



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Stafford Road, Eccles, Manchester

£1,150,000

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HERE TO GET *you* THERE

Tucked away behind private gates and surrounded by mature trees, this stunning four-bedroom period property offers a unique blend of timeless character and contemporary luxury. No expense has been spared in the thoughtful design and meticulous renovation of this magnificent home, which boasts generous proportions, striking interiors, and impeccable finishes throughout.

The heart of the home is a breath-taking open-plan kitchen, dining and living space, flooded with natural light from multiple skylights and large glazed sections. Exposed brickwork, vaulted ceilings with original beams, and sleek tiled flooring combine rustic charm with modern sophistication. The space is perfect for entertaining or relaxing, with a seamless indoor-outdoor flow and zoned areas for dining and lounging.

A cosy yet stylish sitting area with a wood-burning stove adds further comfort, while the bespoke kitchen is fitted with high-quality cabinetry, integrated appliances, and a central island – ideal for family living and social gatherings.

Elsewhere, the home continues to impress with three beautifully appointed bathrooms, each showcasing luxurious fittings and thoughtful design. One standout space includes a freestanding roll-top bath, walk-in shower, and feature fireplace, creating a spa-like sanctuary within the home.

All four bedrooms are spacious and full of character, with high ceilings, period detailing, and ample natural light. Every room has been curated to the highest standard, offering comfort and elegance in equal measure.

The property sits on a generous and secure garden plot, accessed via electric gates and surrounded by mature trees, ensuring peace, privacy, and a feeling of exclusivity.

A rare opportunity to acquire a truly outstanding home where traditional elegance meets modern luxury.

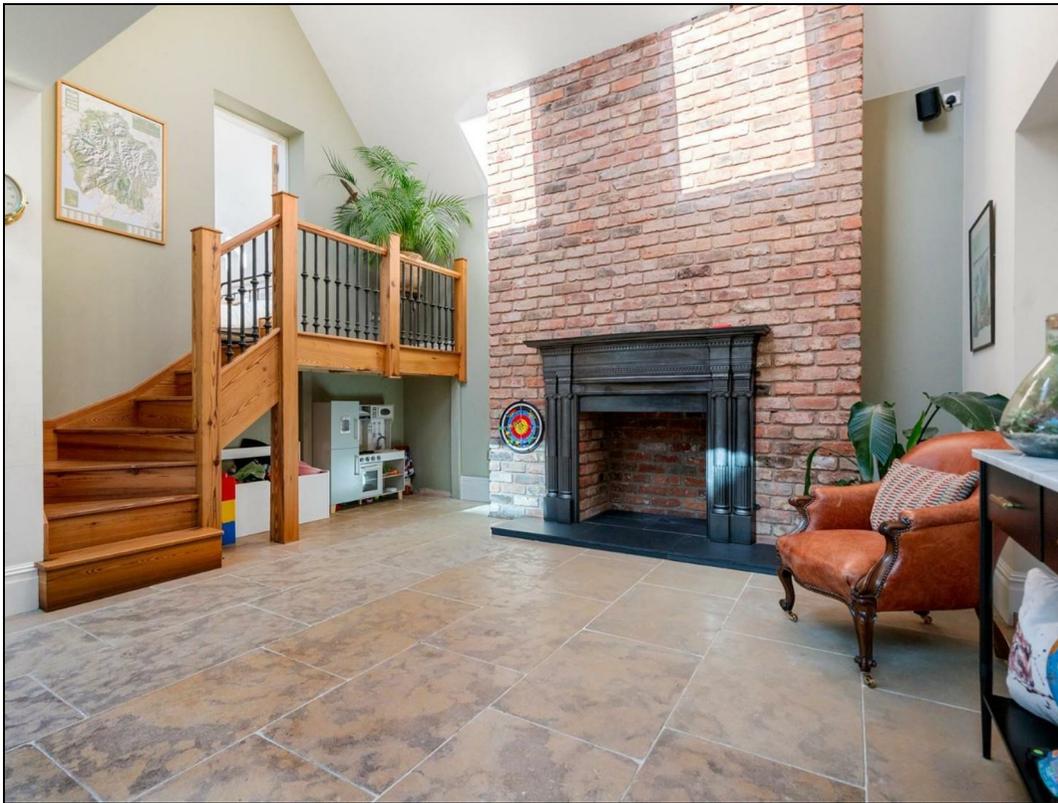
Located in the prestigious and leafy area of Ellesmere Park, with excellent schools, amenities and networks to Manchester City Centre and Salford Quays.

