

Belgrave Crescent, Eccles

Manchester



In Excess of £675,000

Belgrave Crescent

Eccles, Manchester

Incredible five bedroom semi-detached property benefitting from two family bathrooms, an en-suite and a downstairs W.C., a cellar and a stunning fitted kitchen with centre island and bi-folding doors! Council Tax band: E

- Stunning period property laid over four fantastic floors!
- Five generous sized bedrooms, all beautifully presented
- Two spacious reception rooms
- Contemporary fitted kitchen complete with an integrated pantry, centre island and bi-folding doors
- Beautiful master bedroom with a large walking wardrobe and en-suite
- Two stunning fitted bathrooms, an en-suite off the master and a downstairs W.C.
- Added benefit of a cellar which is great for storage and with the potential to convert
- Garage and off-road parking for multiple cars
- Generous sized low maintenance rear garden
- The perfect family home located close to highly sought after schooling, amenities, parks and transport links!



HILLS

Porch

3' 7" x 4' 6" (1.10m x 1.38m)

Entrance Hallway

26' 5" x 6' 4" (8.06m x 1.93m)

Reception Room One

15' 7" x 17' 0" (4.76m x 5.18m)

Reception Room Two

17' 11" x 15' 10" (5.45m x 4.83m)

Kitchen

14' 6" x 17' 3" (4.42m x 5.27m)

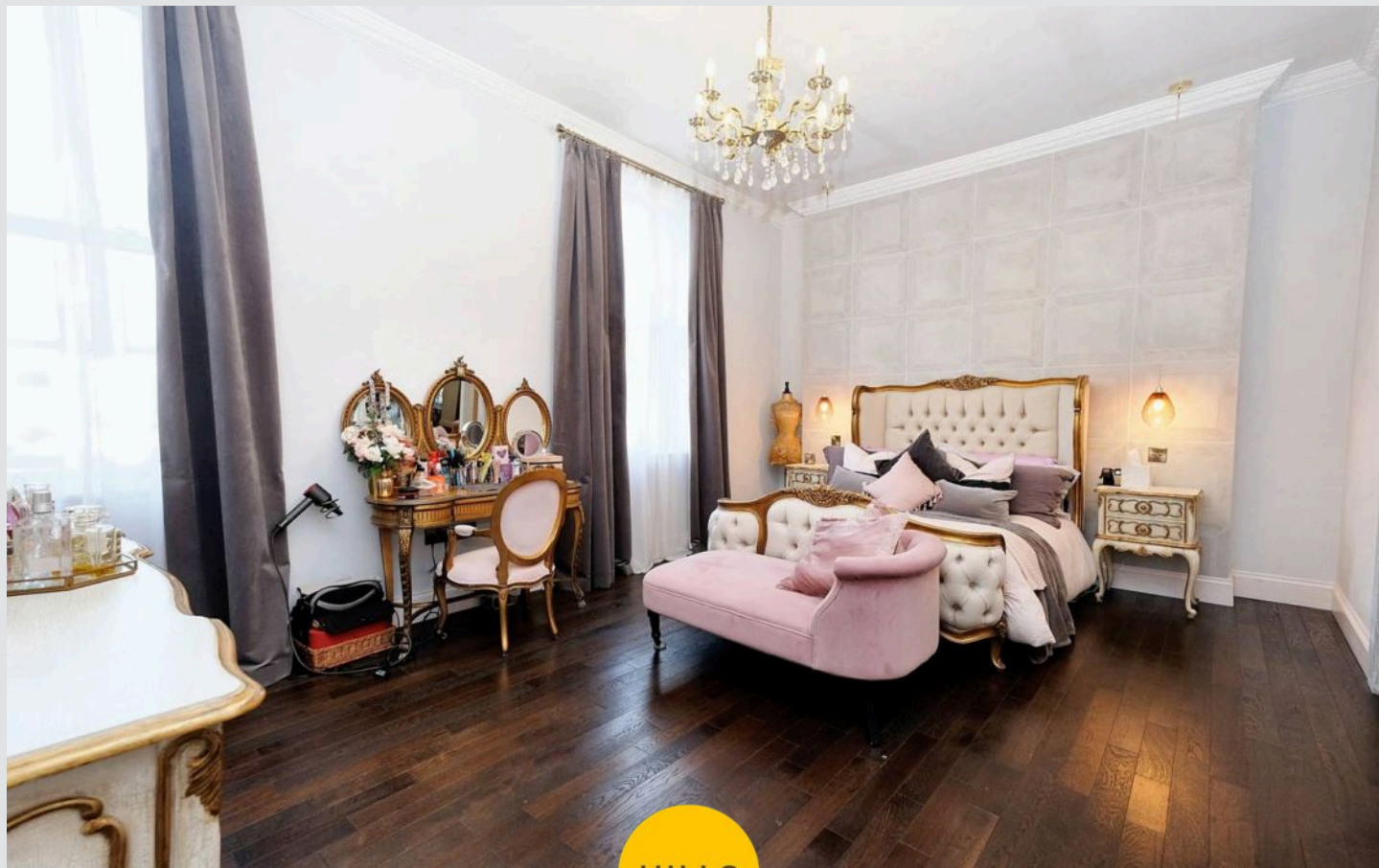
Downstairs W.C.

