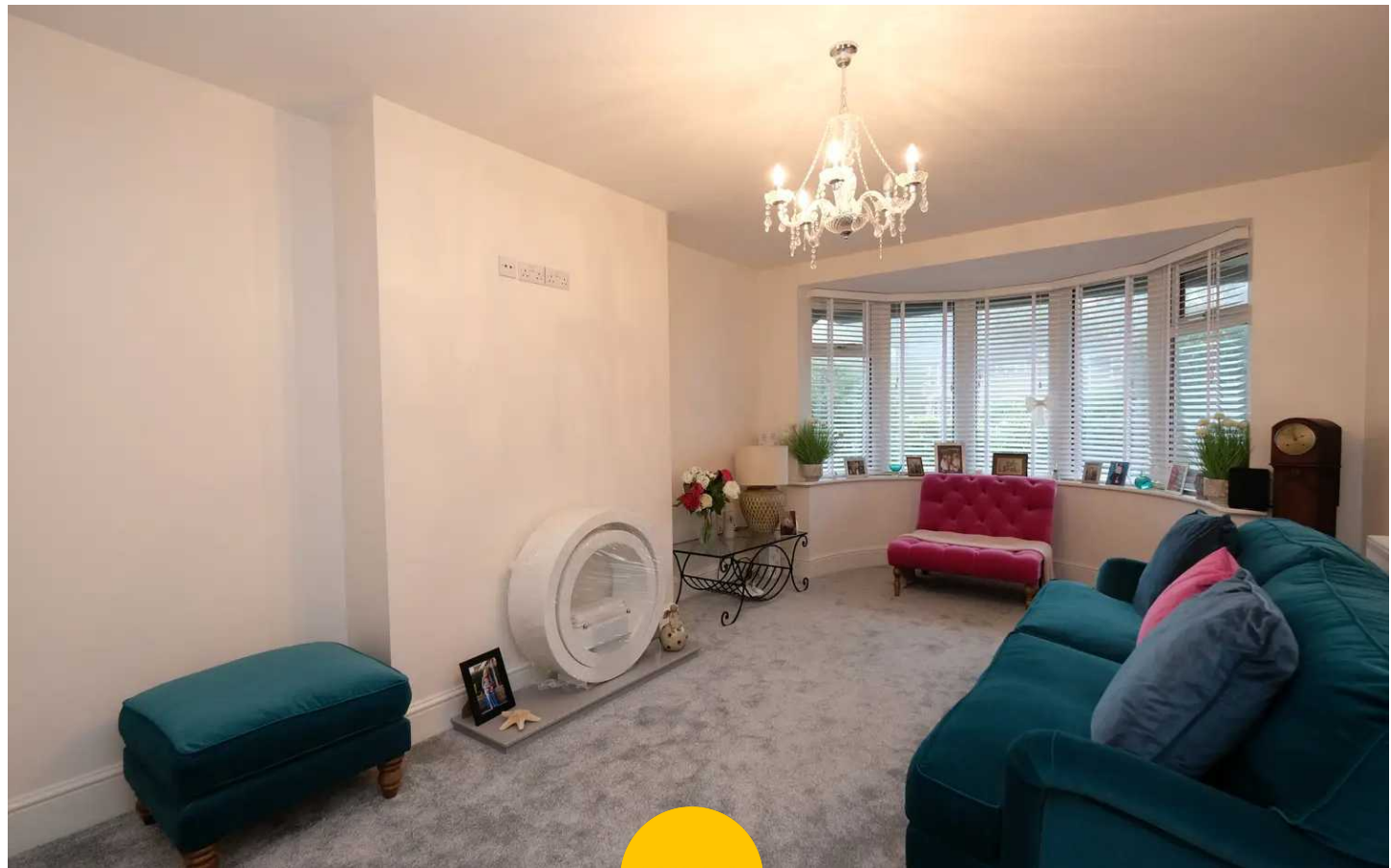
Second landing

Storage with a light point, two Velux windows and carpeted flooring.

Bedroom four

16' 8" x 10' 1" (5.08m x 3.07m)

Three Velux windows, wall mounted radiator and carpeted flooring.



