

**Greenwood Place, Eccles**

Manchester



In Excess of **£500,000**

# Greenwood Place

Eccles, Manchester

Exceptional four bed detached house in sought-after Ellesmere Park. Spread over three floors, with no vendor chain. Inviting entrance, modern kitchen/dining, ground floor bedroom and bathroom. Family lounge with Juliet balcony, two bedrooms and family bathroom on first floor. Master with en suite on second floor. Off-road parking, integral garage, large front, side, and rear garden. Close to Moton Village and Salford Royal Hospital. Excellent transport links. A captivating family home. Council Tax band: E

Tenure: Leasehold

- Detached Family Home located in the Sought After Ellesmere Park Area
- Laid over Three Floors & Offered with No Vendor Chain
- Family Lounge with Juliet Balcony
- Four Generous Bedrooms
- Modern Fitted Kitchen & Dining Area with Integral Appliances
- Modern Family Bathroom, En suite to Master & Downstairs W.C.
- Off Road Parking & Integral Garage
- Large Front, Side & Rear Garden offering Potential for Extension
- Short Walk to Moton Village & Salford Royal Hospital
- Surrounded by Excellent Amenities & Transport Links



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### Entrance Hallway

A welcoming entrance hallway Ceiling lighting point, wall mounted radiator and a composite door. Finished with laminated floor. Stairs leading up to the 1st floor landing.

### Lounge

13' 5" x 13' 5" (4.09m x 4.09m)

Two ceiling light points, vertical wall mounted radiator and French doors opening onto a Juliet balcony. Carpeted flooring.

### Kitchen Diner

20' 9" x 12' 4" (6.32m x 3.76m)

Fitted with a g range of modern wall and base units Fully integrated Neff appliances including a built in oven, hob and fridge freezer. The room benefits a large dining space, inset ceiling spot lights. double French doors lead out to the south facing rear garden as well as double glazed windows

### Guest W.C

Fitted with a two piece suite including low level W.C and a hand wash basin. Part tiled walls.

### Landing

Ceiling light point, double glazed window and access to the master bedroom.

