

SALES - CONVENYANCING
LETTINGS - PROPERTY MANAGEMENT
PROPERTY SOURCING - MAINTENANCE
MORTGAGES



11 Wellington Road Eccles, Manchester, M30 0DR

Asking Price £445,000

Situated on Wellington Road in Eccles, Manchester, this exquisite semi-detached Edwardian house, constructed circa 1890, presents a harmonious blend of historical charm and modern living. Spanning an impressive 1,958 square feet, the property features four generously sized bedrooms and two well-appointed bathrooms, making it an ideal choice for families seeking space and comfort.

Upon entering, you are welcomed by a large hallway and two inviting reception rooms, perfect for both relaxation and entertaining guests. The tasteful decor throughout the home accentuates its unique Edwardian features while incorporating contemporary comforts. Additionally, the property boasts a basement, providing extra storage or the potential for further development.

One of the standout attributes of this residence is the ample off-road parking, accommodating up to five vehicles—a rare find in such a sought-after area, including an electric charging point.

The freehold status of the property ensures complete ownership, offering flexibility for any future enhancements you may wish to undertake.

Conveniently located, this home is just a short stroll from Monton Village, where you can enjoy a delightful array of cafes, bars, and vibrant nightlife. The excellent transport links, including nearby rail, tram, and bus networks, provide easy access to the motorway and a mere six-minute train ride to the City Centre.

- FREEHOLD
- FOUR BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING FOR 4/5 VEHICLES
- TWO RECEPTION ROOMS
- NO CHAIN

Viewing

Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



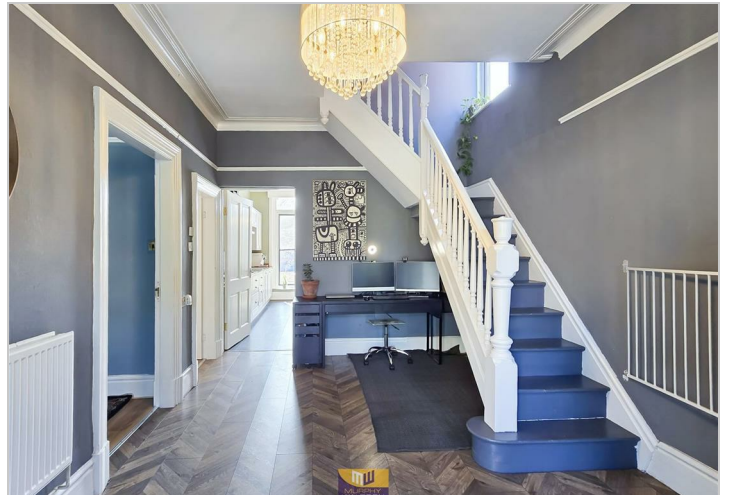
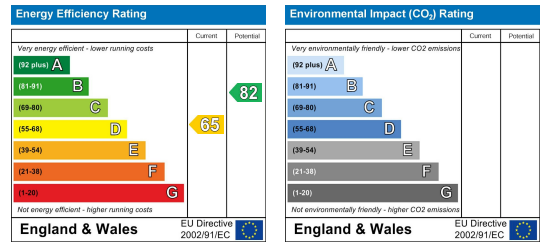
Floor Plan



Area Map



Energy Efficiency Graph



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.

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