



## 45 Half Edge Lane Eccles Manchester M30 9AY

### Offers over £500,000

STUNNING THROUGHOUT! PERIOD FEATURES MEETS CONTEMPORARY LIVING! HOME ESTATE AGENTS are thrilled to offer for sale this lovingly updated FOUR bedroom period semi detached which has recently seen a scheme of modernisation whilst highlighting the features within the property. The the ground floor the property comprises vestibule, impressive entrance hallway, bay-fronted lounge, dining room with archway through to the recently installed modern kitchen complete with central island, utility area with W/C and downstairs shower room along with conservatory to the rear. To the first floor, accessed from a galleried landing there are the four bedrooms, family bathroom suite and further shower room. To the lower ground floor there are three chamber cellars available for storage or possible for conversion into further living areas if required (subject to local authority planning). The property offers double glazing and gas central heating. Externally the space continues with off road parking to the front, shared driveway to the side which leads to a detached garage and a great size rear garden with paved patio and lawn garden area. Positioned close to Eccles, Monton and Salford Royal Hospital not to mention local motorway links the property is a must view! Call HOME on 01617898383 to arrange your viewing!

- STUNNING THROUGHOUT!
- Four great sized bedrooms
- Dining room open with the beautiful newly fitted kitchen
- Off road parking, garage and fantastic rear garden
- DOUBLE FRONTED SEMI DETACHED!
- Vestibule and impressive hallway
- Utility area with W/C and downstairs W/C
- Period features meets contemporary living
- Bay-fronted lounge
- Galleried landing, bathroom and shower room



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#### Vestibule

Composite door to front with numbered toplight and tiled flooring.

#### Hallway

Exposed wooden flooring, feature radiator, stairs to the first floor and original ornate features.

#### Lounge 16'3 x 12'0 (4.95m x 3.66m)

uPVC double glazed bay window to front, television point, exposed wooden flooring, feature fire surround with living flame log burner style gas fire and double panel radiator.

#### Dining room 13'3 x 12'1 (4.04m x 3.68m)

uPVC double glazed window to front, exposed wooden flooring, feature coving and archway through to the kitchen area.

#### Kitchen 14'2 x 11'9 (4.32m x 3.58m)

Newly fitted. high quality and modern wall and base units, wooden worktops, sink unit, central island, wine cooler, built in fridge freezer, "Neff" hob and double oven, feature splash back terrazzo tiling, tiled flooring and feature radiator. uPVC double glazed French doors to the rear.

#### Utility Room 10'0 x 9'8 (3.05m x 2.95m)

uPVC double glazed window to side, fitted worktop, tiled to complement and plumbed for washing machine and access to the shower room and W/C.

#### W/C 4'5 x 4'2 (1.35m x 1.27m)

Fitted with low level W/C, tiled to complement and pedestal wash hand basin.

#### Shower room 9'8 x 3'9 (2.95m x 1.14m)

Fitted with a shower cubicle and sink unit. Tiled to complement and uPVC double glazed window to rear.

#### Cellar

Cellar One - 12'1 x 16'4 - uPVC double glazed window to front and gas central heating boiler.

Cellar Two - 13'4 x 12'2 - uPVC double glazed window to front. Access to a further chamber to the rear of the property.

#### Shaped landing

Galleried landing with uPVC double glazed window to rear and exposed wooden flooring.

#### Bedroom One 14'0 x 11'9 (4.27m x 3.58m)

uPVC double glazed window to the rear, double panel radiator, picture rail and ceiling coving.

#### Bedroom Two 13'5 x 12'0 (4.09m x 3.66m)

uPVC double glazed window to front, double panel radiator and picture rail.

#### Bedroom Three 13'7 x 12'0 (4.14m x 3.66m)

uPVC double glazed window to front and double panel radiator.

#### Bedroom Four 9'9 x 8'8 (2.97m x 2.64m)

uPVC double glazed window to the rear and single panel radiator.

#### Bathroom 10'2 x 4'9 (3.10m x 1.45m)

Fitted with a modern three piece bathroom suite comprising low level W/C, pedestal wash hand basin and panelled bath. Tiled to complement, extractor fan, double panel radiator and tiled flooring.

#### Shower room 9'7 x 3'7 (2.92m x 1.09m)

Fitted with a shower cubicle and pedestal wash hand basin. Tiled to complement and uPVC double glazed window to front.

#### Tenure and important information

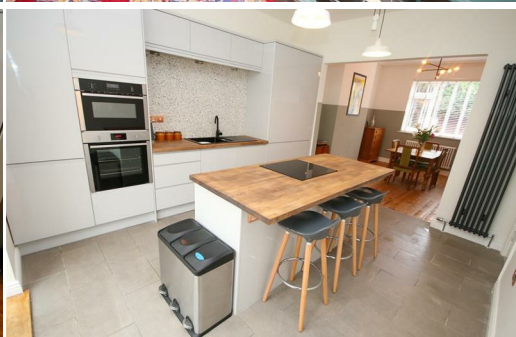
We are advised that the property is Freehold.

We are advised that the current council tax band is D.

