



Sandwich Road, Eccles

Manchester

HILLS

In The Region Of £1,500,000

Sandwich Road

Eccles, Manchester

Spectacular, custom-built five bed home (2020) in Ellesmere Park. Family lounge, log burner, fitted kitchen, cinema room, bar, double garage. Close to Monton Village amenities, outstanding schools, transport links. Luxurious living in a coveted location. Council Tax band: TBD

- Located in the Desirable Tree Lined Streets of Ellesmere Park, Custom Built in 2020 and Finished to a High Spec Throughout
- Spacious Family Lounge With Log Burner and Separate Formal Dining Space
- Stunning Fitted Kitchen, Offering Ample Storage a Central Island and Bi Folding Doors
- Utility Room
- Five Double Bedrooms, Master with Balcony
- Family Bathroom, Four Piece En Suite and Guest W.C.
- Unique Naturally Lit Gallery and Impressive Cinema Room and Bar
- Well Maintained Front, Side and Rear Gardens along with Double Garage
- Surrounded by Brilliant Local Amenities, Short Walk to Monton Village and Within Catchment for Outstanding Local Schooling. Well Served by Public Transport and Motorway Links



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Entrance Hallway

Lounge

11' 9" x 17' 8" (3.58m x 5.38m)

Dining Room

11' 10" x 9' 4" (3.60m x 2.85m)

Kitchen

26' 2" x 13' 0" (7.97m x 3.97m)

Utility Room

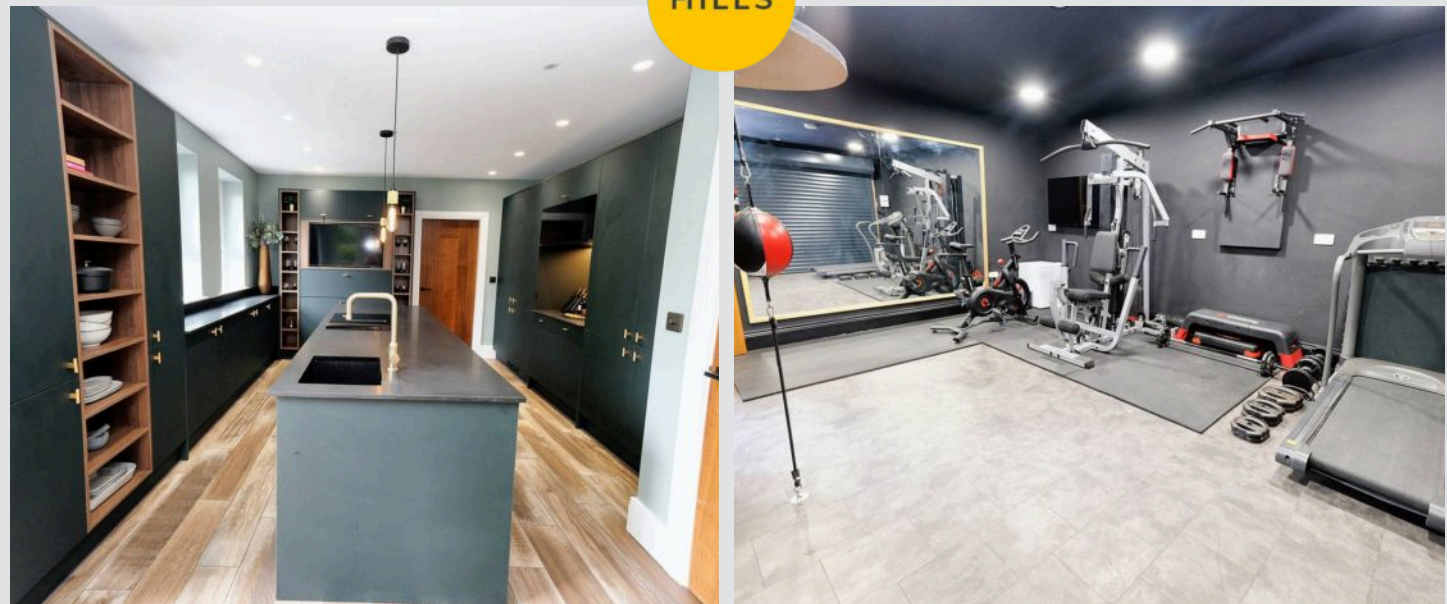
13' 0" x 5' 5" (3.97m x 1.66m)

Downstairs W.C.