7' 10" x 3' 2" (2.38m x 0.96m)

Cellar

Hallway - 6.65m x 1.67m Chamber One - 4.83m x 5.15m

Chamber Two - 5.15m x 3.75m



Landing

Bedroom One

14' 3" x 21' 4" (4.35m x 6.51m)

Dressing Room/Walk-In Wardrobe

14' 4" x 13' 2" (4.37m x 4.02m)

En Suite

W.C. - 1.33m x 2.30m Shower Room - 1.19m x 1.83m

Bedroom Two

7' 5" x 13' 8" (2.27m x 4.16m)

Bathroom One

7' 2" x 12' 7" (2.18m x 3.83m)

Landing

Bedroom Three

13' 1" x 16' 2" (3.99m x 4.93m)

Bedroom Four

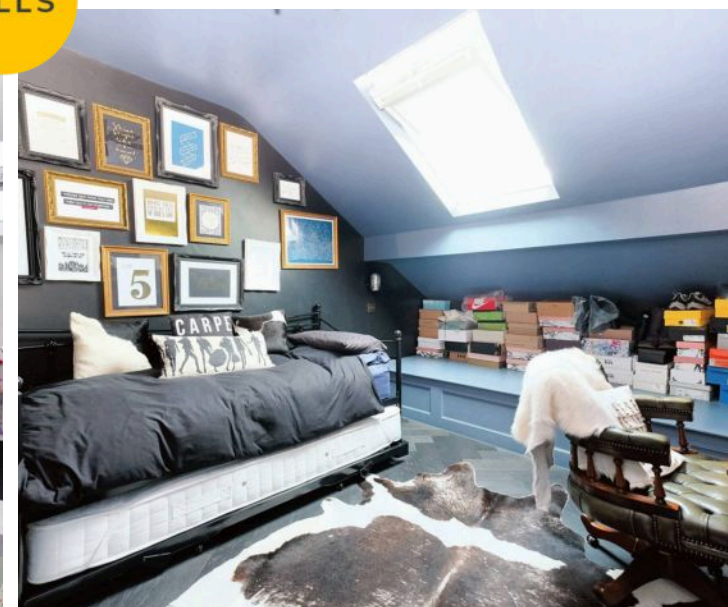
12' 5" x 13' 11" (3.78m x 4.24m)

