



# 6, ENFIELD ROAD

Monton, Eccles, Manchester, M30 9NF





# 6 Enfield Road

Introducing a truly remarkable property in the heart of Monton, Eccles. This stunning Edwardian family home has been meticulously maintained by the current owner for over 25 years, showcasing exceptional standards of care and attention to detail.

# Monton

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Discover the charms of Monton - a thriving Salford suburb brimming with character and promise. This alluring property invites you to immerse yourself in a vibrant community teeming with independent cafés, quaint tea rooms, and bustling bars at every corner.

This stunning property is perfect for those seeking a luxurious and peaceful lifestyle. Situated close to Worsley golf course, nature enthusiasts will delight in the nearby attractions such as the picturesque Worsley Loop Line, Bridgewater Canal, and tranquil walks through Worsley Woods.

Families will be pleased to know that this property falls within the catchment area of the excellent Broadoak primary school. For those seeking prestigious education, the renowned Bramwood and Bridgewater private schools are just a short distance away. Also the property is Conveniently located near a train station with easy access to both Manchester and Liverpool, this property offers the perfect balance of serenity and accessibility.

Perfectly positioned, this remarkable property lies within walking distance of an array of superb local amenities. Immerse yourself in a delightful assortment of shops, enticing bars, mouth-watering restaurants, and a plethora of well-regarded local schools. Embark on scenic walks that will lead you through captivating vistas, framed by the exquisite landscapes of Ellesmere Park - sprawling across approximately 110 acres of natural beauty.

One of Monton's most alluring aspects lies in its unrivaled access to excellent transport links whisking you away to superb destinations such as Manchester, Salford Quays, and MediaCityUK. Positioned between the M602 and the A580 East Lancs, this suburban village offers the luxury of seamlessly connecting you to these bustling hubs, all while providing a serene retreat to call home.

# Lets Take a Look Around!

As you step through the front door the grand entrance is waiting with its beautiful balustrade, you will instantly be captivated by the elegance and charm this property exudes. The current owner has cleverly utilised the space as a home office, adding to the versatility of this unique home.





# The Living Area





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Large living room with oak flooring boasting a stunning decorative ceiling and an elegant archway leading to a bay window, creating a bright and inviting space perfect for entertaining or relaxing.

Separate lounge that overlooks the rear patio area, complete with charming double doors leading out, this home is perfect for those who enjoy entertaining guests in style. The stunning stain glass windows add a touch of elegance and character to the space.









# Kitchen & Dining

Galley style kitchen flooded with natural light from ample windows. The layout offers plenty of side space and includes wall and floor base units, providing both functionality and style.

The spacious dining area is perfect for hosting gatherings, where loved ones can come together to share stories of the day. Currently seating 8 guests comfortably, this room also boasts access down to the cellar - ideal for wine enthusiasts looking to sample their collection in a unique setting.

The ground floor is finished with separate utility room & WC.









# Time for bed

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Ascending to the first floor, the property boasts a master bedroom with en-suite, a second double bedroom with a cleverly designed shower and sink, as well as two additional double bedrooms which all feature fitted wardrobes. A Jack and Jill bathroom ensures convenience for all residents.

Throughout, the property has been tastefully decorated to create a warm and inviting atmosphere.







# The Master Bedroom

Master bedroom overlooking the front elevation. Featuring fitted wardrobes and shelving units, this spacious room offers a luxurious escape. Step into the en-suite and discover a four-piece suite featuring a double jacuzzi style shower, standalone bath, toilet, and hand basin. The tiled flooring adds a touch of sophistication, while the double heated towel rail ensures comfort and warmth.









# Three Further Double Bedrooms

Bedroom two also has fitted wardrobes and a shelving unit, making it the perfect retreat for a growing teenager. The standout feature of this room is the standalone single shower and hand basin, providing convenience and privacy.

Bedrooms Three and Four share a wonderful Jack & Jill bathroom and also have fitted wardrobes. Both overlooking the rear elevation with wonderful views of the beautiful gardens and beyond.





# Step Outside

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Spacious gated driveway, ideal for parking several vehicles, leading to a detached garage. The front garden is beautifully landscaped, showcasing mature trees, hedges, and a well-maintained lawn area, perfect for those with a passion for gardening.

Magnificent rear garden that is truly a green paradise, meticulously maintained and complete with a spacious patio area ideal for outdoor entertaining, a separate decking area perfect for relaxation, mature trees lending a sense of tranquility, and lush green grass adding to the overall appeal. At the bottom of the garden, you'll find a handy shed for additional storage.







# Detached Garage & External Office



Detached garage with double doors, offering ample storage space. The current owner has thoughtfully converted part of the garage into a functional office space with side access, providing an ideal setting to work from home, relaxing overlooking the beautiful rear garden.









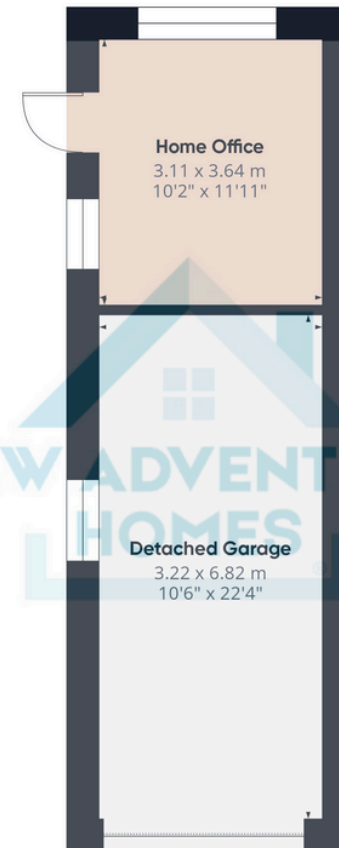












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I have 10 years experience working with both independent and corporate agencies which allows me to take the good from both and use them to our advantage. The reason I decided to open New Adventure Homes was simple, I wanted to show that Trust can be at the forefront of the relationship between client and estate agency. I can honestly say, hand on heart, we offer a unique service which will not be replicated.

As your local, family run estate agents, we will provide you with expert knowledge and a proactive attitude like no other agency.

It is important to us to understand what matters most to your property journey.

We want you to feel confident instructing New Adventure Homes, and that is why we are always on hand to answer any questions you may have.

We pride ourselves on being passionate, personable and reliable whilst maintaining solid relationships and offering excellent service. This is why most of our business comes through recommendations and we get such great customer feedback.



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