3' 9" x 3' 7" (1.15m x 1.10m)

Garage

14' 4" x 17' 7" (4.38m x 5.37m)



Landing

Bedroom Two

11' 10" x 10' 7" (3.60m x 3.22m)

Bedroom Three

11' 10" x 9' 5" (3.61m x 2.88m)

Bedroom Four

11' 10" x 8' 8" (3.61m x 2.63m)

Bedroom Five

9' 11" x 11' 5" (3.01m x 3.48m)

Ensuite

4' 1" x 6' 2" (1.24m x 1.88m)

Bathroom

6' 6" x 10' 0" (1.98m x 3.04m)

Cinema Room

17' 4" x 17' 5" (5.29m x 5.30m)

Landing

Bedroom One

14' 1" x 14' 0" (4.30m x 4.26m)

Dressing Room One

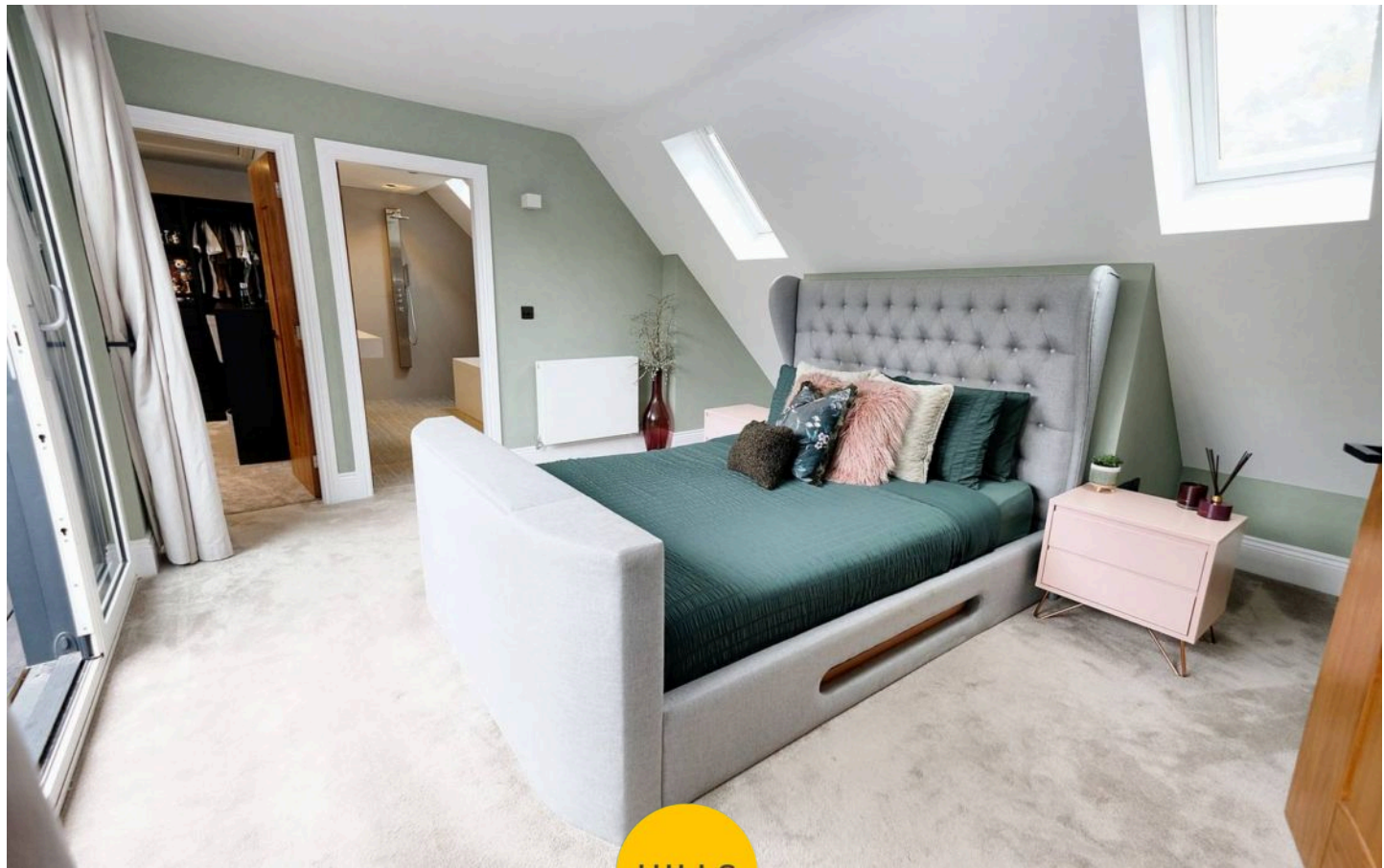
11' 9" x 9' 10" (3.58m x 2.99m)

