



Russell Street, Eccles

Manchester



In Excess of £425,000



# Russell Street

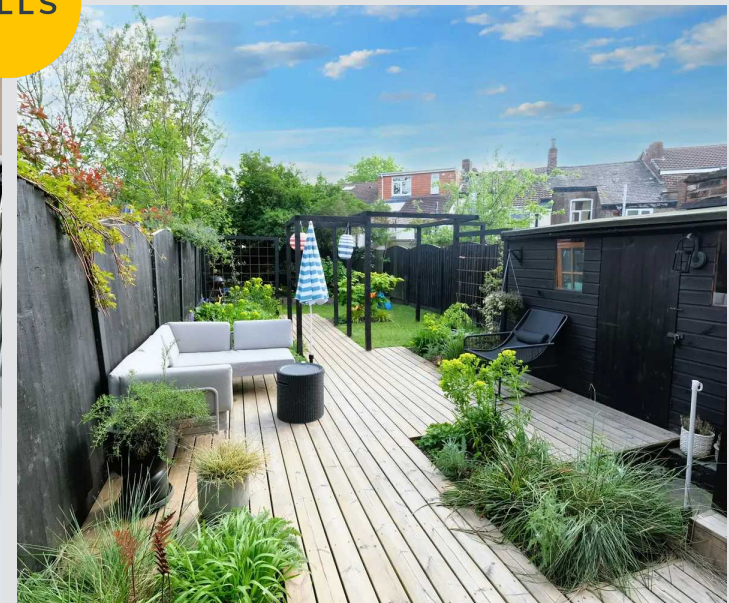
Eccles, Manchester

Stunning period property with original features and modern design, open plan layout, bay-fronted lounge, shaker kitchen, spacious bedrooms, cellar with shower room & kitchenette, off-road parking, and beautiful rear garden. Close to amenities, schools, and transport links.

Council Tax band: B

Tenure: Freehold

- Stunning Four Bedroom Period Property Laid over Three Floors
- Boasting Original Features Throughout with a Beautiful Modern Twist
- Bay Fronted Lounge & a Second Reception Room
- Light & Airy Fitted Kitchen with Central Island
- Three Spacious Doubles & a Generous Single Bedroom
- Modern Family Bathroom with His & Hers Sinks
- Self Contained Converted Cellar with Shower Room & Kitchenette
- Off Road Parking for Multiple cars to the Front
- Beautifully presented Garden to the Rear
- Excellently Located Close to Amenities, Schools & Fantastic Transport Links





### Entrance Hallway

A welcoming entrance hallway complete with tiled flooring.

### Reception Room One

14' 6" x 11' 7" (4.43m x 3.52m)

A bright lounge featuring a log burner. Complete with a ceiling light point, double glazed bay window and column radiator. Fitted with original wood flooring.

### Dining Room

8' 11" x 13' 8" (2.72m x 4.17m)

Complete with ceiling spotlights, two double glazed windows and vertical radiator. Fitted with tiled flooring.

### Kitchen

13' 9" x 11' 7" (4.20m x 3.54m)

A spacious kitchen featuring complementary wall and base units with integral cooker, hob and washer. Space for a fridge freezer. Complete with a ceiling light point, double glazed patio doors and tiled flooring.

### Shower Room

3' 3" x 8' 0" (0.98m x 2.43m)

Featuring a shower, hand wash basin and W.C. Fitted with tiled flooring.

### Landing

Complete with a ceiling light point.

