



Broad Oak Park, Eccles

Manchester



In Excess of **£950,000**

Broad Oak Park

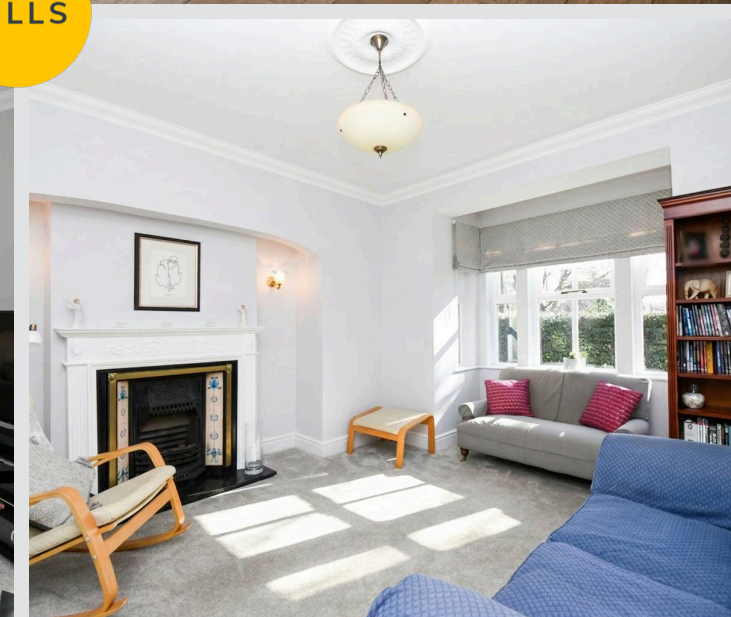
Eccles, Manchester

Unique four-bed detached home (built 1876) overlooking Monton Green. Situated within the conservation area this fantastic freehold home that perfectly blends historic elegance with modern living in the heart of Monton Village!

Council Tax band: F

Tenure: Freehold

- Detached Family Home Built in 1876 as part of the Earl of Ellesmere Estate, over looking the Picturesque Monton Green
- Cosy Bay Fronted Family Lounge with Log Burner and Second Reception Room
- Host for the Evening in the Impressive 20ft Open Plan Fitted Kitchen and Formal Dining Space
- Four Generously Proportioned Double Bedrooms, Two with En Suites and Master Complete with Dressing Area
- Four Piece Family Bathroom Suite with Underfloor Heating, Guest W.C. and Utility Room
- Well Maintained, Mature Wrap Around Gardens Complementing the York Stone Paving
- Gated Off Road Parking for Multiple Cars and Integral Double Garage
- Located in the Highly Sought After Monton Village, with Views of Church and Veterans Shelter Beautiful Architecture
- Ideally Located Close to Highly Regarded State and Preparatory Schooling
- A Plethora of Amenities all on your Doorstep and Well Served by Excellent Transport Links



Entrance Hallway

Reception Room One

15' 6" x 12' 7" (4.72m x 3.84m)

Reception Room Two

14' 7" x 12' 9" (4.45m x 3.89m)

Reception Room Three

13' 9" x 12' 7" (4.19m x 3.84m)

Kitchen / Diner

19' 3" x 11' 2" (5.87m x 3.40m)

Downstairs W.C.

