



Gilda Crescent Road, Eccles

Manchester



In Excess of £450,000

# Gilda Crescent Road

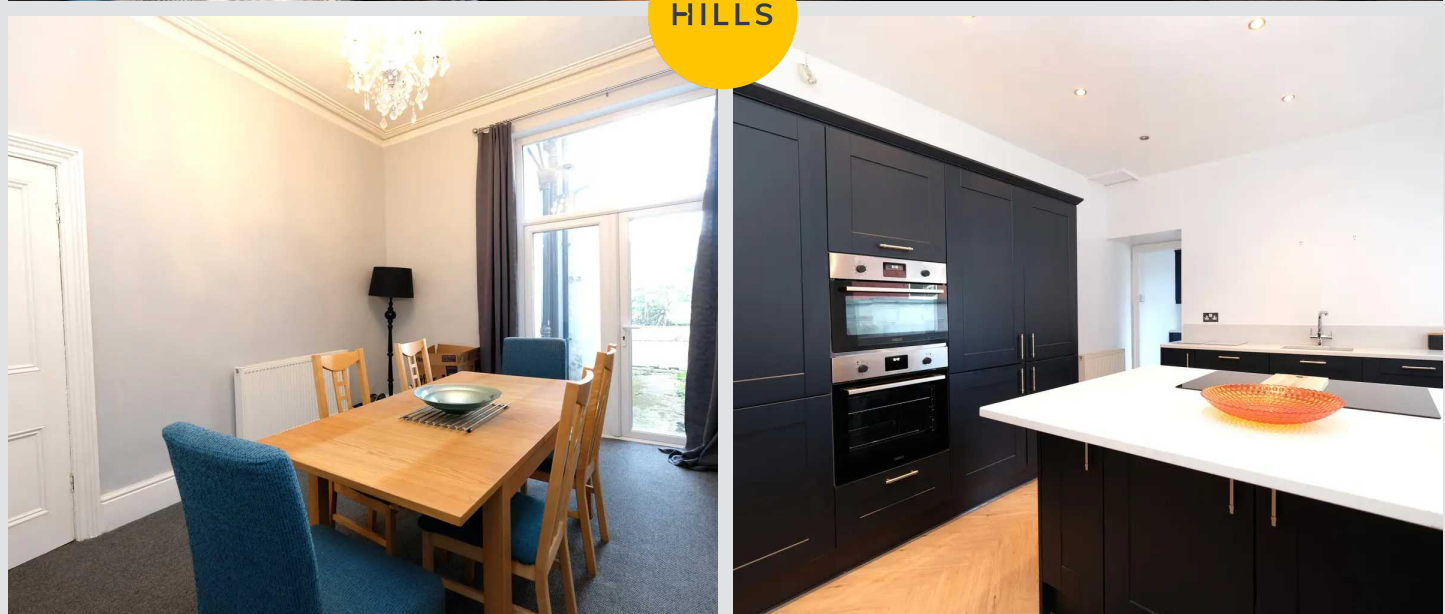
Eccles, Manchester

Stunning period property located in one of Manchester's premier residential locations, Ellesmere Park. Featuring Four Double Bedrooms, En-suite, Contemporary Kitchen, Cellars, Private Garden and is available with No Chain. Situated close to well-regarded local schooling, a host of amenities and excellent transport links. Early viewing highly recommended!

Council Tax band: C

Tenure: Freehold

- Offered with no onward chain
- Nestled within the popular sought after Ellesmere Park area
- Forever family home, laid over four floors offering an abundance of living space for all the families needs
- Spacious bay fronted lounge, family dining room with French doors out to the private rear garden
- Contemporary fitted kitchen & utility room recently installed by Wren
- Four generous double bedrooms, laid over the upper two floors
- Four piece family bathroom and en suite off the guest room
- Potential for off road parking to the rear
- Complete with cellars used for storage
- Located close to excellent amenities, outstanding schools & brilliant transport links



### Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and composite door. Fitted with grey carpet flooring. Cellar access.

### Lounge

16' 4" x 12' 7" (4.98m x 3.84m)

A spacious lounge featuring a double glazed bay window and open fire with a black tiled surround. Complete with a ceiling light point, wall mounted radiator and grey carpet flooring.

### Dining Room

13' 7" x 11' 0" (4.14m x 3.35m)

Complete with a ceiling light point, wall mounted radiator and French doors that lead out to the rear garden. Fitted with carpet flooring.