### Bedroom One

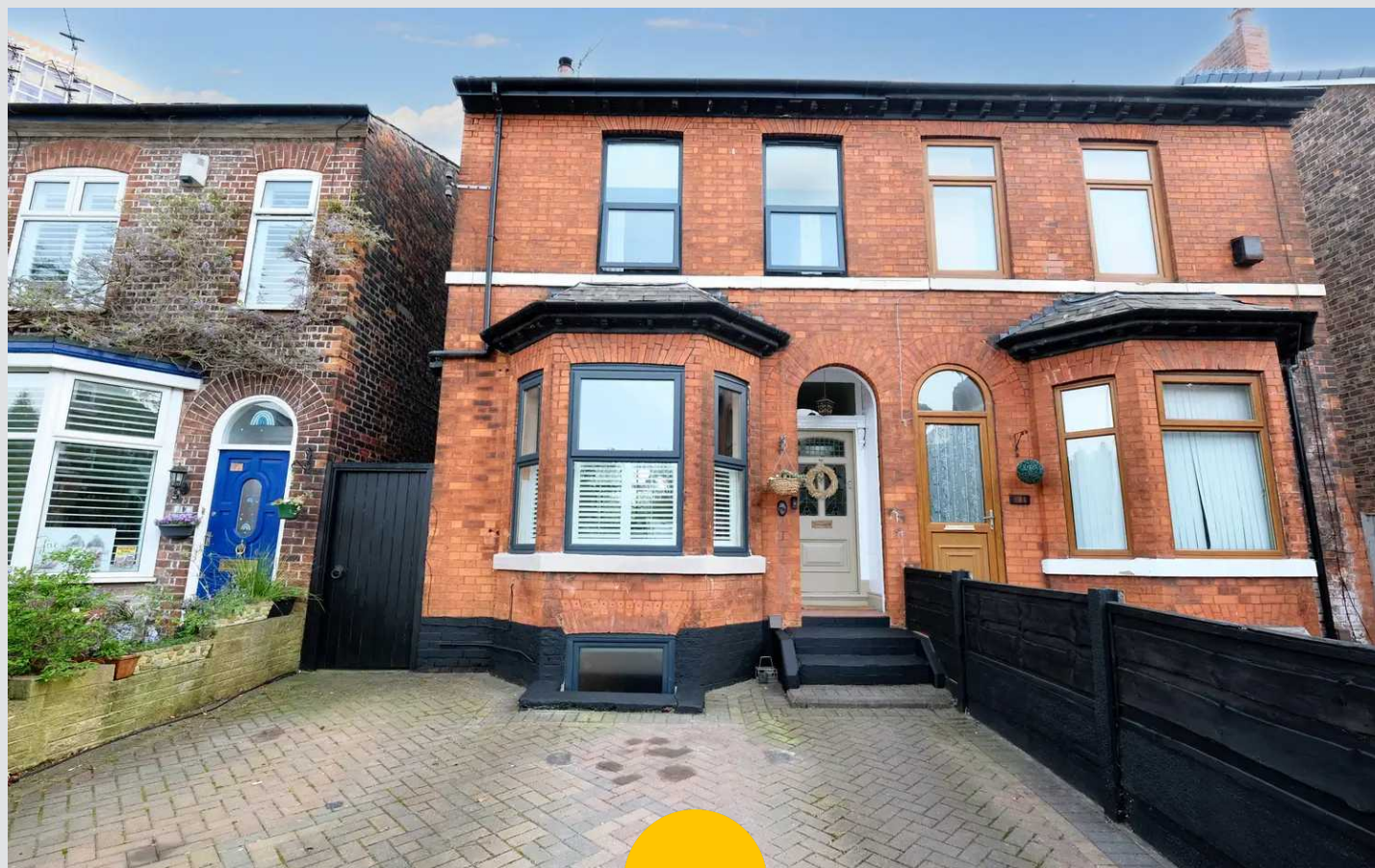
15' 7" x 11' 10" (4.75m x 3.61m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with wooden flooring.

### Bedroom Two

13' 6" x 10' 2" (4.11m x 3.09m)

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





**Bedroom Two**

13' 6" x 10' 2" (4.11m x 3.09m)

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

**Bedroom Three**

7' 1" x 9' 0" (2.16m x 2.75m)

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

**Bathroom**

6' 6" x 6' 2" (1.99m x 1.88m)

Featuring a three-piece suite including bath with shower over, his and hers sink and W.C. Complete with a ceiling light point, double glazed window, tiled walls and flooring.

**Cellar Reception Room**

11' 3" x 13' 9" (3.44m x 4.20m)

Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

**Cellar Utility Room**

7' 10" x 13' 1" (2.39m x 3.98m)

Complete with complementary wall and base units with washer, cooker and hob. Complete with ceiling spotlights, wall mounted radiator and lino flooring.

