







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# Victoria Road, Ellesmere Park, Manchester

Guide Price £630,000



Once the original gatehouse of Ellesmere Park, this unique 4-bedroom detached home blends period charm with high-end modern finishes across 2,400 sq. ft.

Behind a gated entrance, its Tudor-style exterior, turreted gables, and clock tower create instant curb appeal. Inside, a grand hall with underfloor heating leads to two lounges, a showstopping open-plan kitchen with Miele and Gaggenau appliances, utility, and WC with luxury Porcelanosa and Toto finishes.

Upstairs, two separate wings offer ideal family or guest layouts, featuring mezzanine beds, exposed brick, and a master suite with en-suite ready for completion.

Recently renovated back to brick, highlights include Porcelanosa tiling, LED lighting, timber sash windows, new boiler, and a fog security system.

The landscaped rear garden offers a private, low-maintenance retreat with artificial lawn, decking, tropical plants, and BBQ area.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



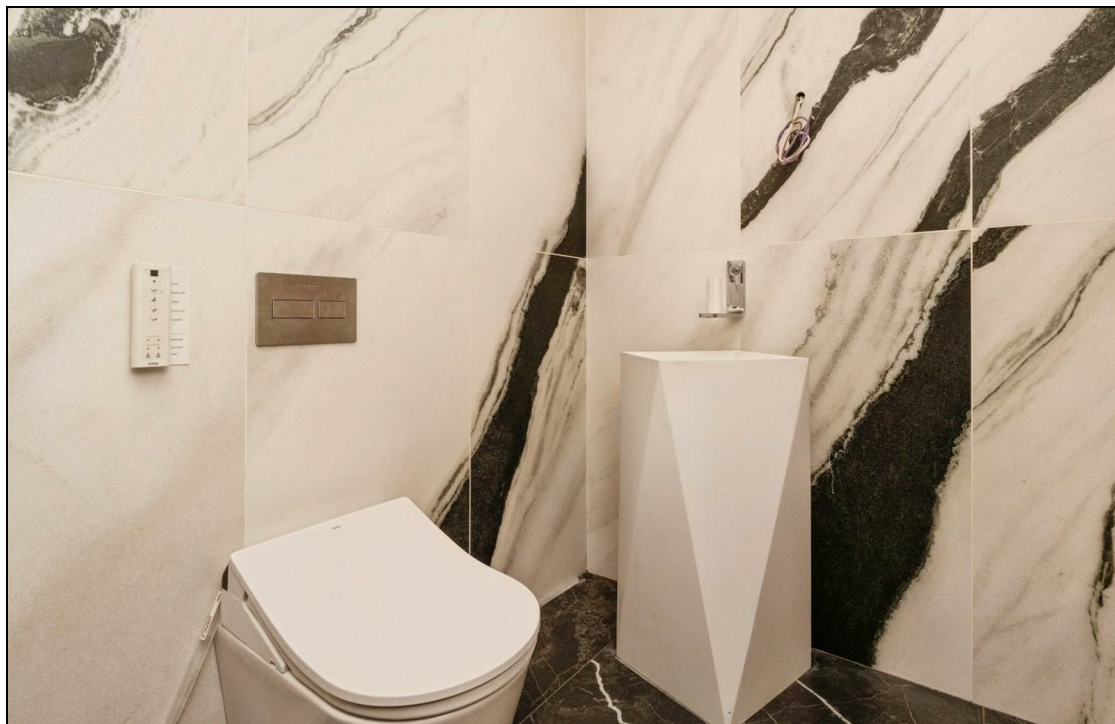
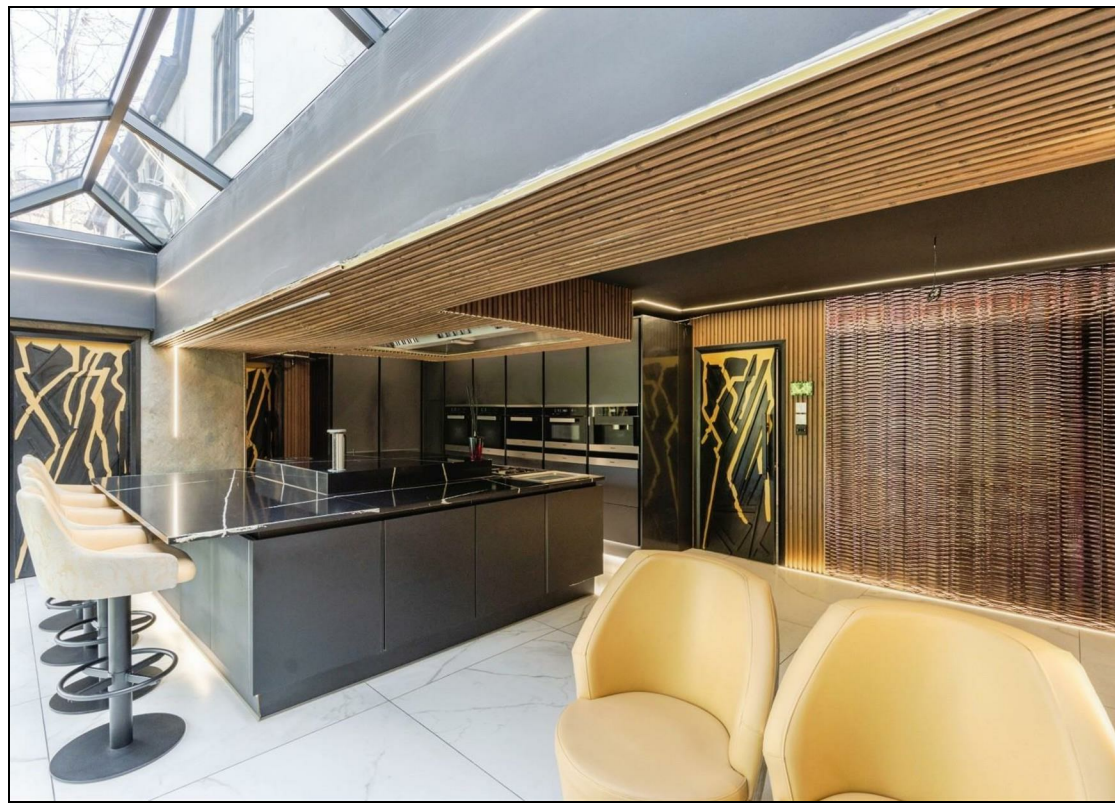


