





SETTLE INTO YOUR SURROUNDING

Located in a highly sought-after conservation area of Ellesmere Park, this delightful 6 double bedroom home is full of charm and style. Being 1 of only a handful of homes located on this leafy street, offering an oasis style living, this home truly allows you to distance yourself from the hustle and bustle of everyday living.

The characterful property boasts a sizeable garden to the side of the home and an impressive private driveway for numerous vehicles located to the front providing you with an ideal safe environment to raise a young family.

“Those who know the area are often surprised to discover our home due to it being tucked away”.

EXPLORING THE GROUNDS

On your approach to this home on the tree lined street you will be pleased to discover a large gravel driveway with pockets of landscaping incorporated. A detached oak framed garage is located to the side of the driveway. From here the high Victorian styled brick walls act as a privacy barrier opening into the family friendly garden situated at the side of this wonderful home.

Perfectly positioned, the generous and well-maintained garden of this property not only offers a safe place to relax but is the perfect place for entertaining. A stone patio wraps round this property and extends to a detached oak framed out-building, currently utilised as a home gym. Adjacent to the patio is a sizeable lawn area ideal for creating long lasting memories with the family in the warmer months. Injecting a flair of fun to this garden is a fully built skate ramp, perfect for adventurous youth.



“The sun tracks all the way round with the patio doors”.

STEP INSIDE

Upon entering this elegant home, you will find yourself in a spacious entrance hall which welcomes in plenty of natural light. From here you gain direct access to the lounge, a sophisticated living room and a recently renovated and extended kitchen. The striking staircase carries you to the first floor.



“While you have loads of space it never feels too big, a very comfortable home”.



“The kitchen is our favourite room in the house, great for socialising”.



THE HEART OF THE HOME

Moving further into this home you will find an attractive kitchen and dining area which is both highly practical and excels at providing wonderful entertaining space. This links seamlessly to the generous garden via large bi-fold doors which invite in a great deal of sun light. The ground floor is completed by a fully fitted utility room and WC.

The open plan kitchen and dining area has been designed to be sociable and bring outdoor living inside.

FLEXIBLE MODERN LIVING

This home benefits from a playful lounge with tall windows and ceilings with a fireplace as well as a mature living room with an uncompromising beautiful bay window and fireplace. The natural light which shines in moves through the home as you do. On the lower ground floor of this deceptively spacious home, you will find a games room, a store-room and a wine cellar.



“None of the big, beautiful windows are the same”.



“Visitors are taken aback by the sheer size of our home”.



MOVING UPSTAIRS

On the first floor you will discover three individually styled double bedrooms and which are served by a modern and generously proportioned bathroom. Travelling to the second floor there is an additional three double bedrooms and a family bathroom. Eaves storage on the second floor offers beneficial storage space.





“We’re only 7km outside out Manchester City Centre so it’s really easy to commute from”.

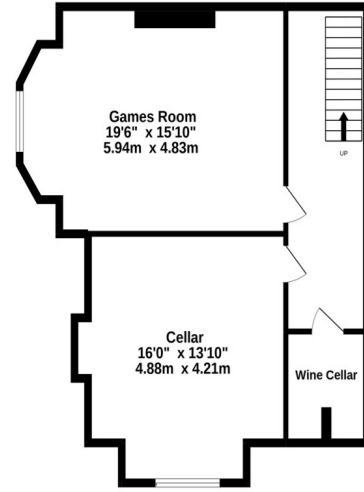


THE LOCAL AREA

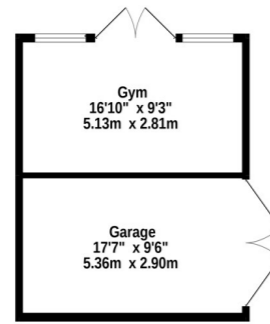
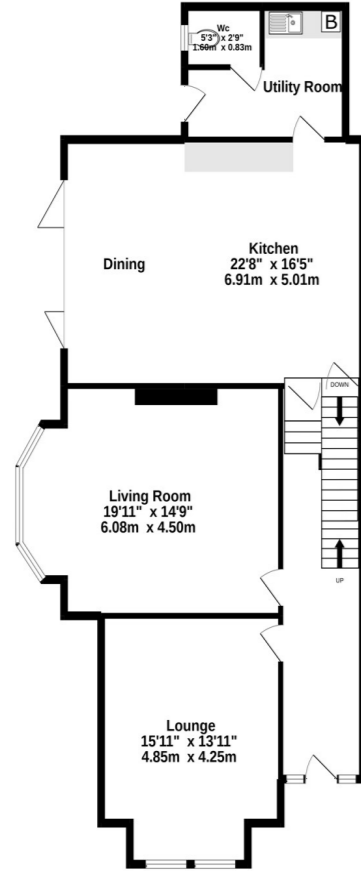
This home is in a desirable area of Ellesmere Park which is steeped in history and character. Setting off on a peaceful walk from this property you’ll find a notable range of shops, cafes and much desired restaurants all within a 10 minute walk. Local respected schools serve all ages and there’s great access to Manchester City Centre and further afield.

FLOOR PLAN

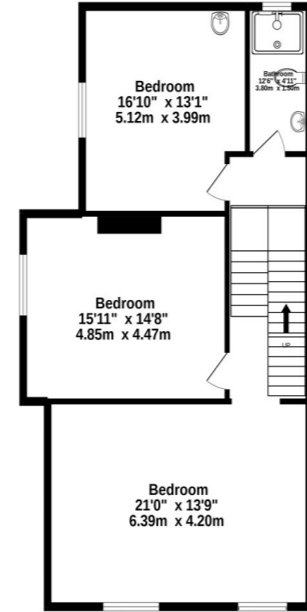
Lower ground floor
719 sq.ft. (66.8 sq.m.) approx.



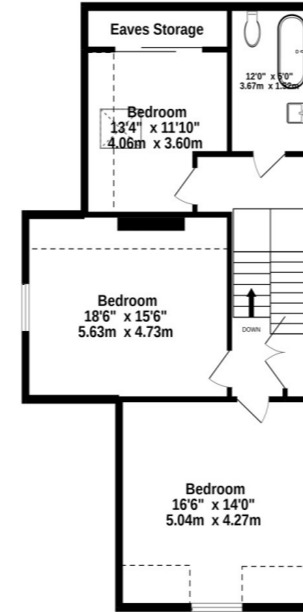
Ground floor
1500 sq.ft. (139.4 sq.m.) approx.



1st floor
802 sq.ft. (74.5 sq.m.) approx.



2nd floor
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 3749 sq.ft. (348.3 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.

Made with Metropix ©2022

LET'S GET INTIMATE

- Highly coveted location
- 6 double bedrooms
- 3 reception rooms
- Sizeable garden ideal for entertaining
- Private parking for numerous vehicles
- Immaculately presented throughout
- Council tax band F
- Approximate gross internal area = 3745 Sq. Ft.



4 Victoria Avenue, Ellesmere Park, Manchester, M30 9HX

0161 425 7878

hello@shrigley-rose.co.uk

SHRIGLEY ROSE & CO

Bespoke Estate Agents