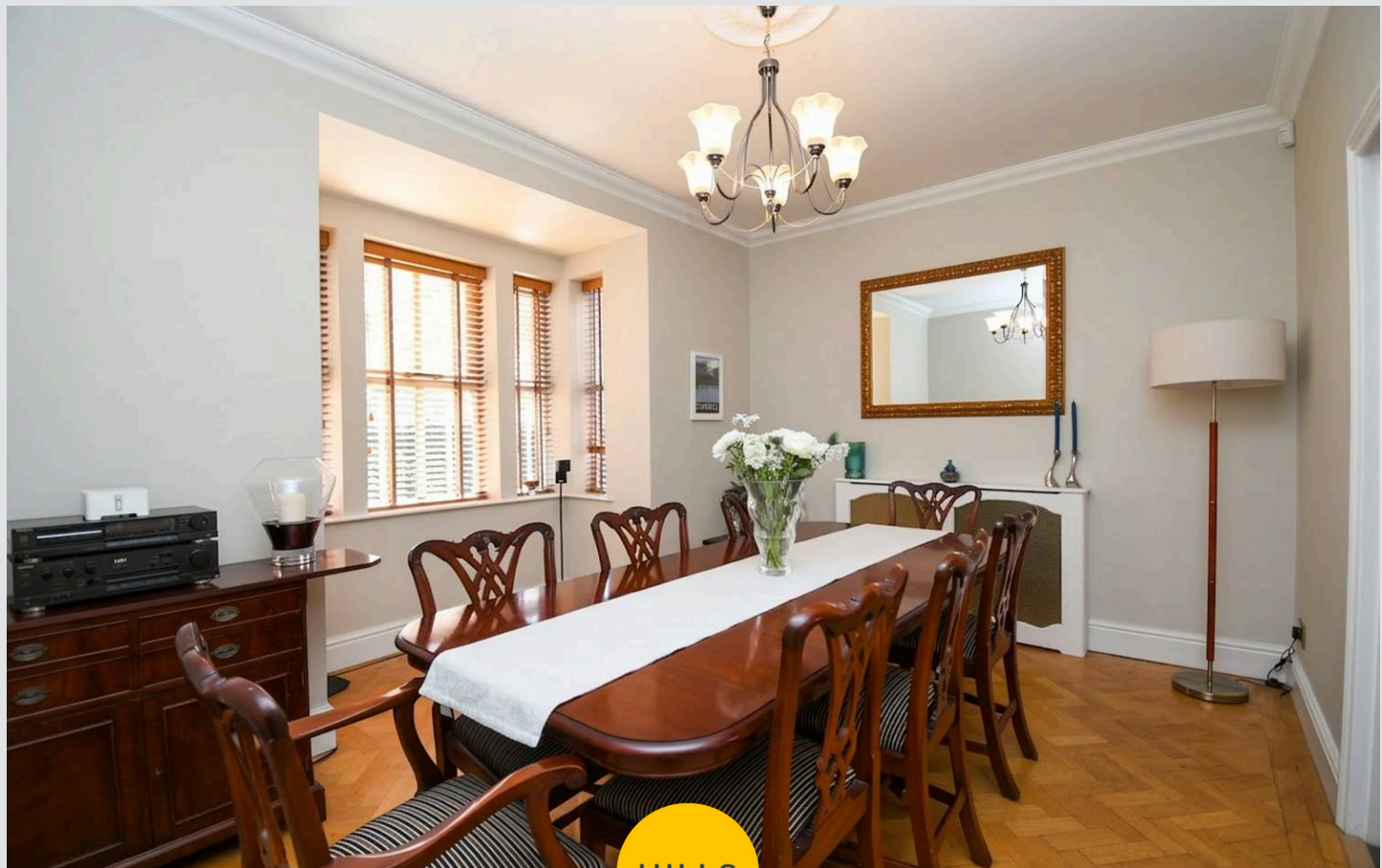
7' 9" x 3' 6" (2.36m x 1.07m)

Utility Room

7' 6" x 6' 7" (2.29m x 2.01m)

Garage

16' 9" x 16' 1" (5.11m x 4.90m)



HILLS



Landing

Bedroom One

21' 6" x 14' 0" (6.55m x 4.27m)

En suite

8' 1" x 6' 9" (2.46m x 2.06m)

Bedroom Two

12' 8" x 11' 8" (3.86m x 3.56m)