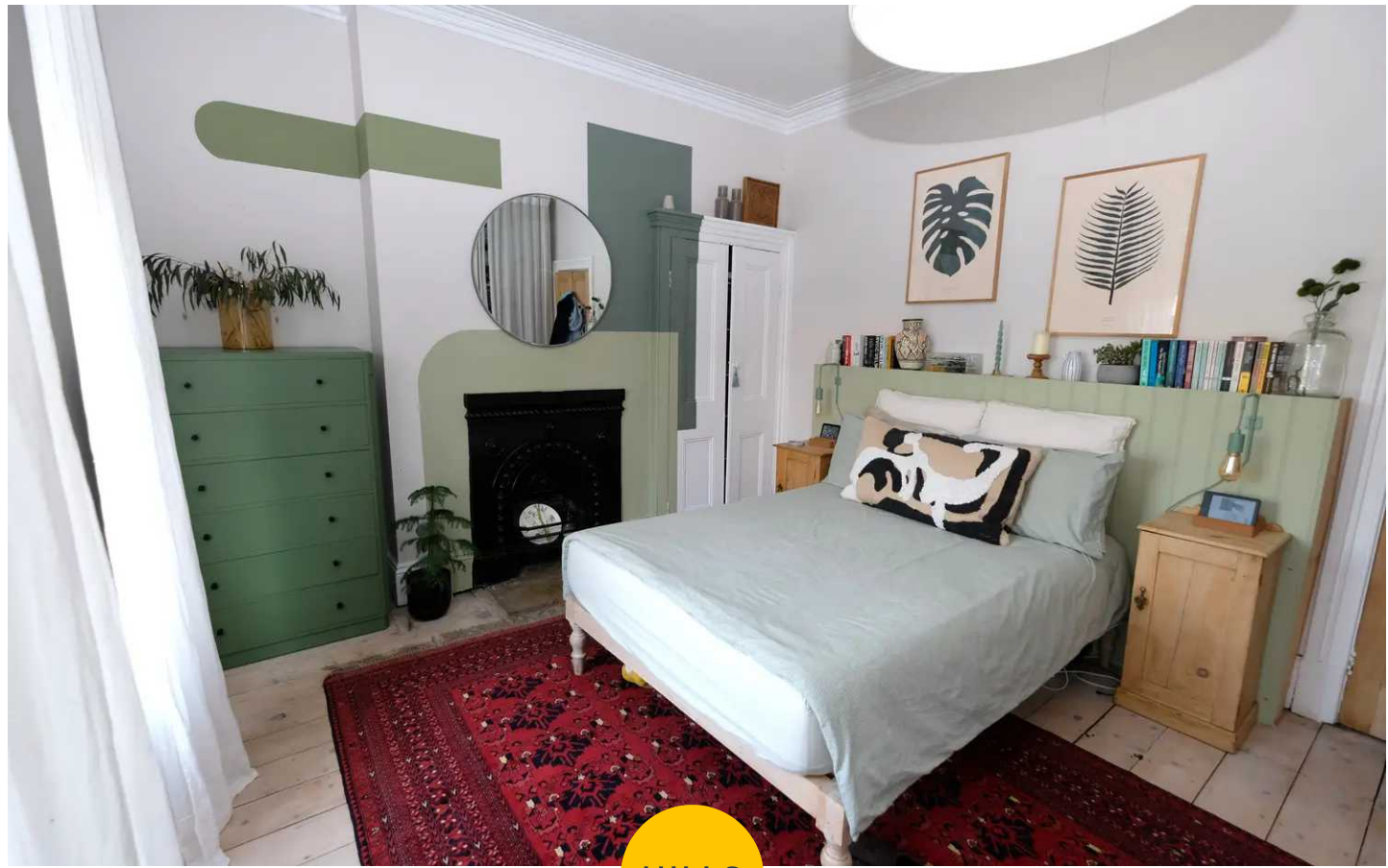
**Cellar Bedroom**

11' 2" x 13' 9" (3.41m x 4.20m)

Featuring built in storage. Complete with ceiling spotlights, double glazed window and carpet flooring.

**External**

To the rear of the property is a well maintained garden with decked seating area and lawn.