## KEY FEATURES

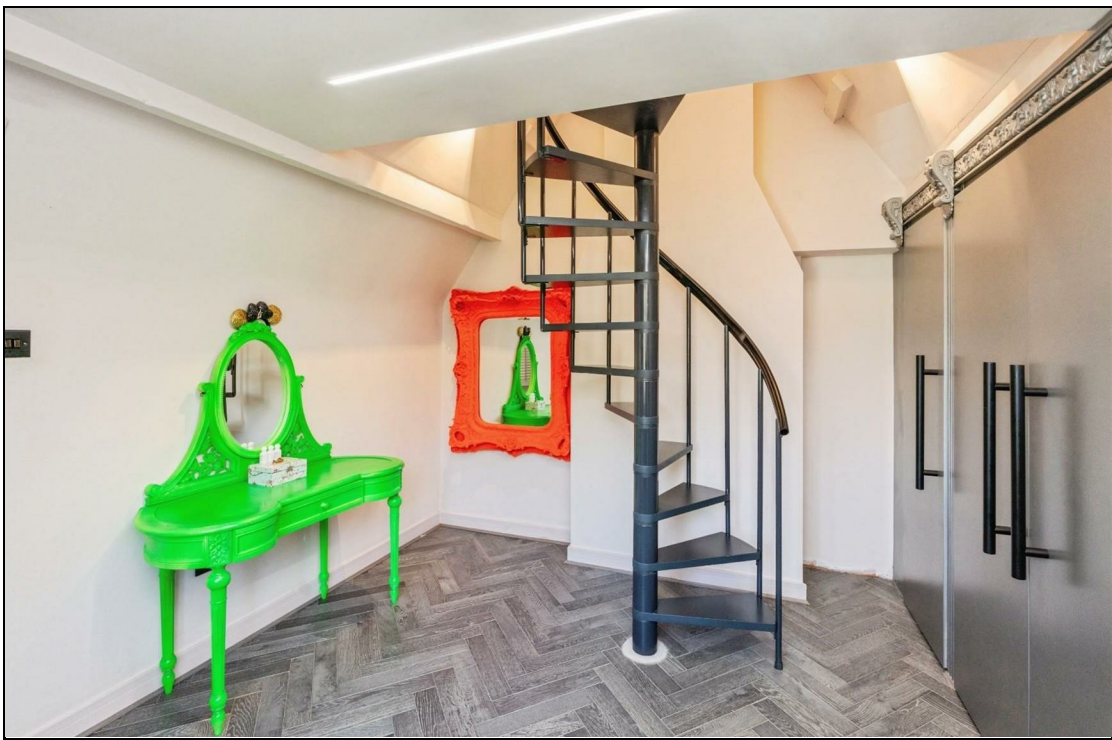
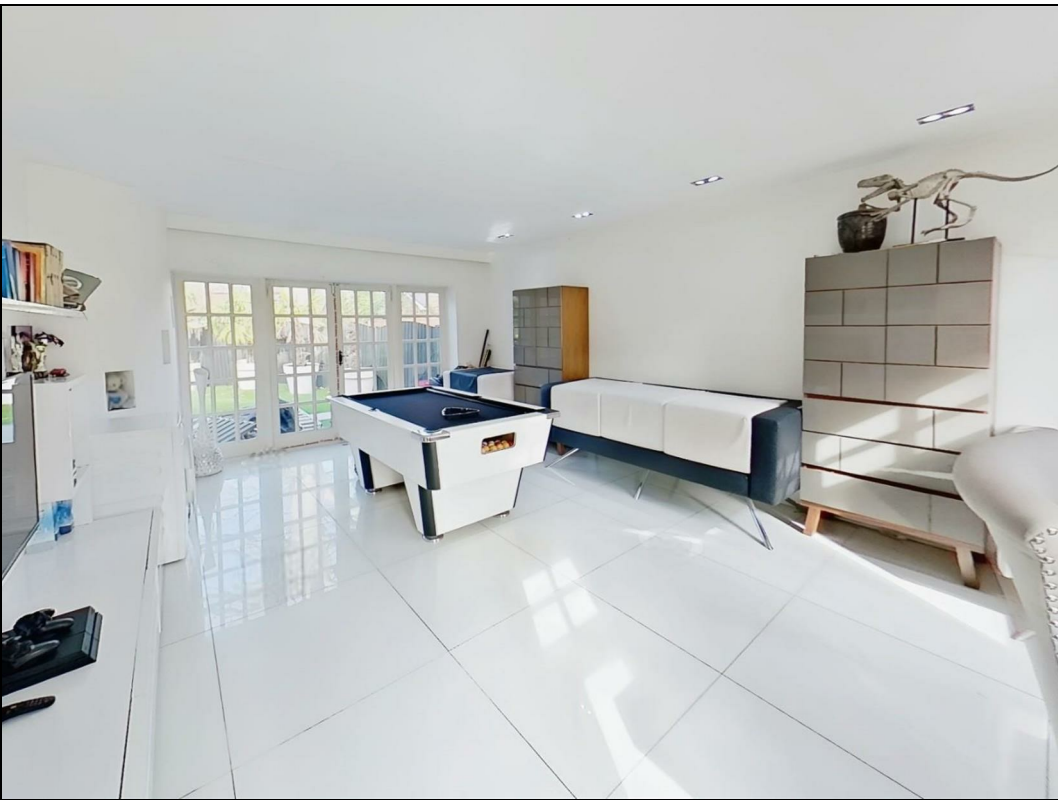
- EXTENDED
- HIGHLY SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- MUST BE SEEN TO FULLY APPRECIATE
  - PERIOD PROPERTY
  - FOUR BEDROOMS
  - OFF ROAD PARKING
  - PRIVATE REAR GARDEN

