



**HILLS**

This is a hidden gem tucked away on a quiet CUL DE SAC within ELLESMERE PARK this FABULOUS FAMILY HOME is presented to a SHOW HOME STANDARD throughout. There is OFF ROAD PARKING and a GARDEN to the front prior to entering the property which is SPREAD OVER THREE FLOORS, the spacious entrance hallway homes the DOWNSTAIRS W.C. and cloak cupboard before entering in to the MODERN FITTED KITCHEN/LIVING & DINING AREA which flows through to the SUNDRENCHED REAR GARDEN via the French doors. The first floor of this property features the SPACIOUS LOUNGE with a JULIET BALCONY, the second & fifth bedrooms, whilst the second floor accommodates the MASTER BEDROOM & EN-SUITE, along with two further double bedrooms and the MODERN FAMILY BATHROOM. The property is a short walk away from MONTON SPORTS CLUB & MONTON HIGH STREET and is close to EXCELLENT SCHOOLS & ECCLES COLLEGE. Whilst surrounded by FANTASTIC TRANSPORT LINKS & SCENIC WALKS. COULD THIS BE THE PERFECT HOME FOR YOUR FAMILY?

**Godolphin Close  
Manchester, M30 9EW**

**{prop\_price\_text}**

**0161 7074900  
sales@hills.agency**

#### Location

This substantial family residence is tucked away on a quiet cul de sac and situated in one of Manchester premier residential areas, Ellesmere Park. Homes on Godolphin Close are highly sought after and rarely come to the market and viewing to appreciate the space on offer comes highly recommended. A hidden gem of an area which is within walking distance of the vibrant Monton village with its fine array of bars, cafes and eateries. Houses in this location are well-served by excellent transport links with the M602 and M60 motorways within a short 5-minute drive and the train and metro-link stations in Eccles offering direct access to Salford Quays, Media City and Manchester City Centre. Many people are drawn to the area due to its proximity to Salford Royal Hospital and MediaCityUK - home to the Lowry Outlet Mall, the highly regarded Lowry Theatre and the impressive Imperial War Museum. Slightly further afield, yet still within easy reach at less than three miles away, is the renowned Trafford Centre with its mixture of well-known brand names, leisure opportunities, cafés and restaurants. It's a 20-minute car journey into Manchester city centre, with its myriad high-street retailers, independent boutiques, chic cafés, bars and restaurants. For recreation, Monton Sports club is over the road, Worsley golf club is within a 10 minute walk and dukes drive offers excellent walks up to the picturesque Worsley village and access to the Historic Bridgewater Canal.

#### Entrance Hall

Two ceiling light point, LVT underfloor heating, under stairs storage and Rockdoor entrance.

#### Kitchen 25'1" x 15'7" (7.64m x 4.75m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink, drainer unit and dishwasher. Integrated oven and hob unit with space for a fridge-freezer, washer and dryer. Ceiling spotlights, LVT under floor heating and 2 double glazed french doors leading to the garden,

#### First Floor Landing

Access to living room, W/C and first floor bedrooms.

#### Downstairs W/C

Ceiling light point, wall mounted radiator and double glazed window. Fitted with a W/C and hand wash basin.

#### Lounge 15'8" x 12'10" (4.77m x 3.91m)

Two ceiling light points, double glazed french doors, juliet balcony and power point.

#### Bedroom One 11'9" x 8'11" (3.58m x 2.72m)

Ceiling light point, two wall light points, double glazed windows, wall mounted radiator and built in walk in wardrobes.

#### Bedroom Two 13'0" x 8'8" (3.96m x 2.64m)

Ceiling light point, wall mounted radiator, double glazed windows, power point and full length shaker style fitted wardrobes with internal drawers.

#### Second floor landing

Access to second floor bedrooms and bathroom.

#### Bedroom Three 9'2" x 9'1" (2.79m x 2.77m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

#### Bedroom Four 11'1" x 6'4" (3.38m x 1.93m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

#### Bedroom Five 11'1" x 6'4" (3.38m x 1.93m)

Ceiling light point, double glazed window, wall mounted radiator and power point.