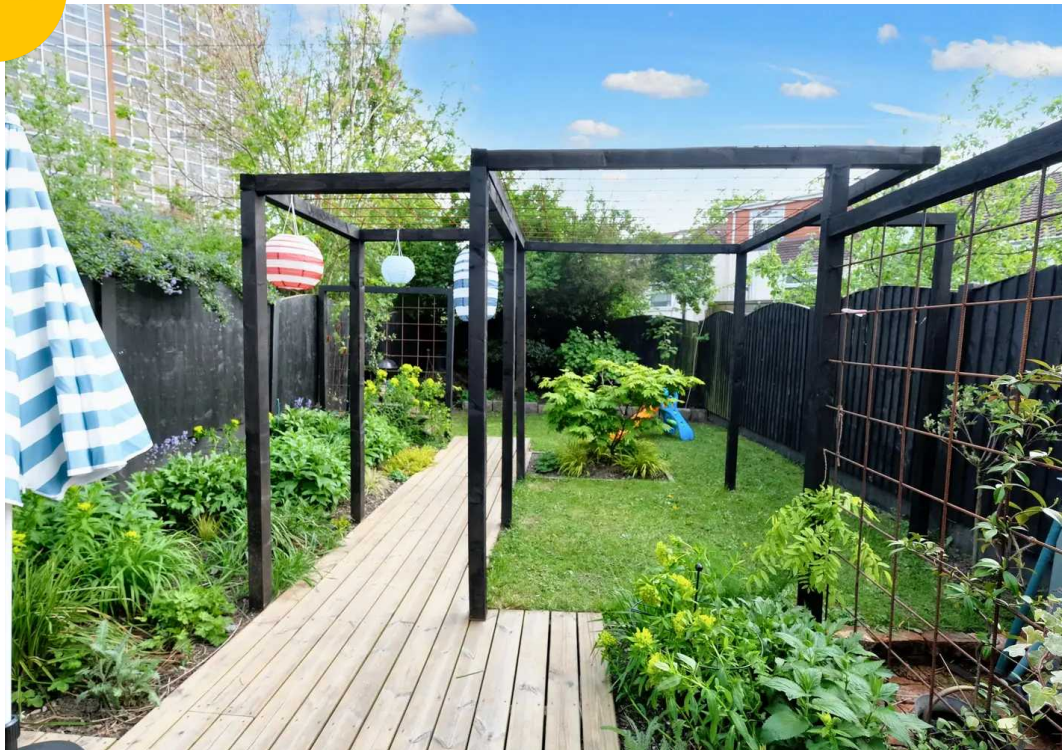
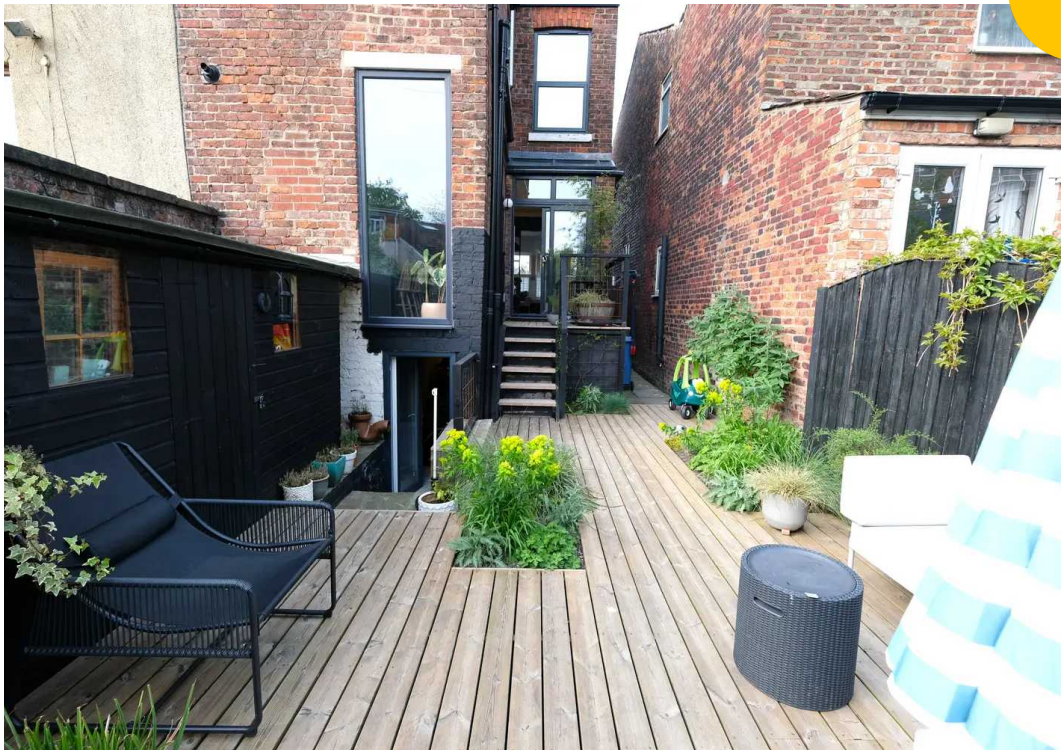