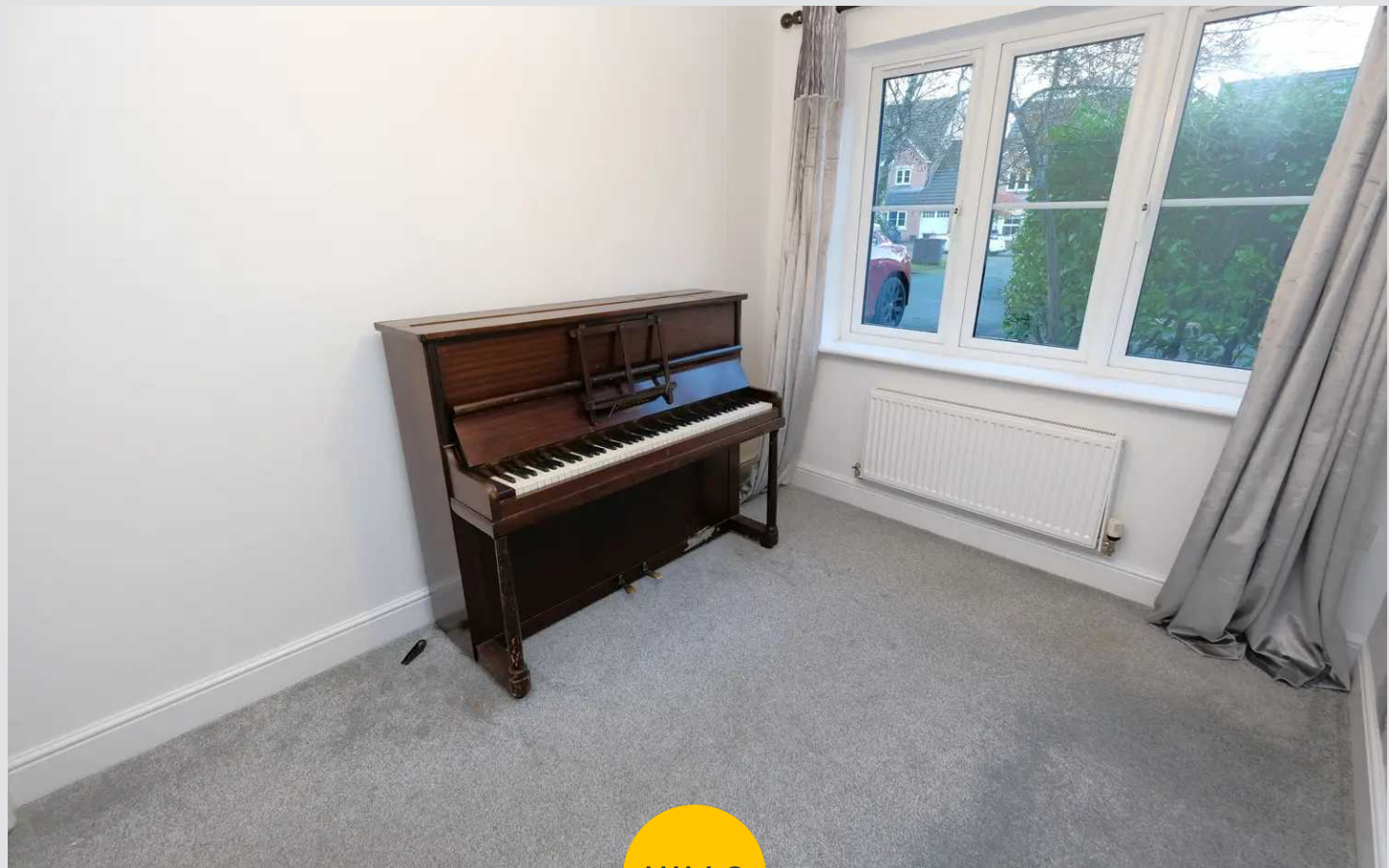
### Master Bedroom

A large 21ft master bedroom complete with multiple velux windows, wall mounted radiator and a ceiling light point. Built in units offering ample storage.

### En-suite

7' 3" x 4' 7" (2.21m x 1.40m)

Fitted with a modern three-piece suite including shower cubicle, low level w.c and a hand wash basin, Roof window Part tiled walls and fully tiled floor.



**Bedroom Two**

11' 0" x 10' 1" (3.35m x 3.07m)

Ceiling light point, wall mounted radiator and double glazed window and built in storage

**Bedroom Three**

9' 1" x 8' 3" (2.77m x 2.51m)