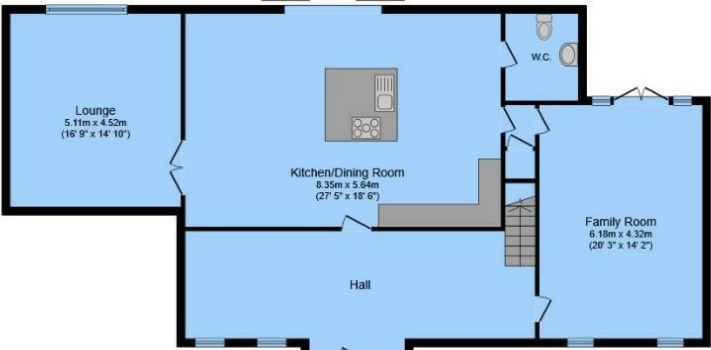




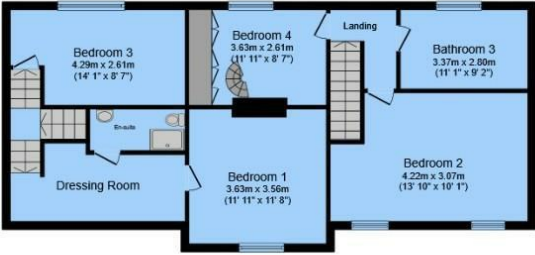




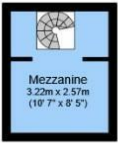




Ground Floor



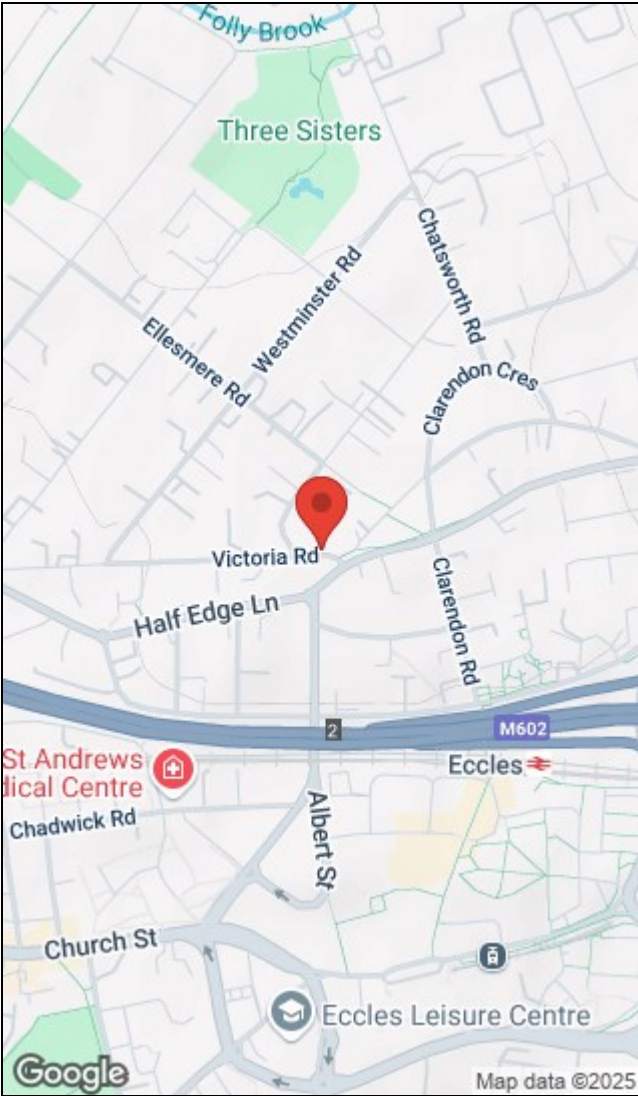
First Floor



Mezzanine

Total floor area 221.4 sq.m. (2,383 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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