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Ascend

Built on higher standards



Grange Road, Eccles, Manchester

Offers Over £595,000

Simply stunning! You absolutely must see this unique property to truly understand what's on offer and the beauty it holds! Situated on the picturesque tree-lined Grange Road on the border of Eccles and Worsley and set on a large corner plot is this immaculately presented extended semi-detached home.

From the moment you walk through the Original 1920s front door, you are captivated by the charm, space and design of this bespoke home. Having been renovated extensively over the years, every consideration has been taken to produce a breathtaking, yet cosy haven for the next owner to enjoy.

The entrance hall provides a warm welcome with high ceilings and large windows allowing an abundance of natural light to flood the space, along with handy under stair storage for added convenience. The bay-fronted lounge sits at the front of the property, finished with a feature fireplace and living flame gas fire, a cosy space to enjoy in the cooler months. Continue through the ground floor and discover the real heart of the home – the extended kitchen dining living space, a real showstopper, and space you'll never want to leave! Each area of this room has a designated purpose and offers ample space for all the family. The kitchen provides a range of wall and base units complimented by contrasting granite work surfaces, space for a large American style fridge/freezer, double oven, and is finished with a large central island which is home to a large gas hob and breakfast bar with seating. Adjacent to the island is the dining area, big enough for an 8-10 person seated table and not compromising on the kitchen space. To the rear of the room is the substantial sitting area which benefits from underfloor heating, and is brightened by four skylights and two large bi-folding doors that when opened have no obstruction to the stunning garden view beyond. Just off this room are a good-sized utility and separate W.C.

No onward chain! If you're interested, please contact the office.



1 Grange Road, Eccles, Manchester, M30 8JW

Venture upstairs and to the first floor you will find two double bedrooms and a third room which has been cleverly designed to provide a true staircase to the converted loft space, but also doubles as a well-appointed home office. To this floor you will also find the fully tiled four piece bathroom suite which comprises stand alone bath, wet room style shower, with folding doors, WC and hand basin, all of which is warmed by underfloor heating. The loft space has been transformed into a stunning master bedroom, or luxurious guest suite if you prefer, providing a sanctuary-style retreat away from the rest of the house! At over 17ft long, this spacious addition could even be a photography studio given the amount of natural light that floods in through the numerous windows.

Externally this property is just as impressive. With extensive front and rear gardens, there is an abundance of space for all the extras this house has to offer. From the large driveway for multiple vehicles and detached garage to the front elevation, to the two storey play house, Gazebo and raised decks to the rear, this is outdoor living at its finest, and privatised by tall trees to enjoy your hidden treasures. For all its beauty, the rear garden is also low maintenance with the extensive artificial lawn which brings together all the different elements of the garden. For those of you who enjoy entertaining, the raised decked that seamlessly transitions from the kitchen extension outdoors, provides an excellent platform for a second dining area, whilst the Gazebo is the ideal spot for those after dinner drinks, or weekend coffee mornings. For those needing to entertain young children, there is an exceptional play house to the other side of the garden for them to enjoy – a real bonus. The large detached garage, play house and Gazebo/summer house all benefit from an electricity supply and there are multiple outside electrical sockets as well.

If you're looking to explore beyond the garden, there are many other green spaces to discover on your doorstep, whether it's the Port Salford Greenway – accessed at the bottom of Grange Road, or The Bridgewater Canal and Worsley loopline. The motorway network is also close at hand for those travelling further afield, and MediaCityUK, Manchester City Centre and Intu Trafford Centre are all within easy reach. Worsley Village and Monton High Street are both a stones throw away which provide a number of bars, restaurants, café's, shops and essentials such as Post Office and Pharmacy to name but a few.

Every inch of this bespoke home has been completed to the highest of standards and must be viewed to be appreciated and understood. Contact our Monton team today for your appointment. Images are for marketing purposes only.

Additional Information

Tenure: Leasehold
 Length of Lease Remaining: 900 years
 Annual Ground Rent: £6
 Ground Rent Review Period: none
 Ground Rent Review Increase: none
 Council Tax Band: D
 EPC Rating: D
 Ownership Amount: 100%

Important Notice

These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property; including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.



TOTAL FLOOR AREA: 1609 sq ft. (149.5 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Score	Band	Score
A	92-100	A	35-47
B	81-91	B	48-59
C	69-80	C	62-73
D	58-68	D	75-85
E	49-57	E	86-93
F	39-48	F	94-101
G	1-38	G	102-120

Energy Efficiency Rating: 73
 Environmental Impact (CO₂) Rating: 73