

Snowdon Road, Eccles

Manchester



In Excess of £575,000

Snowdon Road

Eccles, Manchester

Incredible five bed semi-detached period house in Ellesmere Park. Grand entrance, spacious rooms, sleek kitchen, beautiful garden, close to amenities. Perfect family home in sought-after location. Council Tax band: D

Tenure: Freehold

- Stunning Period Property Laid over Four Fabulous Floors
- Located in the Desirable Ellesmere Park Area
- Family Lounge overlooking the Rear Garden & Formal Dining Space
- Fitted Kitchen and Dining Space with Integrated Appliances
- Five Generous Double Bedrooms Laid over the Upper Two Floors
- Three Piece Family Bathroom Suite & Additional Shower Room on Ground Floor
- Block Paved Driveway for Multiple Cars
- Beautifully Kept, Private Garden to the Rear Benefitting from the Sun
- The Perfect Family Home Located Close to Highly Sought After Schooling
- Surrounded by a Plethora of Amenities and Transport Links



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Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and hardwood flooring.

Reception Room One

14' 6" x 13' 0" (4.42m x 3.96m)

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

Reception Room Two

14' 8" x 13' 2" (4.47m x 4.01m)

Featuring a gas fire. Complete with a ceiling light point, double glazed window, French doors and wall mounted radiator. Fitted with hardwood flooring.

Kitchen

12' 4" x 11' 3" (3.76m x 3.43m)

Featuring complementary wall and base units with electric hob, gas oven and stainless steel extractor. Integral dishwasher, and fridge freezer. Complete with a ceiling light point, wall mounted radiator, part tiled walls and tiled flooring.

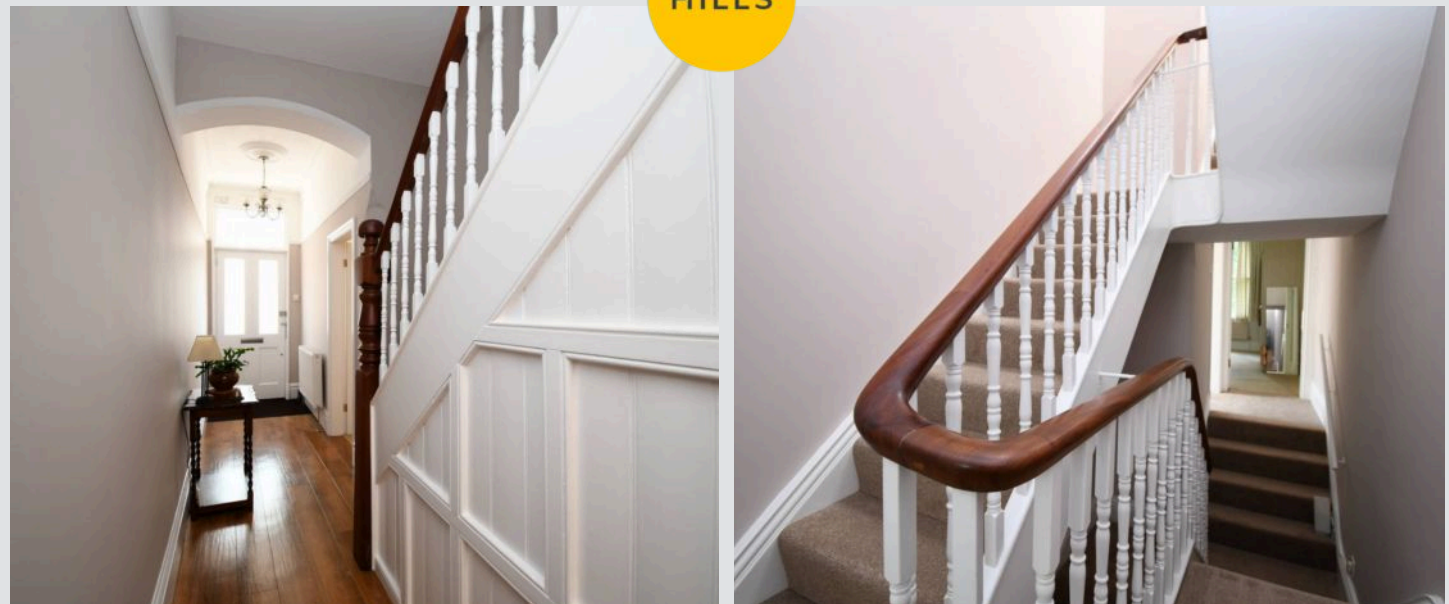
Shower Room

9' 2" x 5' 7" (2.79m x 1.70m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Plumbing for a washing machine. Complete with a ceiling light point, heated towel rail, part tiled walls and tiled flooring.

Rear Porch

5' 0" x 3' 4" (1.52m x 1.02m)



Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

17' 8" x 12' 7" (5.38m x 3.84m)

Featuring a fire surround. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 0" x 11' 4" (3.66m x 3.45m)

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom Six

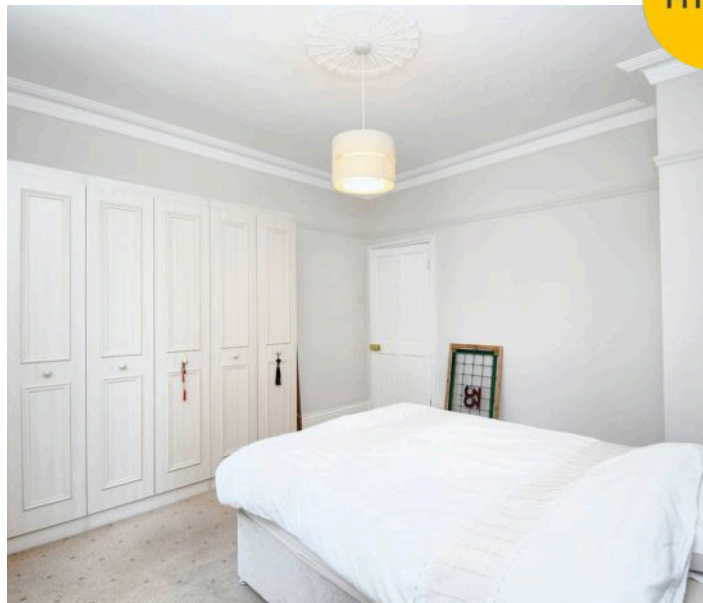
12' 8" x 12' 7" (3.86m x 3.84m)

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and three wall mounted radiators. Fitted with carpet flooring.

Bathroom

9' 0" x 7' 4" (2.74m x 2.24m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled walls and cushioned flooring.



Landing

Complete with a ceiling light point and carpet flooring.

Bedroom Three

12' 0" x 7' 5" (3.66m x 2.26m)

Complete with ceiling spotlights, two Velux windows, storage in the eaves and wall mounted radiator. Fitted with carpet flooring.

Bedroom Four

11' 5" x 11' 0" (3.48m x 3.35m)

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

Bedroom Five

17' 8" x 12' 8" (5.38m x 3.86m)

Featuring fitted wardrobes. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

W.C.

4' 6" x 4' 1" (1.37m x 1.24m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a wall light point, Velux window, storage in the eaves and wall mounted radiator. Fitted with part tiled walls and cushioned flooring.

External

To the front of the driveway is a block paved driveway. To the rear of the property is a garden featuring a lawn with planted borders, paved patio, gated access to rear field and side access.

Cellar

Chamber One - 11'8" x 11'2" Chamber Two - 14'5" x 12'6"

Chamber Three - 9'0" x 5'8" Chamber Four - 5'2" x 3'6"6"



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