Ceiling light point, wall mounted radiator and double glazed window

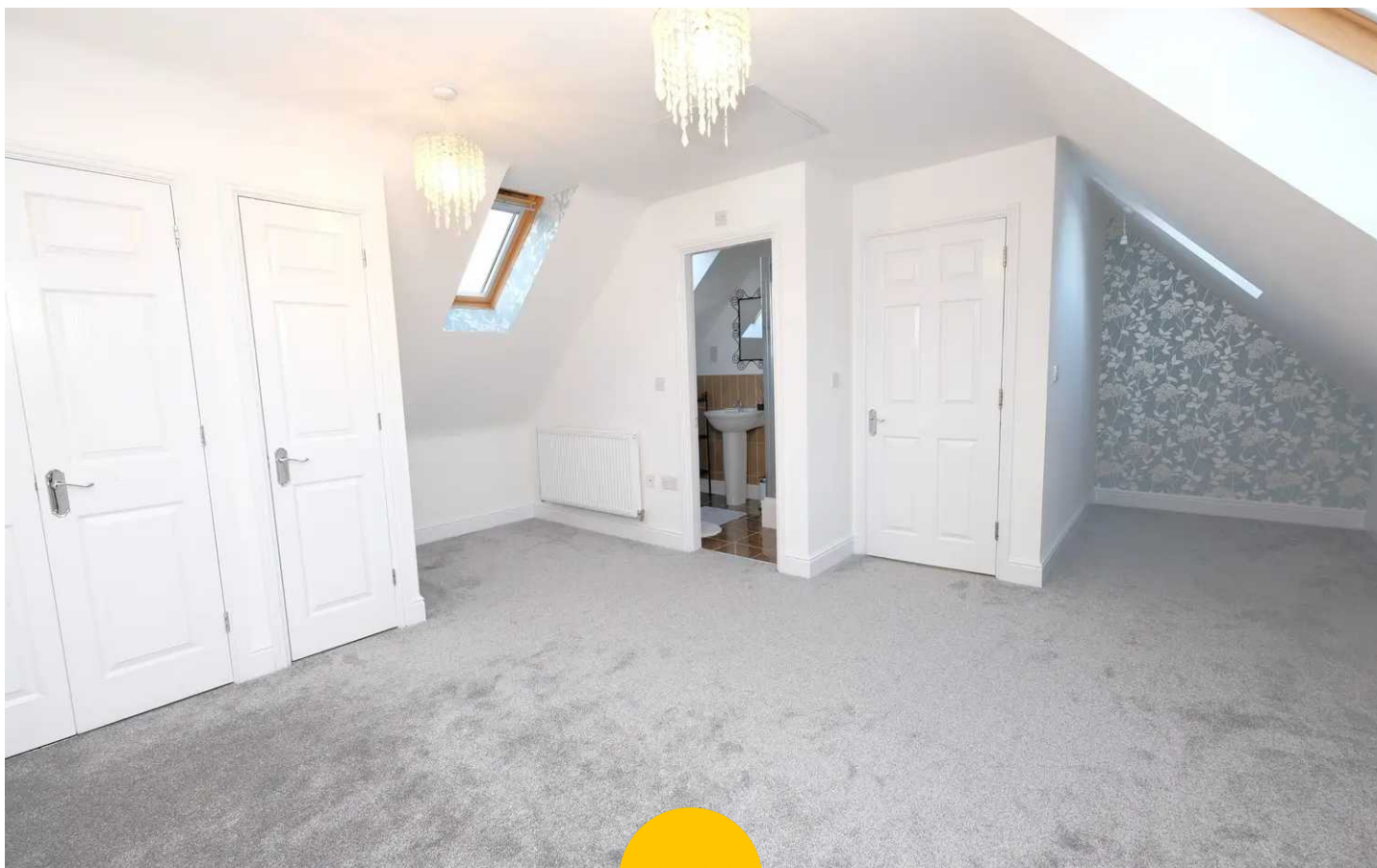
**Bedroom Four**

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

**Bathroom**

6' 9" x 6' 0" (2.06m x 1.83m)

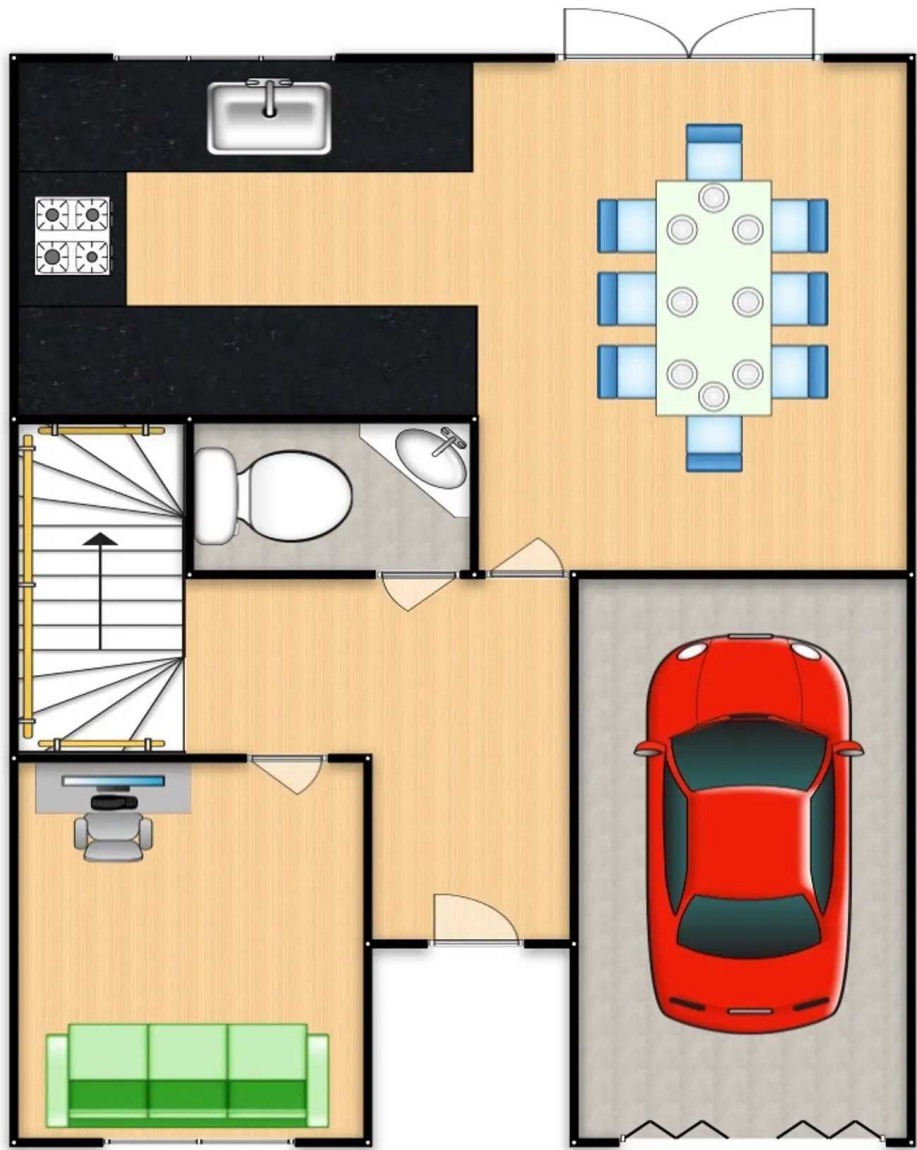
Fitted with a modern three-piece white suite including bath with shower over, low level W.C and a hand wash basin as part of a vanity unit. Tiled floor, part tiled walls and heated towel rail. Double glazed window.





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