Dressing Room Two

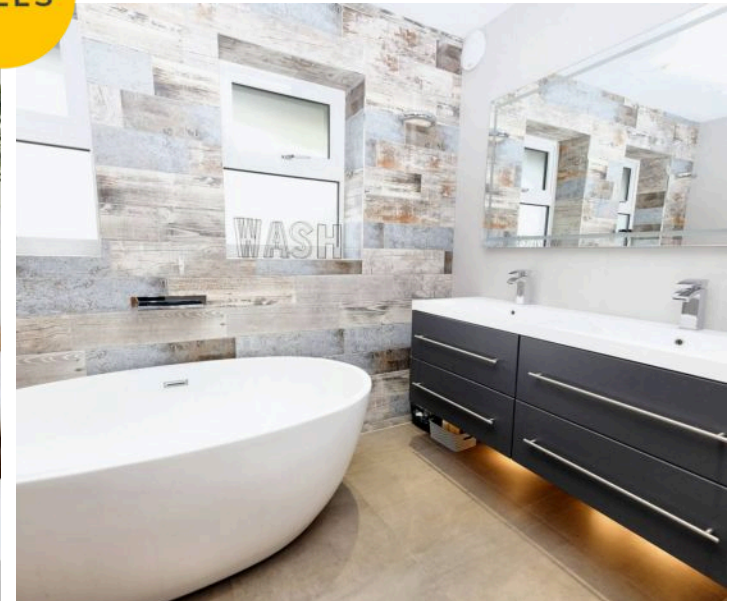
11' 9" x 9' 9" (3.59m x 2.98m)