HILLS



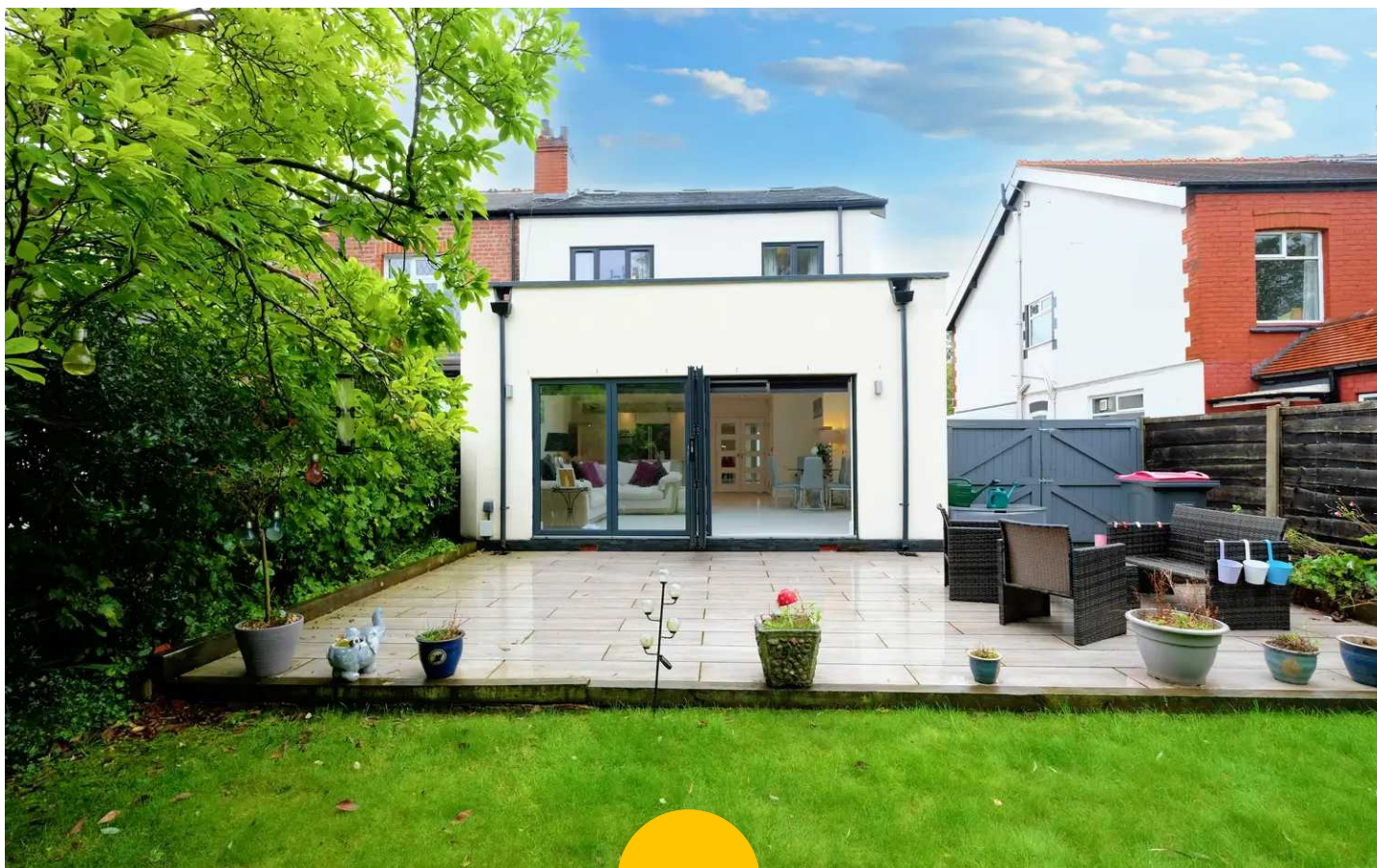
Ensuite

5' 1" x 5' 0" (1.55m x 1.52m)