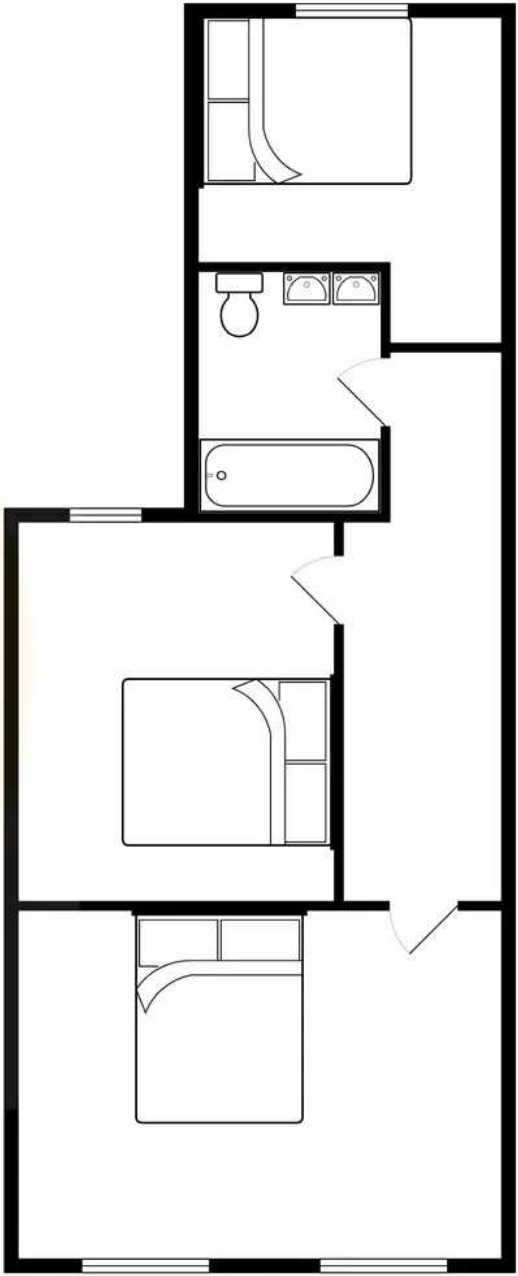
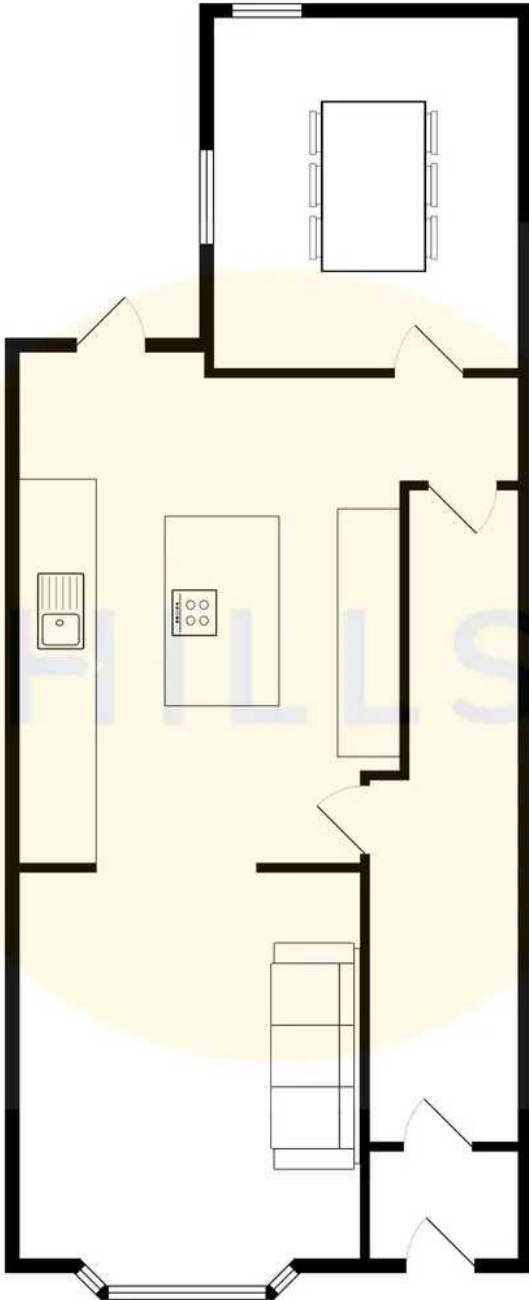
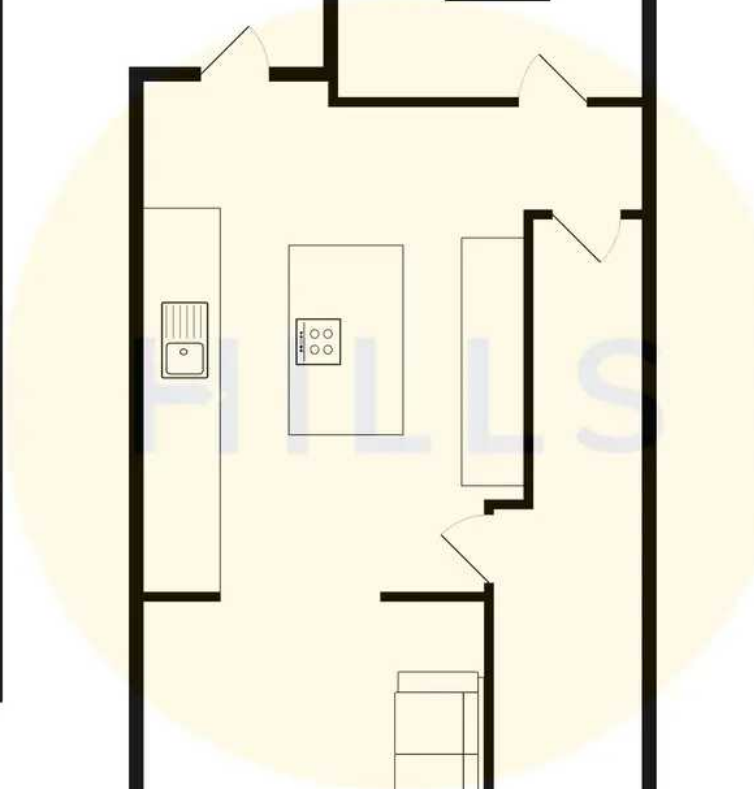