Bedroom Three

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

Bathroom

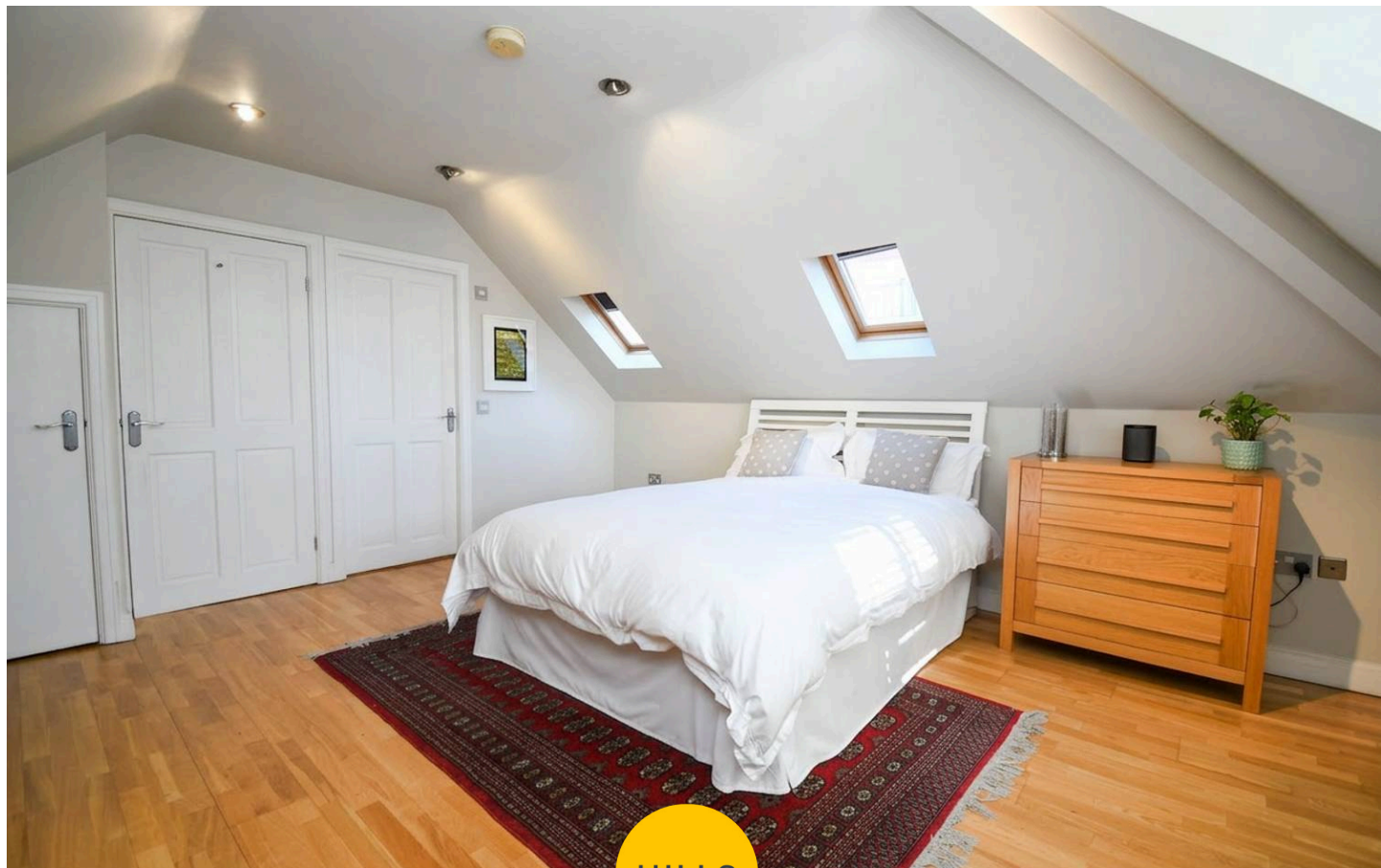
8' 0" x 7' 2" (2.44m x 2.18m)

Bedroom Four / Guest Room

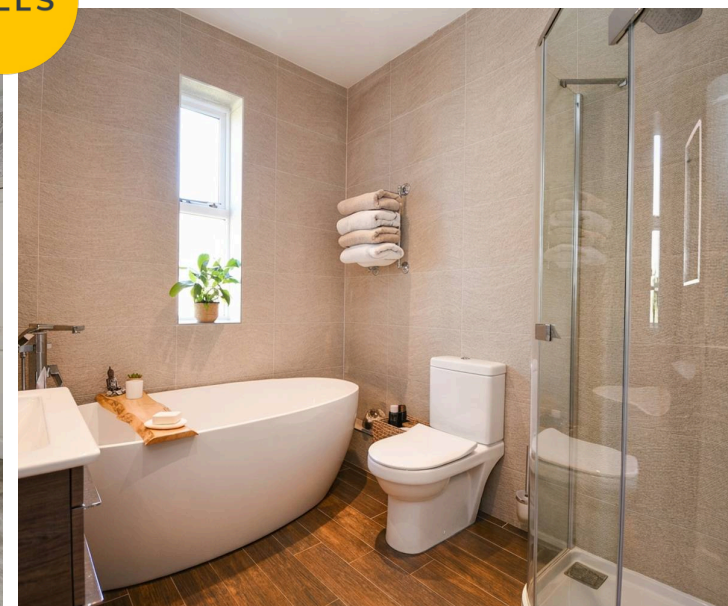
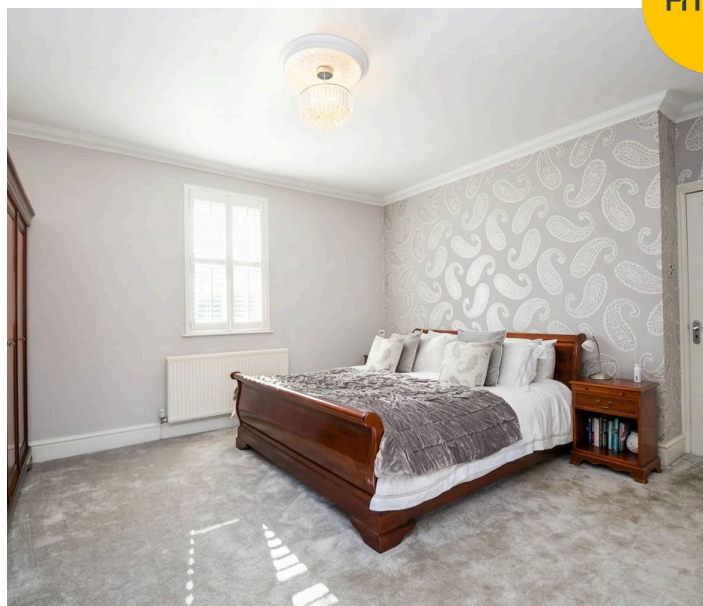
16' 4" x 15' 5" (4.98m x 4.70m)