#### IMPORTANT INFORMATION -

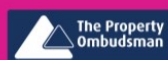
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



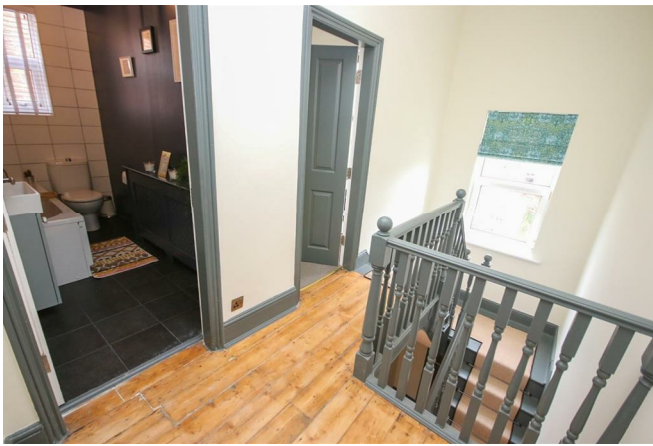
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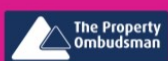
Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



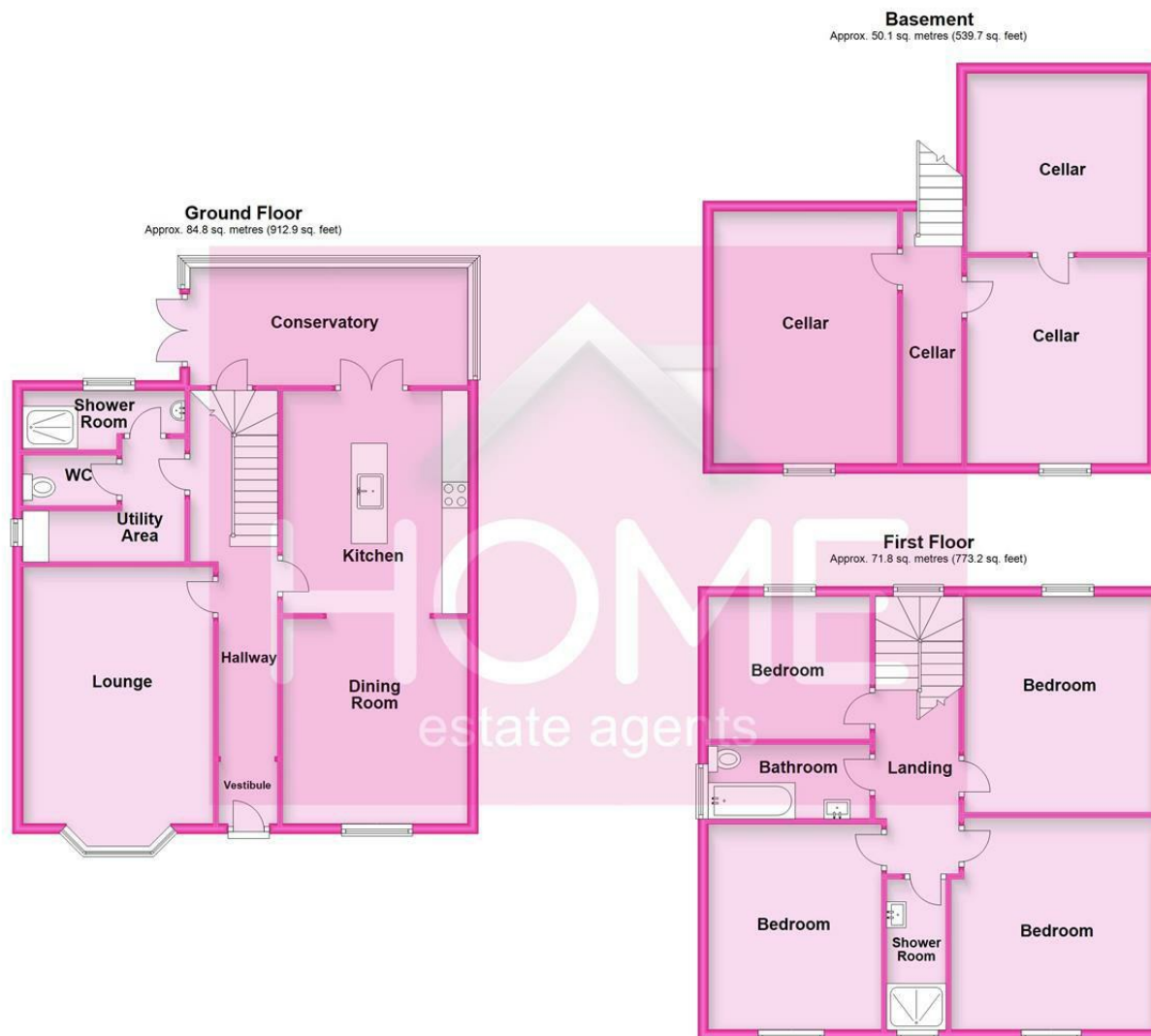


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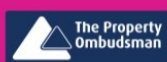
Total area: approx. 206.8 sq. metres (2225.8 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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