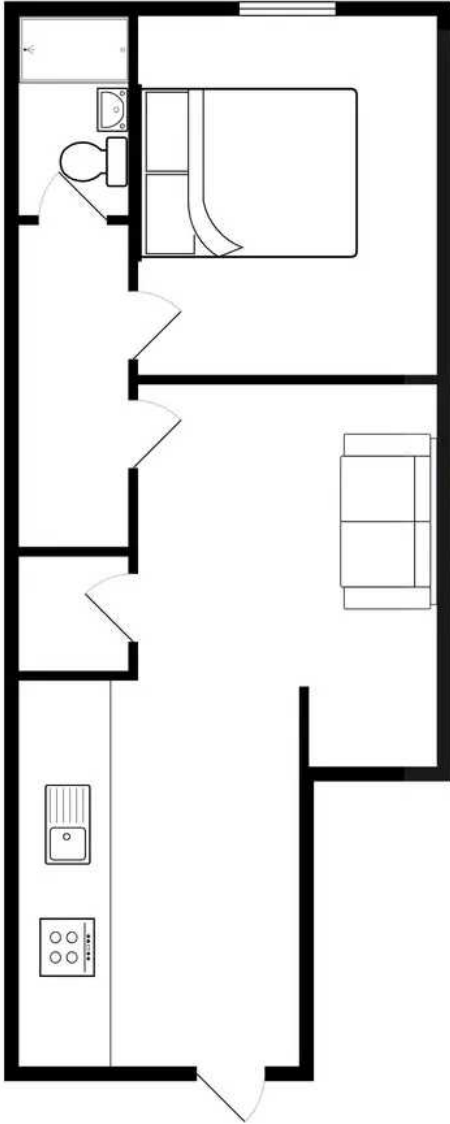






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