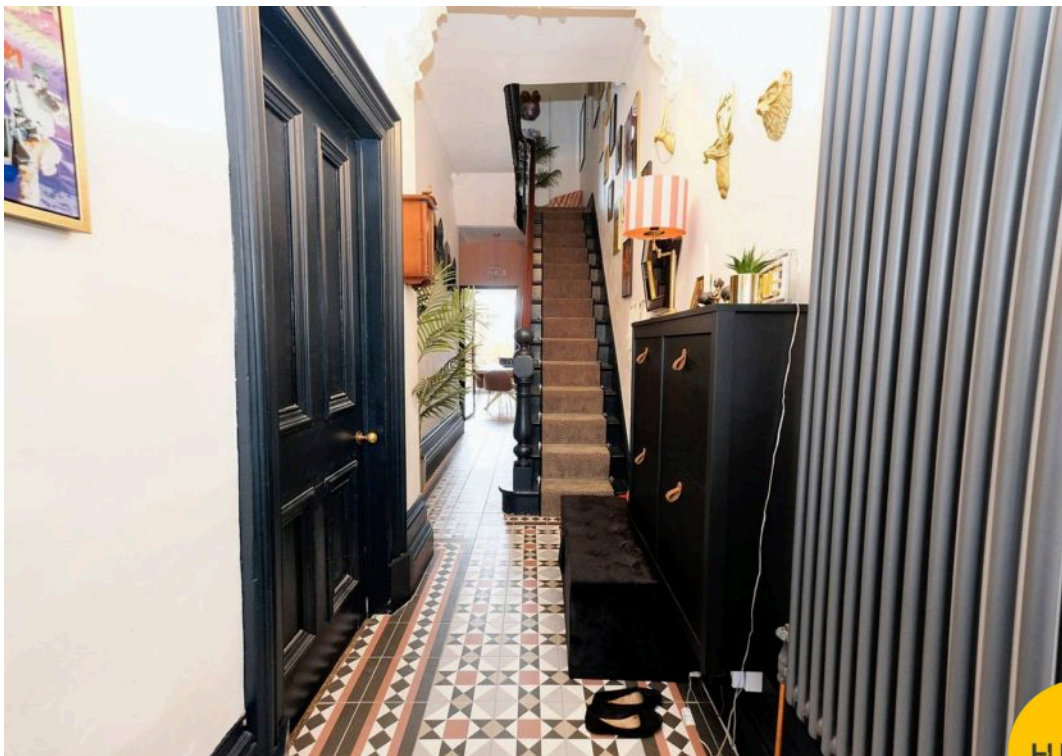
Bedroom Five

11' 8" x 13' 11" (3.55m x 4.24m)

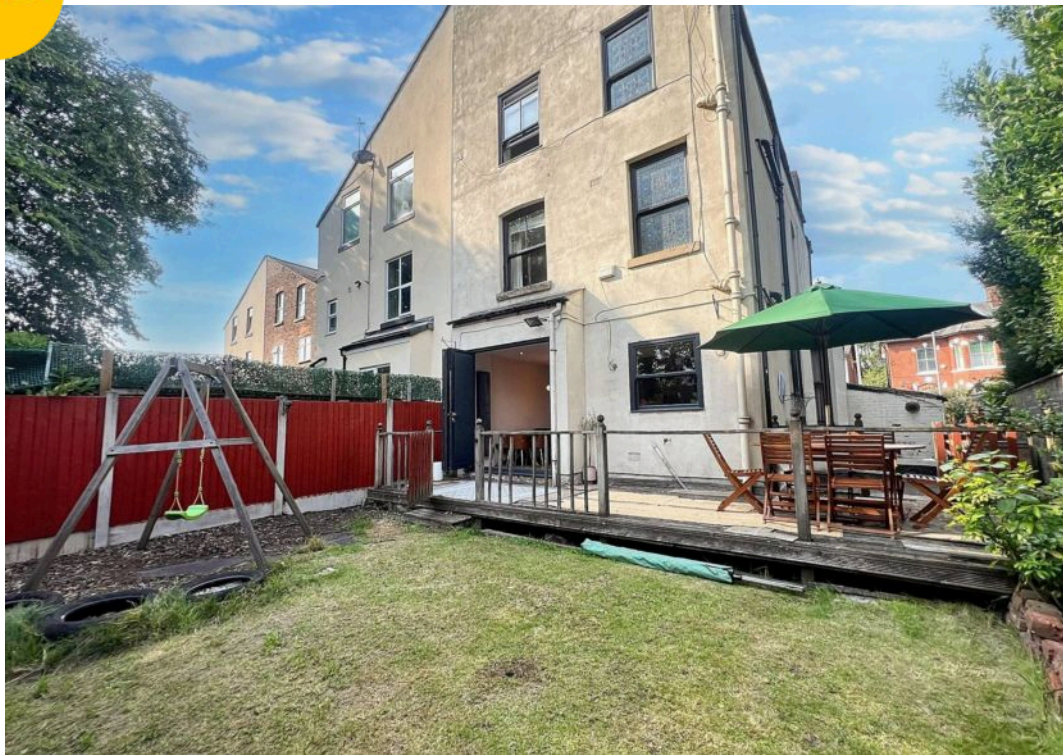
Bathroom Two

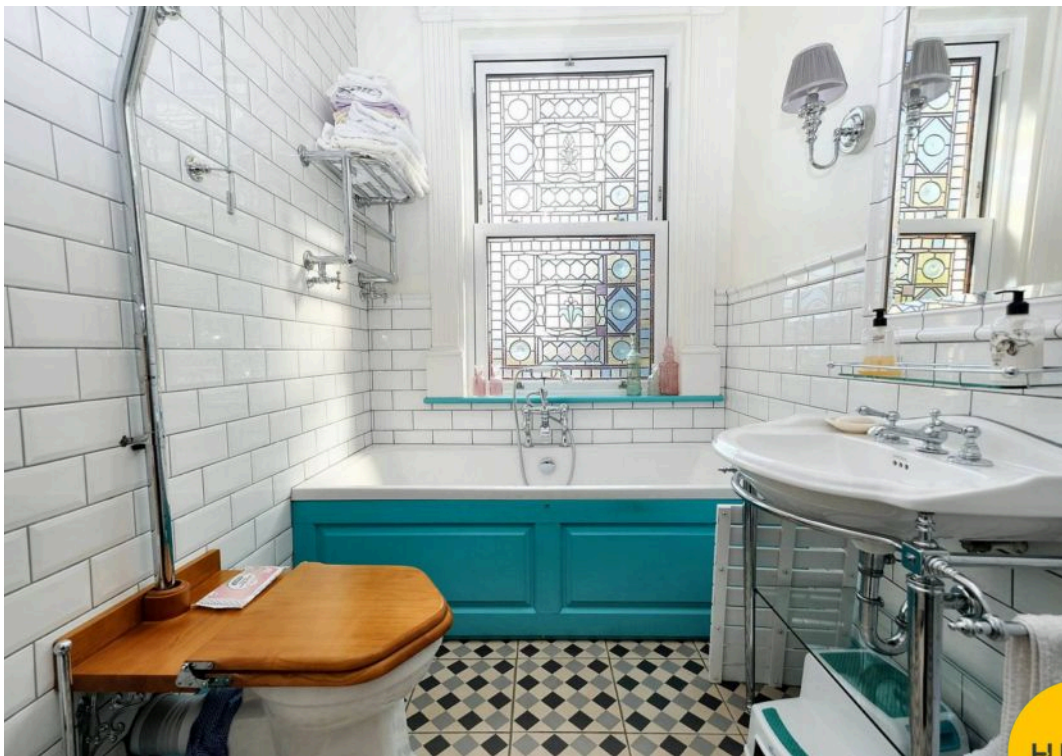
12' 7" x 6' 9" (3.84m x 2.05m)