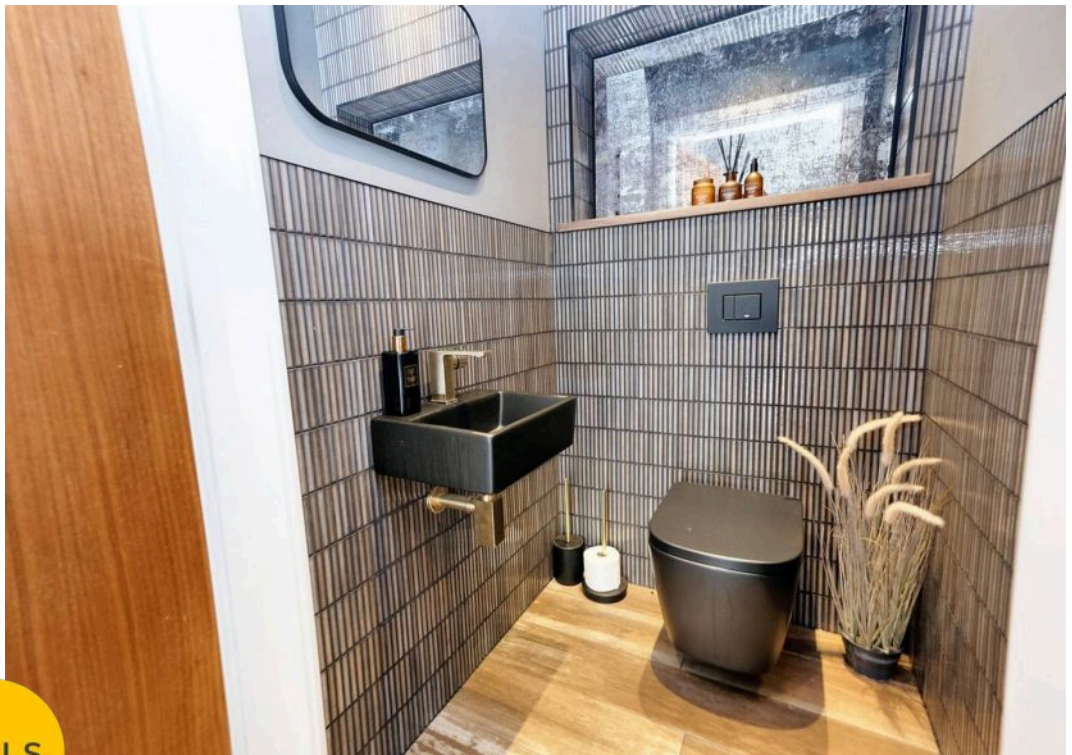
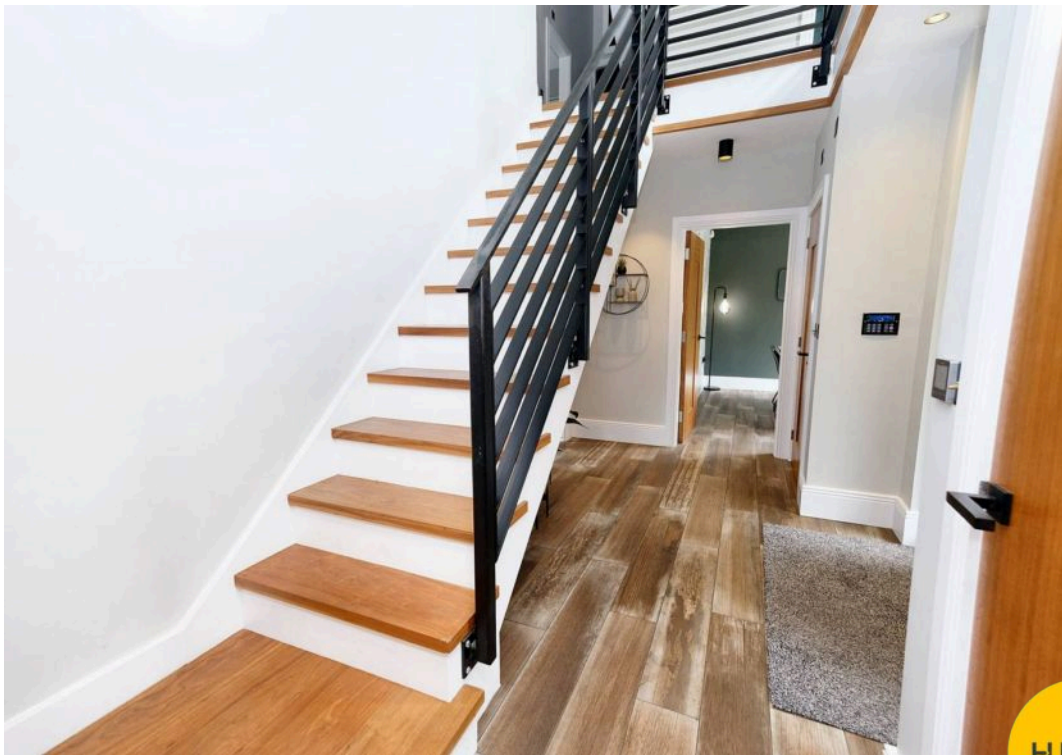
Ensuite

11' 9" x 7' 1" (3.58m x 2.16m)



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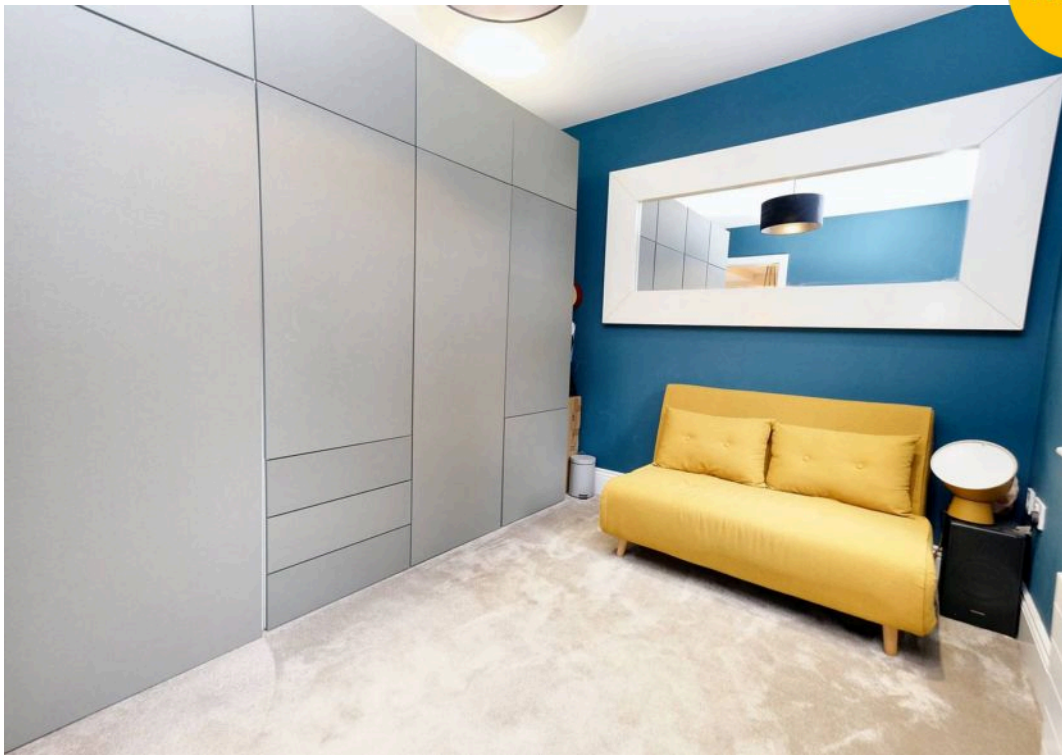