### Kitchen

14' 9" x 11' 4" (4.50m x 3.45m)

A modern kitchen fitted with a range of wall and base units with complementary quartz worktop and a sunken composite sink. Also fitted with a 5 ring induction hob, oven and grill. Integral dishwasher and fridge / freezer. Complete with ceiling spotlights, a double glazed window and uPVC door. Fitted with laminate flooring.

### Utility Room

8' 3" x 5' 0" (2.51m x 1.52m)

A modern utility room complete with complementary wall and base units, boiler and integral stainless steel sink. Integral washer. Fitted with a ceiling light point, single glazed window and laminate flooring.

### Landing

Ceiling light point and access all rooms. Stairs lead up to the 1nd floor.

### Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m)

A spacious first bedroom fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with laminate flooring.



### En-suite

6' 4" x 6' 0" (1.93m x 1.83m)

A bright en-suite featuring a shower cubicle, basin and W.C. Fitted with ceiling spot lights, a single glazed window and heated towel rail. Complete with part tiled walls and laminate flooring.

### Bedroom Two

17' 5" x 13' 7" (5.31m x 4.14m)

A spacious bedroom complete with a ceiling light point, two double glazed windows and a wall mounted radiator. Fitted with laminate flooring.

### Bathroom

11' 3" x 8' 7" (3.43m x 2.62m)

A well lit bathroom featuring a four-piece suite including a bath with shower, shower cubicle, basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

### Landing Two

Ceiling light point

### Bedroom Three

11' 1" x 11' 0" (3.38m x 3.35m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Bedroom Four

16' 1" x 12' 0" (4.90m x 3.66m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

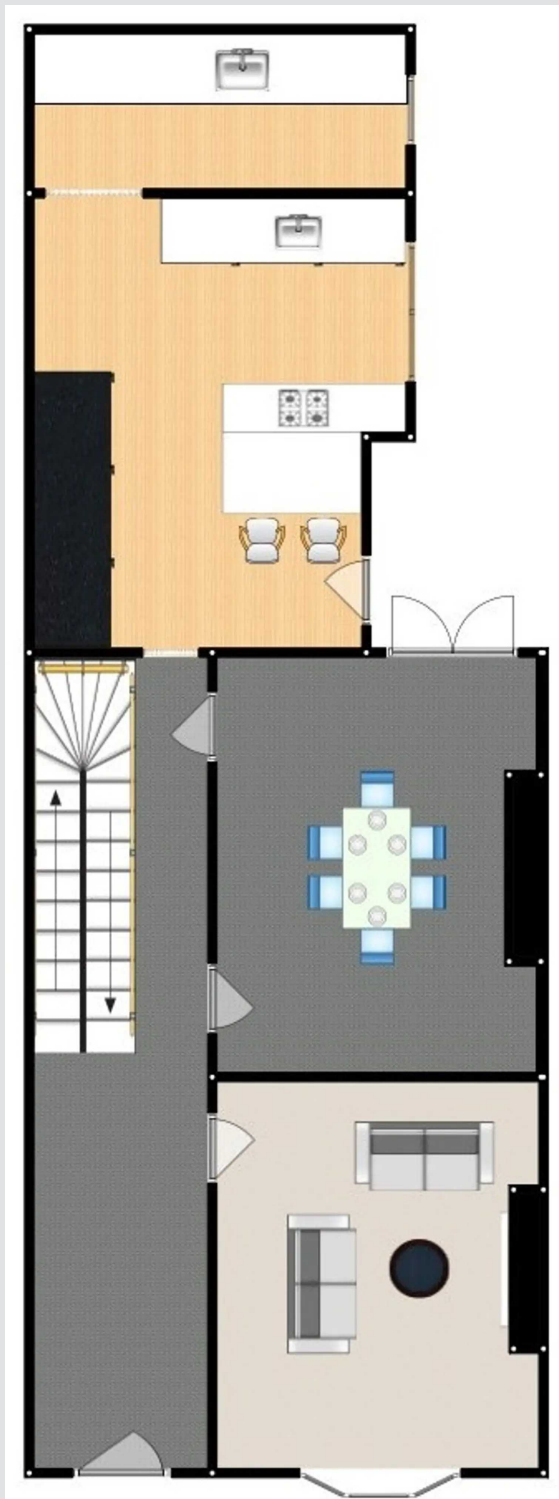
### External

To the rear of the property is a garden including a partial decking, raised planter beds and gated rear access offering the potential for off road parking.



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