

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



## 11 Wellington Road Eccles, Manchester, M30 0DR

**Asking Price £425,000**

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.



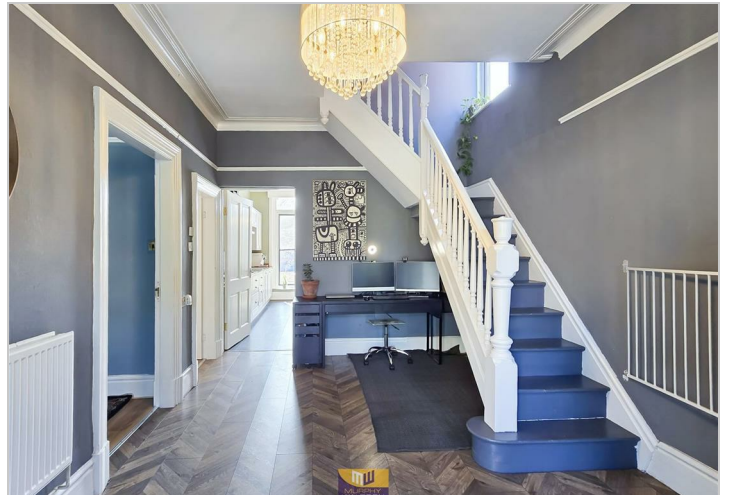
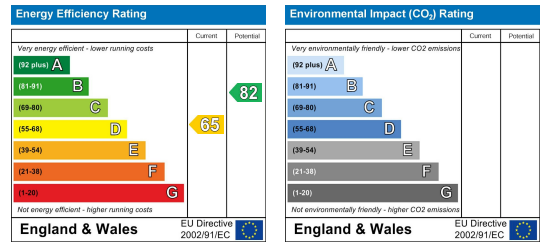
# Floor Plan



# Area Map



# Energy Efficiency Graph



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