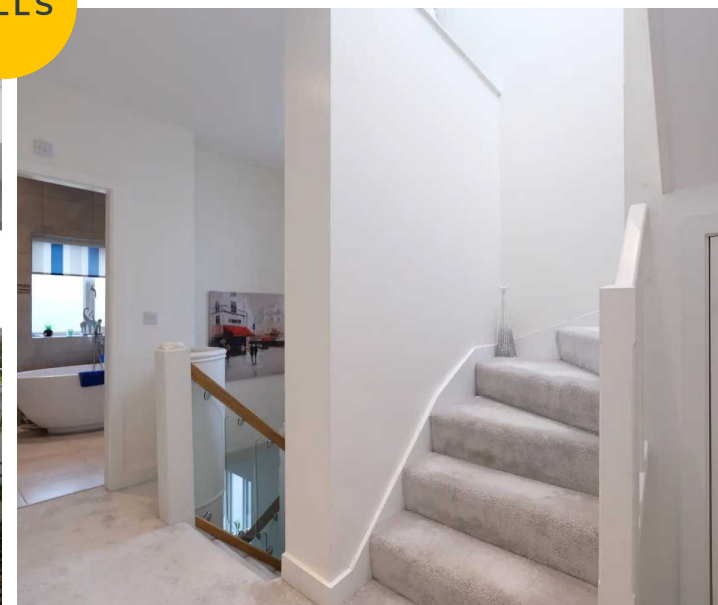
Fitted with a three piece suite including a hand wash basin, W.C. and shower cubicle. Ceiling spotlight, Velux window with part tiled walls and tiled flooring.

Externally

To the front there is a driveway providing off-road parking for several cars. To the rear, there is a beautiful landscaped garden with a porcelain tiled patio, making it an ideal seating area. Being a substantial size, the garden would be a perfect space to socialise, benefitting a large laid-to-lawn grass area with mature plants and trees, along with a stone border to the side.

