



Prestbury House, Victoria Crescent

Eccles



Miller Metcalfe
PRESTIGE

SINCE 1891

Have you been looking in vain for an outstanding period detached home with generous living space, large private mature gardens , ample off road parking and which oozes with charm and character? Your search is now over.

Prestbury House is a breath-taking bay fronted home of the highest calibre that offers exceptionally well proportioned and highly versatile accommodation that is ideally suited to modern family lifestyles and simply must be viewed internally to fully appreciate.

Located on the edge of Ellesmere Park with just a short walk to the Monton Village with cafe, bars, tea rooms, restaurants, shops and boutique, private day nursery schools, supermarkets and a wealth of town centre amenities are all close by as is Eccles Metrolink and train station, providing direct and easy access to Media City, Salford Quays and Manchester City Centre. Salford Royal Hospital is less than five minutes' drive, motorway and transport links.

This is an exceptionally rare opportunity to purchase and only by internal inspection with buyers fully appreciate the size, quality and finer features of this most impressive home. As such, an early viewing is strongly advised to avoid disappointment.



Accommodation

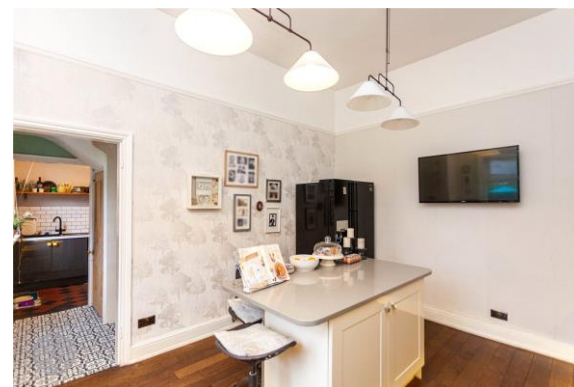
The spectacular accommodation is set over four floors in total and comprises of an attractive and ornate entrance vestibule, spacious yet inviting reception hall, two exceptionally good sized reception rooms with feature fireplaces, stunning open plan fitted kitchen with a host of high specification integrated appliances a larger than average fitted utility room and a wonderful three piece bathroom/wc and a rear porch that offers access to the gardens. On the first floor a spacious landing, four good sized double bedrooms plus a splendid three piece principle shower room can be found. A large walk in store room also has stairs that rise to a fabulous attic room that offers excellent potential for further development if required (subject to relent planning/building consent). The fabulous basement level offers yet more versatile space to include a number of versatile cellar rooms alongside a garage which provides secure parking and storage and completes the internal living space. Externally there are mature gated landscaped gardens surrounding the property which are a joy to behold alongside a gated driveway that offers yet more off road parking.

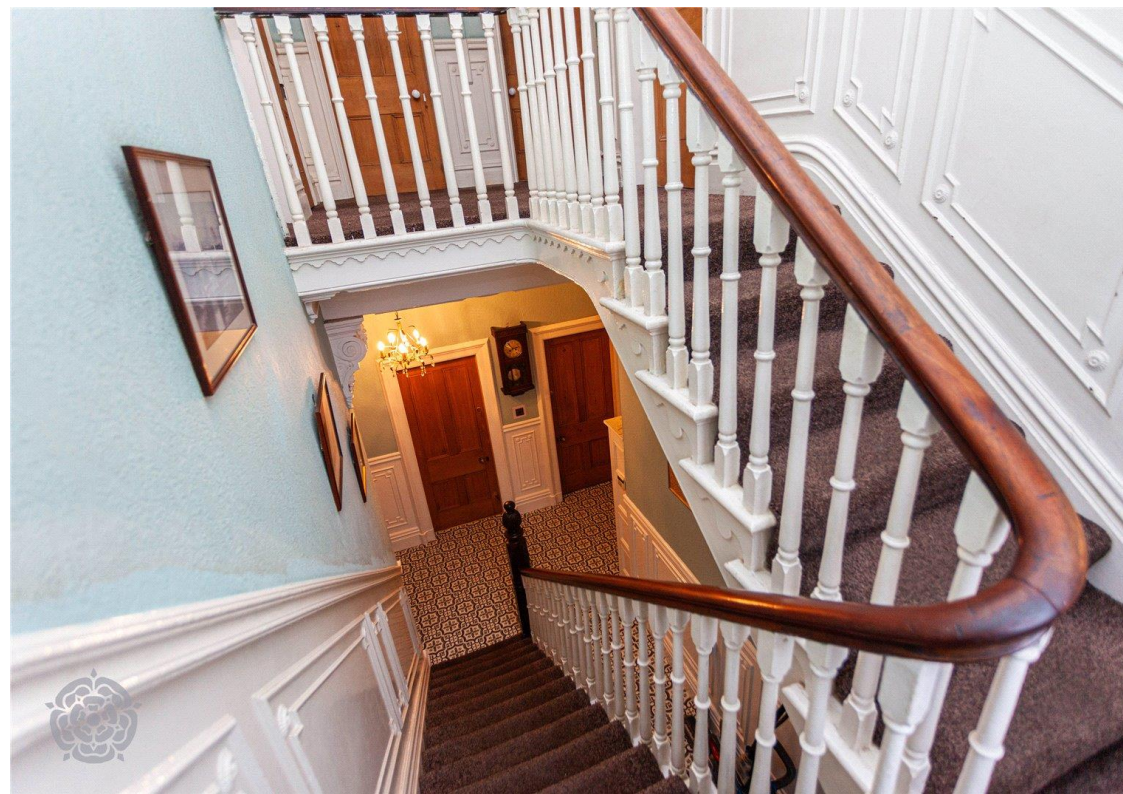
Location

Eccles and nearby Ellesmere Park is a highly popular area on the outskirts of Manchester. The property sits within walking distance of Moton village, a firm favourite with homebuyers of all price ranges. This buzzing community boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.