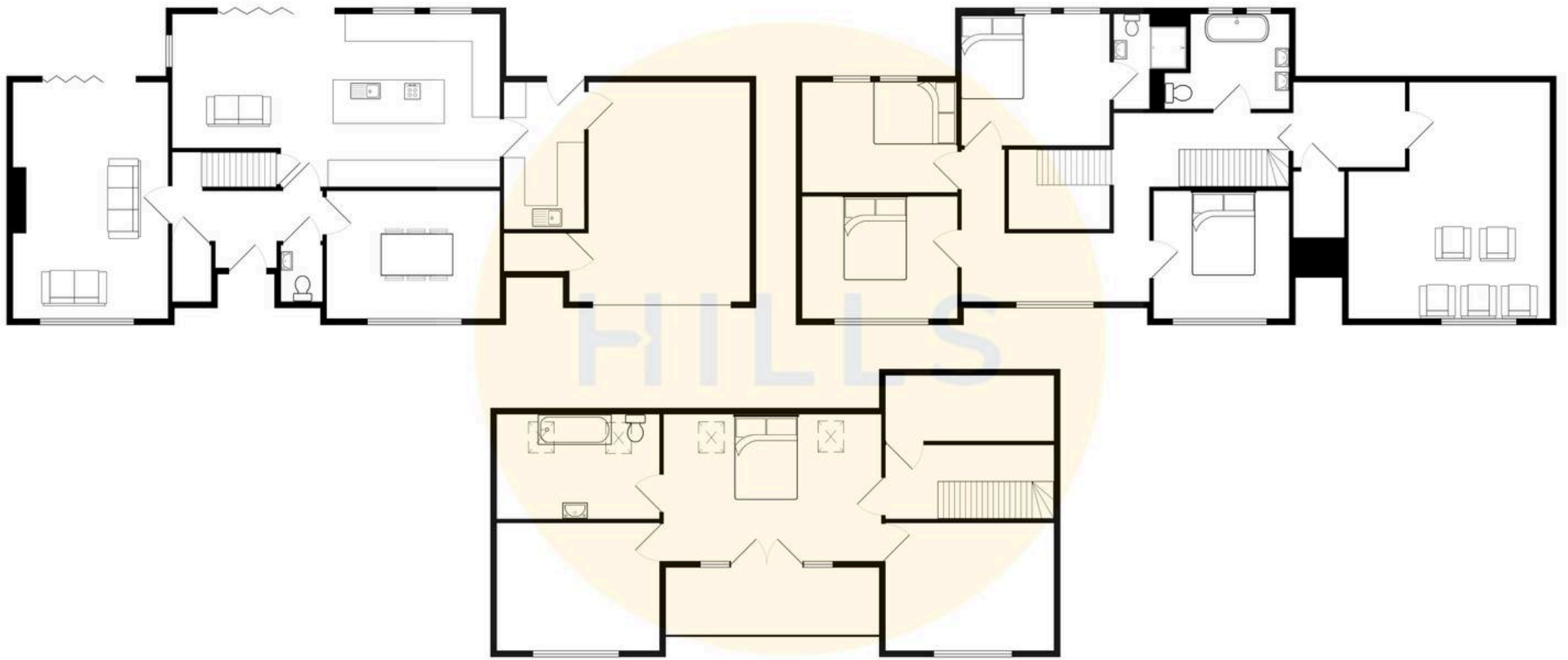
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