

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



3 Westminster Road, Ellesmere Park, M30 9HF

Offers Over £630,000

AN EXCEPTIONAL, THREE BEDROOM DETACHED HOME ON AN ENVIABLE GATED PLOT IN THE MOST PRESTIGIOUS LOCATION!

This truly beautiful home sits in the most popular area of Ellesmere Park. Situated within close reach of highly regarded schools, close by amenities and major motorway links to Manchester City Centre, Salford Quays and the popular eateries of Monton, the property is the most perfect up size for a growing family looking for something special! With mature gardens to the front and rear, a detached summer house and a tasteful interior, the property is a credit to its current occupants and comprises briefly; A welcoming entrance hallway, housing a staircase to the first floor and doors leading to a shower room, fitted kitchen and two sizeable reception rooms. The kitchen is fitted with a range of wood panelled units and features a solid granite work surface and a number of quality appliances. To the first floor, you will find three good sized bedrooms, office/storage and a further bathroom suite. Externally, to the rear of the property, you will find an expanse of laid to lawn garden with an elevated patio area, single garage and a superb detached summer house which is the perfect space for a home office or gym. Good sized gardens to the front, allowing off road parking on a gated driveway with central lawn and enclosing mature trees. Viewings can be arranged by calling our sales team at your earliest convenience.

3 Westminster Road, Ellesmere Park, M30 9HF

Offers Over £630,000

 3  2  2  C

- Detached House
 - Ground Floor Shower Room
 - Mature Gardens
 - Viewing Essential
- Three Double Bedrooms
 - Stylish Fitted Kitchen
 - Woodland Outlook
- Plus Office
 - Summer House
 - Sought After Location

Ground Floor

Entrance

Solid Oak entrance door to the hallway.

Hallway

14'10" x 9'1" (4.52 x 2.77)

Central heating radiator, stairs to the first floor, decorative tiled flooring, coving to the ceiling, smoke alarm, understairs storage and oak doors to reception rooms, shower room, and the kitchen-diner.

Reception Room One

19'2" x 11'7" (5.84 x 3.53)

UPVC double glazed French doors and windows to the rear, central heating radiator, oak flooring and television point, cast iron multi-fuel burning stove, two wood frame leaded windows.

Reception Room Two

14'2" x 11'9" (4.32 x 3.58)

Wood frame leaded bay window, central heating radiator, wood effect flooring, coving to the ceiling and original picture rail.

Shower Room

9'1" x 4'7" (2.77 x 1.40)

UPVC double glazed frosted window, double shower enclosure with direct feed power shower, twin flush WC, vanity top wash basin with waterfall tap, central heating radiator, tiled elevations and tiled flooring.

Kitchen

14'10" x 10'4" (4.52 x 3.15)

UPVC double glazed window and French doors to the rear, wood panel wall and base units, granite work surfaces and up-stands, in-set stainless steel sink, moulded drainer and mixer tap, plumbing for washing machine, island breakfast bar, integrated dishwasher, range cooker and extractor fan and under unit lights.

.

First Floor

Landing

12'9" x 7'0" (3.89 x 2.13)

Wood frame leaded window, door to the store room-office, three bedrooms, office/storage room and the bathroom.

Bedroom One

15'0" x 12'3" (4.57 x 3.73)

Wood frame leaded bay window, central heating radiator, fitted wardrobes, wood effect flooring and coving to the ceiling.

Bedroom Two

13'2" x 11'8" (4.01 x 3.56)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'2" x 8'7" (3.40 x 2.62)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

7'5" x 6'2" (2.26 x 1.88)

UPVC double glazed frosted window, twin flush WC, multi jet power shower, vanity top wash basin, part tiled elevations.

Office-Storage Room

6'3" x 7'0" (1.91 x 2.13)

UPVC double glazed window and central heating radiator. There is height restriction in part of the room.

External

Front

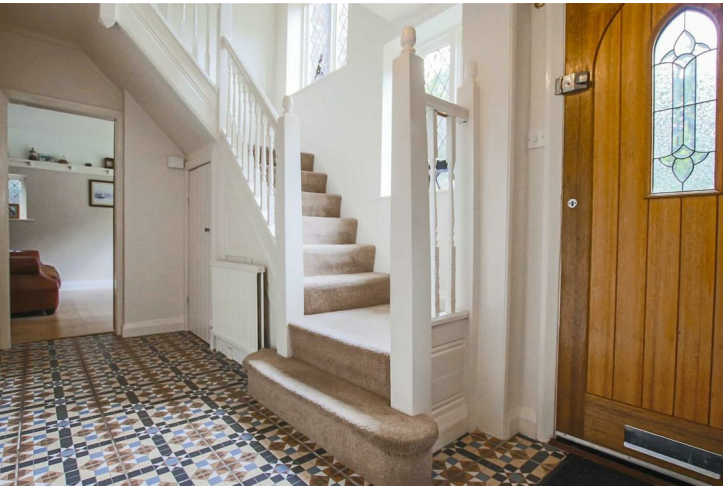
Established laid to lawn garden with mature trees, planted bedding, hedged borders, raised bedding and driveway with access to the side of the property.

Rear

Enclosed extensive laid to lawn garden, crazy paved pathways, summerhouse, woodland outlook and decking.

Agents Notes

The Council Tax band is E.



Tel: 01617939622

www.keenans-estateagents.co.uk