Reception Rooms

The property is accessed by a beautifully presented reception hall with a spindle staircase providing access to the first floor landing. On the ground floor there are two exceptionally well proportioned reception rooms, the first being the spectacular lounge which is a wonderful room of epic proportions featuring a large front facing walk in bay window. Adjacent to here a further generous sitting/dining room can be found which provides more formal area for entertaining. Both rooms feature attractive ornamental fireplaces.







Kitchen And Utility Room

The hub of the house is the kitchen, a splendid contemporary style area which is fitted with an extensive range of high quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by high specification integrated appliances. The kitchen has been carefully designed to provide a combination of functionality and is aesthetically pleasing to the eye and offers more than enough room for cooking and dining and relaxing alike, being ideally suited to modern living. A rear facing window offers views over the splendid gardens. A further over average sized utility room offers yet more useful storage space, ideal for white goods.

Bedrooms

On the first there are four large double bedrooms which each have their own unique style and character. Three of the bedrooms benefit from original style feature fireplaces.

Bathroom And Shower Room

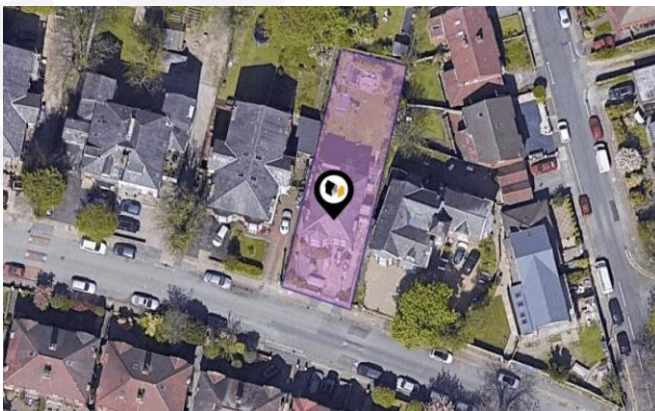
Located off the reception hall, a wonderful three piece bathroom can be found featuring a free standing roll top bath, wash basin and wc, complemented by attractive tiling and this ideally services the ground floor accommodation. On the first floor a splendid principal shower room has three pieces including a double sized walk in shower enclosure, wash basin and wc, complemented by attractive tiled wall and floor coverings.

Attic Room And Basement Level

Accessed via a fixed staircase within a walk in storage cupboard off the first floor landing, a large attic room with a fitted skylight window currently provides extensive storage space. There is also a significant space within the basement that comprises of a series of cellar rooms that offer excellent storage space and are currently being used as a workshop. Both the attic and basement could be converted into additional accommodation if required subject to relevant planning/building consent.

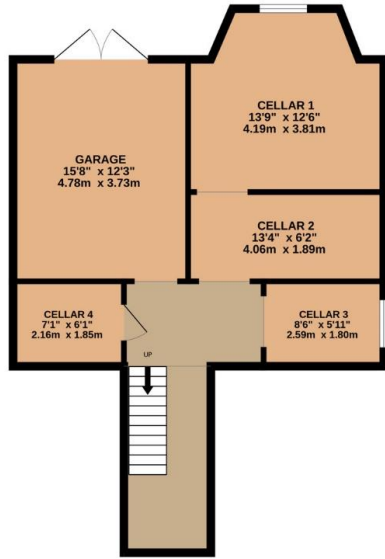
Parking And Gardens

The property is situated within a generous, mature plot that features well maintained landscaped gardens to the front, alongside a gated driveway that provides off road parking. This also offers access to the garage that provides yet more secure parking. The rear gardens are a joy to behold, featuring mature shrub and floral borders and mature trees, alongside paved patio areas and raised wooden decking. The gardens are ideal for children's play, relaxing and al-

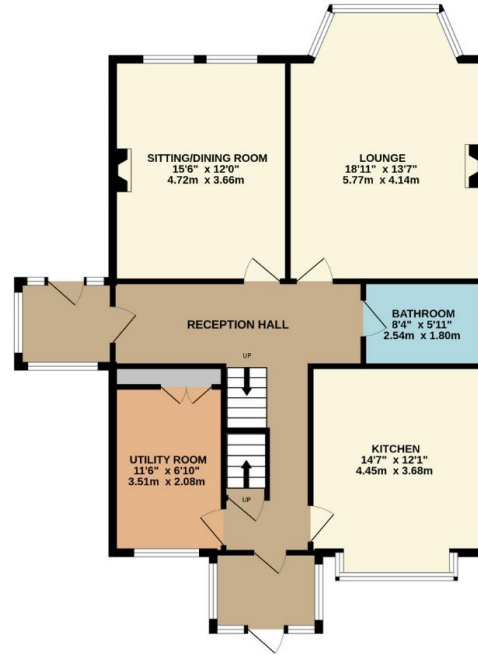


EPC Rating - E

BASEMENT
657 sq.ft. (61.0 sq.m.) approx.



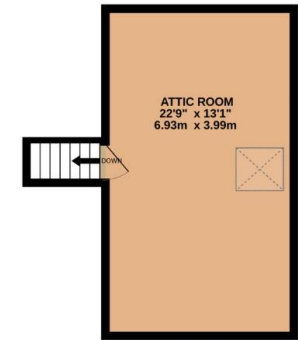
GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 2883 sq.ft. (267.9 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 ©2023

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.