En suite

7' 6" x 7' 1" (2.29m x 2.16m)



HILLS





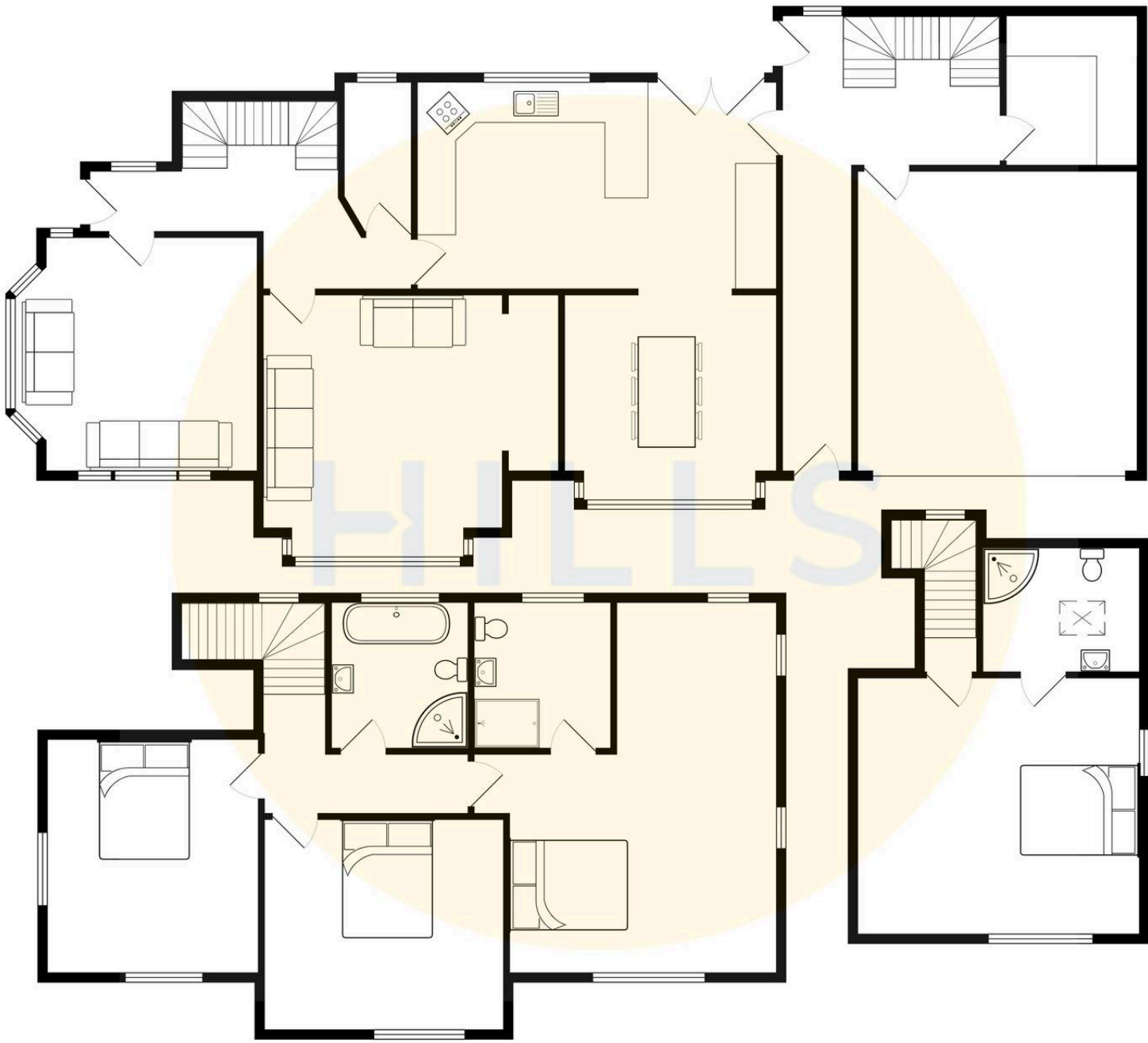
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.