



Ellesmere House, Ellesmere Park, Eccles, Manchester

- Parking
- Gated Development
- Private Garden
- Over 900 Sq Ft
- Ellesmere Park Location
- Close To Monton Village

Offers Over £250,000

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DESCRIPTION

Hunters are delighted to market this spacious ground floor apartment with no onward chain on the popular Ellesmere House development in Ellesmere Park! The property is quite unique in size as it is over 900 square foot and comes with a private garden.

The property is truly unique and comprises of a entrance hallway, a huge living room/dining rooms with access to the private garden. There is also a bay fronted kitchen with plenty of base/wall units, and spaces for appliances. There are two double bedrooms, the master having a en-suite shower room and there is also a three piece main bathroom.

Externally, the property is a gated development and located off the leafy Sandwich Road in Ellesmere Park. There is an allocated parking space for the apartment and a number of visitor spaces. Location wise, Monton Village is walking distance where you will find an array of bars and restaurants. There is also excellent transport links from Eccles including the Metrolink, M602/M60 into Manchester City Centre & Salford Quays.

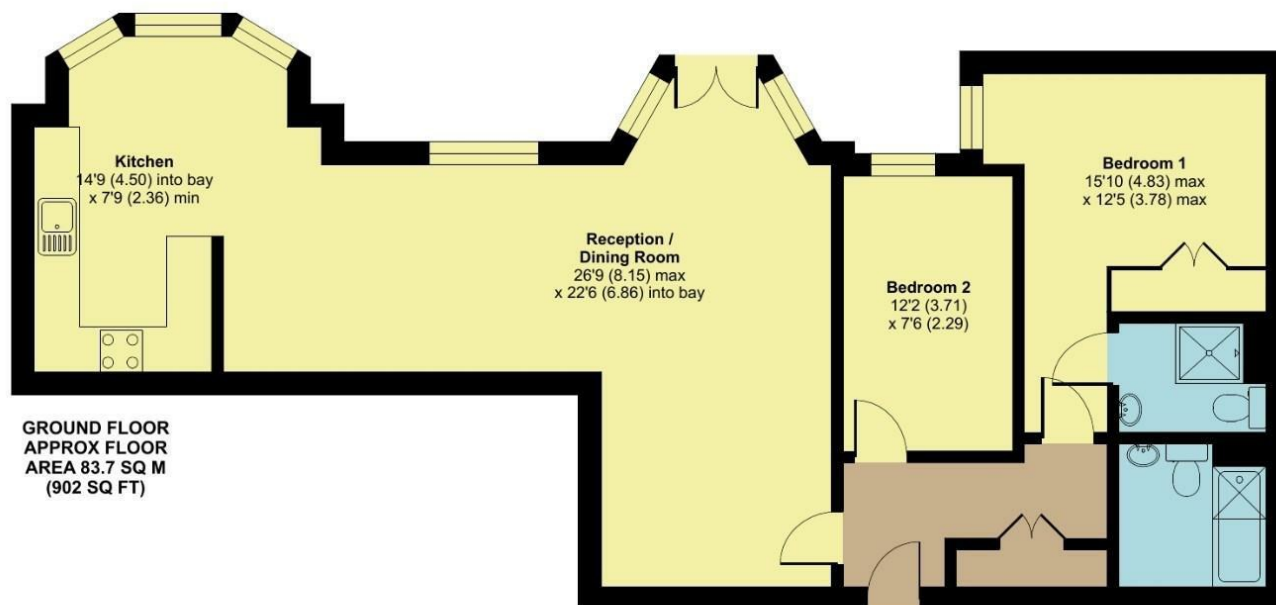




Sandwich Road, Eccles, Manchester, M30

Approximate Area = 902 sq ft / 83.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 894287

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL
Tel: 0161 790 9000 Email: worsley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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