## KEY FEATURES

- RARE OPPORTUNITY
  - 3600 SQ FT
- LARGE EXTENDED OPEN PLAN KITCHEN/DINING/LIVING ROOM
- SET OVER FOUR FLOORS
- INTERNAL GARAGE
- PRIVATE GATED GARDEN ON EXTENSIVE PLOT
- THREE RECEPTION ROOMS
- FINISHED TO AN EXCEPTIONALLY HIGH STANDARD
  - THREE BATHROOMS
  - PERIOD FEATURES







**Basement**  
Floor area 32.3 sq.m. (348 sq.ft.)

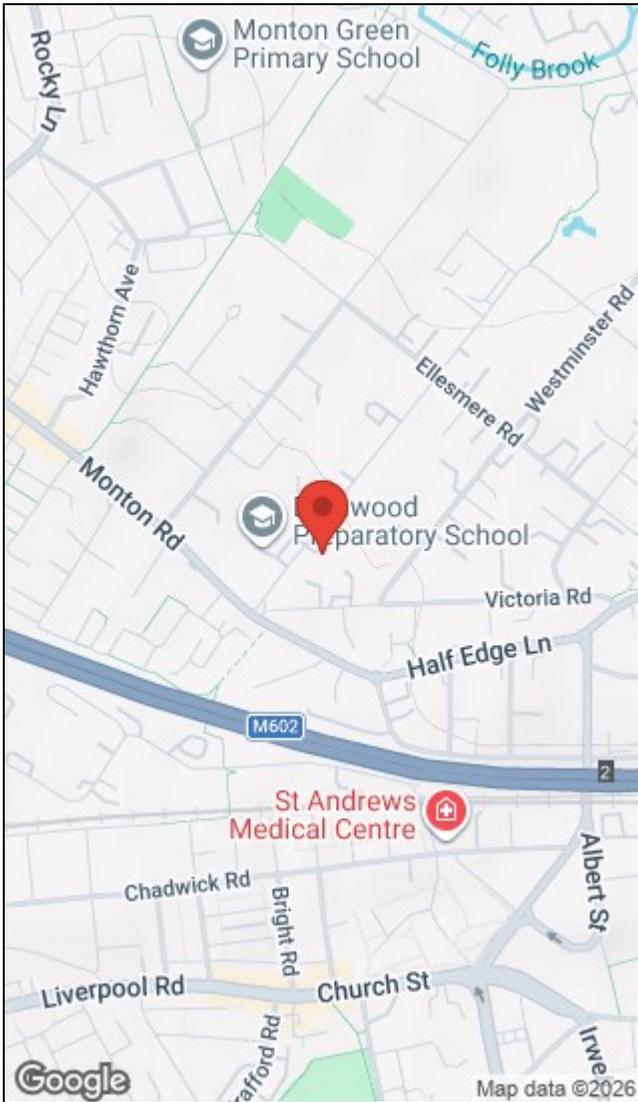
**Ground Floor**  
Floor area 216.1 sq.m. (2,326 sq.ft.)

**First Floor**  
Floor area 50.8 sq.m. (547 sq.ft.)

**Second Floor**  
Floor area 35.6 sq.m. (383 sq.ft.)

**Total floor area: 334.8 sq.m. (3,603 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>  |           |
| (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 |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC  |           | England & Wales<br>EU Directive 2002/91/EC                      |           |

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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