



BEST
ESTATE AGENT GUIDE
AWARDS 2024
TOP 500
SALES
AWARDED FOR
MARKETING | SERVICE | RESULTS

NEWLANDS AVENUE
ECCLES

£485,000

 5 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- TBC



VITALSPACE
INDEPENDENT ESTATE AGENTS



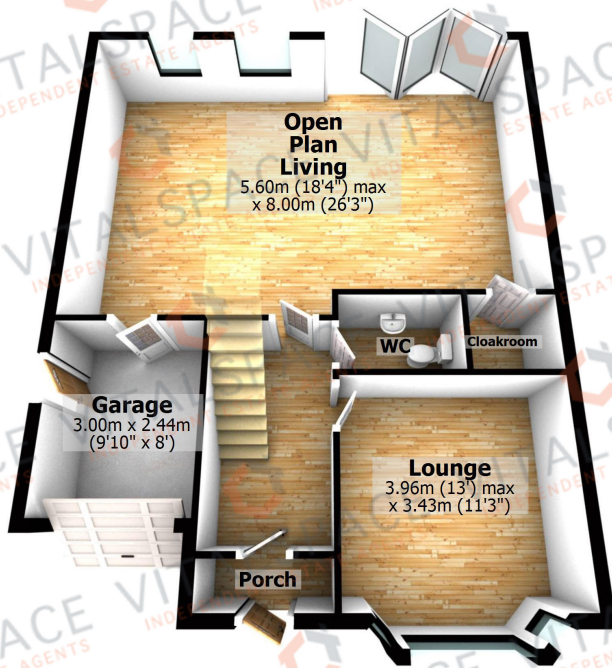
Newlands Avenue, Eccles, M30 7GJ

****FANTASTIC FAMILY HOME** - **LARGE SECLUDED REAR GARDEN** - **IMPRESSIVE OPEN PLAN DINING KITCHEN** - VITALSPACE ESTATE AGENTS are thrilled to offer for sale this extended, recently renovated FIVE BEDROOM detached property located on a popular, yet quiet cul-de-sac in Peel Green. With easy access to the M60 motorway network, Urmston and the Trafford Centre, this property is sure to be popular. Arranged over two spacious floors, this significantly extended property briefly comprises; porch, a warm and welcoming entrance hallway, a generously sized bay fronted living room with a feature fireplace alongside an enviable 26ft open plan dining / kitchen / sitting room with bi-folding doors leading out into the private rear garden. The breakfast kitchen itself complete with a host of wall and cabinet units incorporating a host of integrated appliance with a central breakfast island with space for seating. The kitchen area opens into a dining / sitting area with ample space for a dining table and chairs and a large sofa. A downstairs WC, cloakroom and integrated garage with utility facilities completes the ground floor accommodation. Stairs rise to the first floor landing with access to five bedrooms with fitted wardrobes alongside a luxury family bathroom. The tiled family bathroom is fitted with a three piece white suite with a shower over bath combination. Externally, this stunning property is approached via a block paved double driveway leading up to the integral garage with a roller shutter garage door. To the rear, an exceptionally secluded, mature garden can be found with an independent double garage with two up and over doors. A patio area leads directly from the open plan sitting area, ideal for alfresco dining during those summer months and overlooks a mainly lawned garden with timber fenced boundaries. Further benefits of this renovated detached property include central heating with a combination boiler installed just three years ago, newly installed triple glazing to all upstairs windows and double glazed on the ground floor level. As mentioned, this property is situated close to excellent transport links throughout Manchester, the property is close to the M60 motorway, with direct links into Manchester City Centre, along with being close to bus links into Eccles Town Centre. The property is also conveniently located close to local schooling. Contact VitalSpace Estate Agents for more information or to arrange an internal viewing.**





Ground Floor



First Floor



Features

- Detached family home
- Five bedrooms
- Quiet cul de sac
- Immaculate Condition
- Open plan dining kitchen
- Open aspect to the rear
- Secluded rear garden
- High specification
- Driveway and garage
- Downstairs WC

Frequently Asked Questions

How long have you owned the property for? 12 years

Tenure: Leasehold - £5 per annum - long lease of 999 from year of construction

When was the roof last replaced? Yes

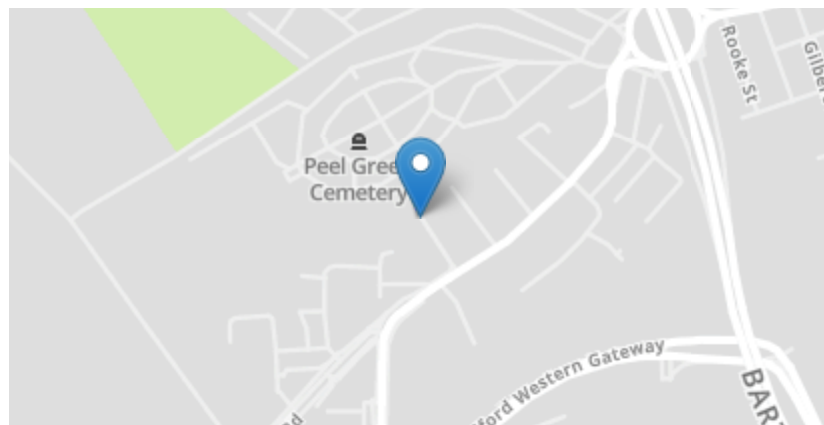
When was the property last rewired? Partially rewire during extension

Which way does the garden face? North East facing rear garden

Are there any extensions and if so when were they built? Yes, side and rear - 4 years ago

Reasons for sale of property? Relocate

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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