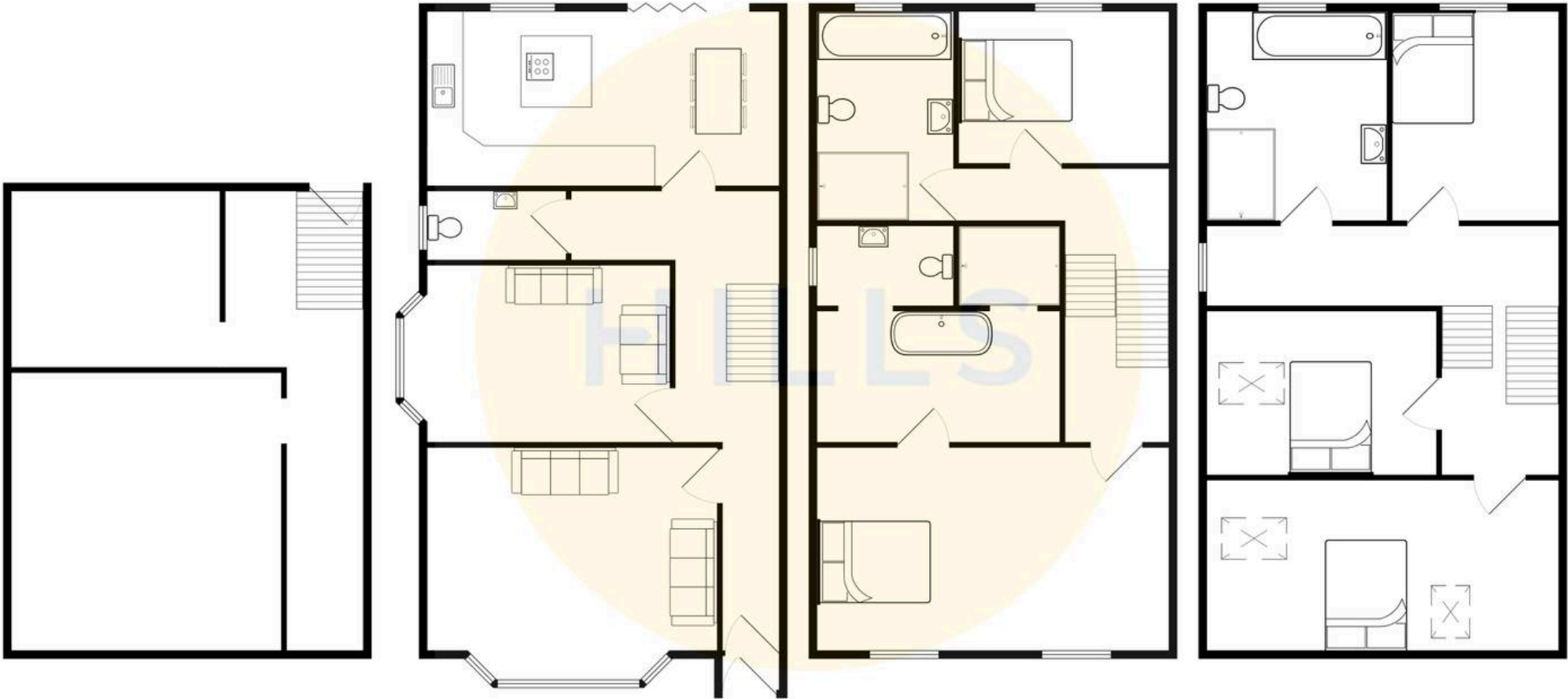
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.