



PLEASANT ROAD
ECCLES

OFFERS OVER

£300,000

 3 BEDROOMS

 1 BATHROOM

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS



Pleasant Road, Eccles, M30 OFS

****VIDEO TOUR** - **STUNNING PERIOD HOME** - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this beautiful THREE BEDROOM period semi detached property located on Pleasant Road in Eccles, overlooking the park. Built in the early 1900's, this property is steeped in character and the vendors have gone to great lengths to retain many of the original features, resulting in a superb mix between modern and old. Situated on arguably one of the most sought after roads in the area, a welcoming entrance hallway provides entry into two large, stylish reception rooms and an impressive, extended dining kitchen with a feature central breakfast island which forms the heart of the house. A conveniently placed downstairs WC can be accessed via the dining room and completes the ground floor accommodation. Stairs rise to the first floor level where three large bedrooms can be found alongside a three piece family bathroom. Externally, the property has a commanding position with a gorgeous bay window, attractive front garden with a wrought iron gate and a paved pathway leading to the entrance door. To the rear, a beautifully landscaped SOUTH WEST facing garden can be found with a raised decked seating area, enclosed with timber fenced boundaries. Further benefits of this comprehensively and tastefully updated home include a Worcester boiler installed in 2021 and uPVC double glazing throughout. The property is positioned within walking distance to Eccles town centre and in the catchment area for St Marys Primary School which has an outstanding Ofsted rating. Period properties of this style, in this area, are in strong demand and are selling fast. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Three bedrooms
- Semi detached property
- Stunning breakfast kitchen
- Landscaped rear garden
- Overlooking a park
- Tastefully modernised
- Downstairs WC
- Deceptively Spacious
- Highly desirable area
- Viewing recommended

Frequently Asked Questions

How long have you owned the property for? Since 2016

When was the roof last replaced? Not during ownership

How old is the boiler and when was it last inspected? Gas central heating - Worcester boiler installed in 2021

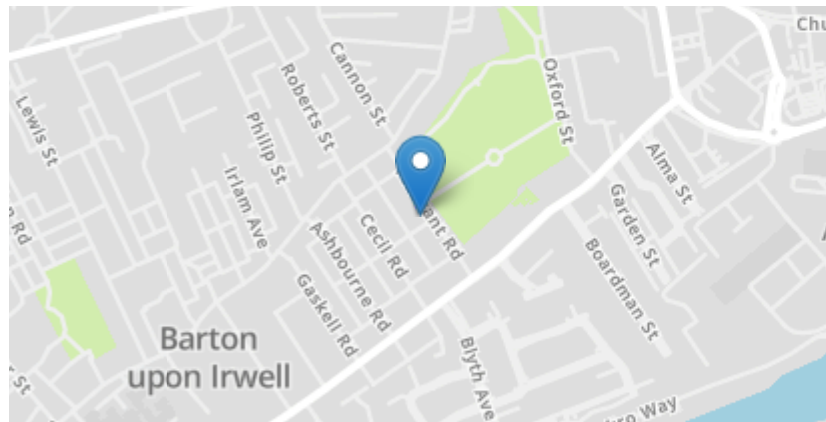
When was the property last rewired? No

Which way does the garden face? South West facing rear garden

Are there any extensions and if so when were they built? Yes, Kitchen extension

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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