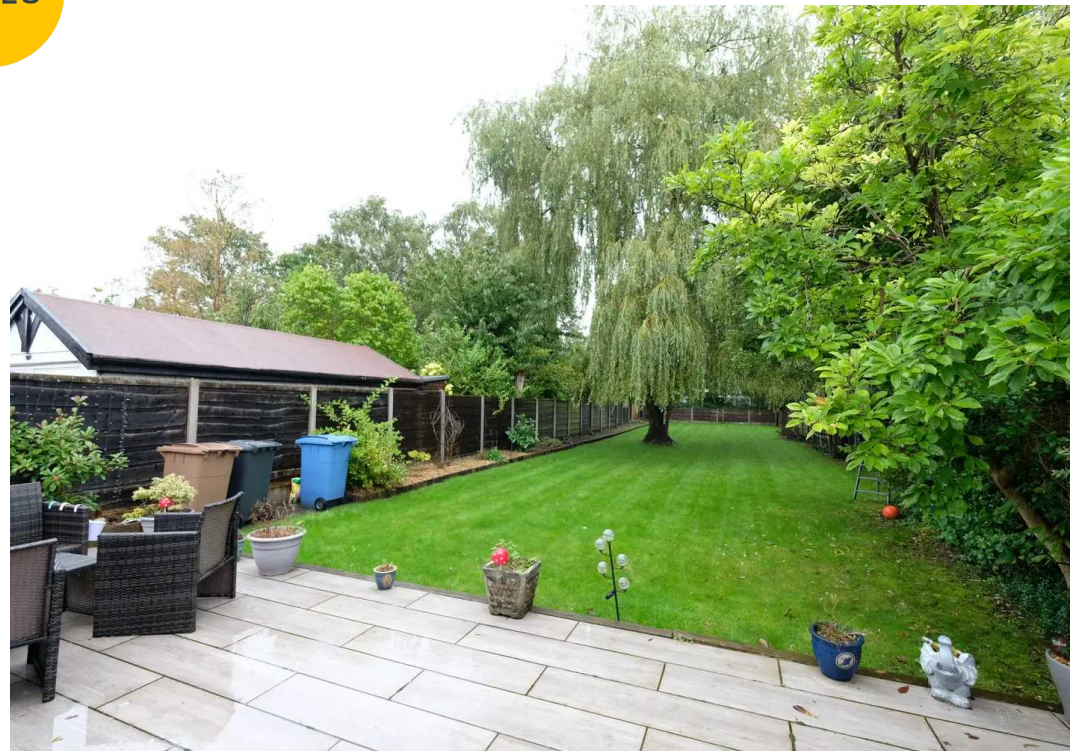


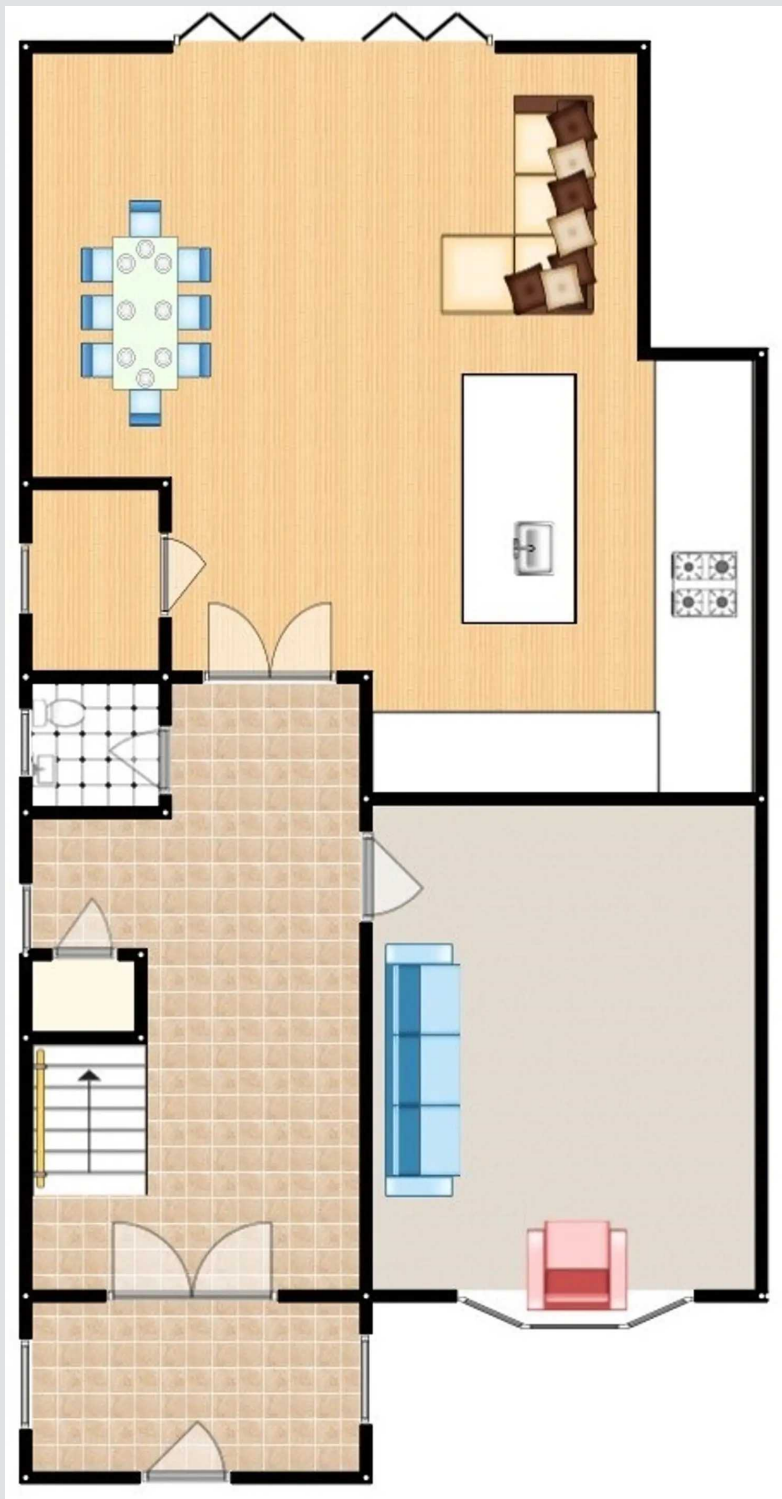
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