#### Ensuite 6'8" x 6'6" (2.03m x 1.98m)

Fitted with a three piece suite including a hand wash basin, W/C and shower cubicle. Wall mounted radiator and double glazed window.

#### Bathroom 6'0" x 5'7" (1.83m x 1.70m)

Fitted with a three piece suite including a hand wash basin, W/C and bath with a shower over. Ceiling light point, wall mounted radiator and LTV underfloor heating.

#### Rear

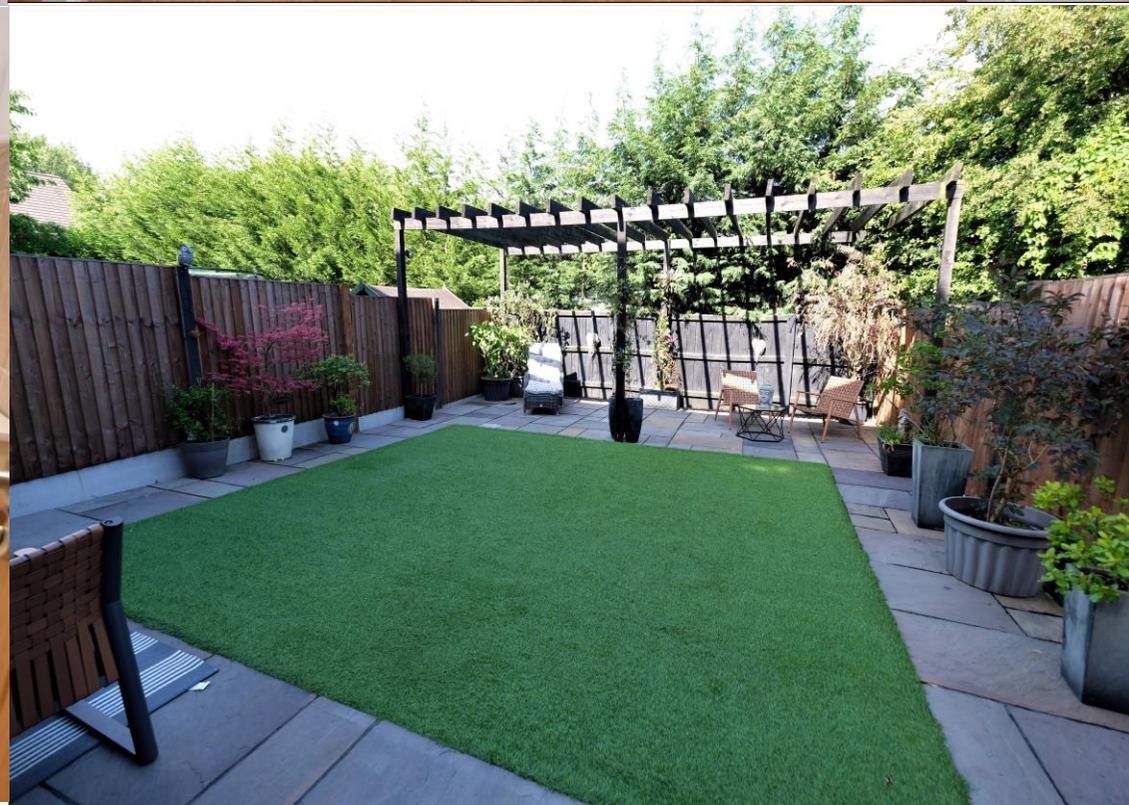
Low maintenance south-west facing garden with artificial lawn surrounded by Indian stone. Seating area on the patio by french doors. Second seating area to rear of the garden under pergola. Additional space for storage round the side or a large shed.

#### Loft

Ceiling light point, boarded and loft ladders giving additional storage.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





# Energy performance certificate (EPC)

Godolphin Close Eccles MANCHESTER M30 9EW	Energy rating <b>C</b>	Valid until: <b>2 October 2023</b>
		Certificate number: <b>8747-7620-1109-462-1906</b>

## Property type

Semi-detached house

## Total floor area

122 square metres

## Rules on letting this property

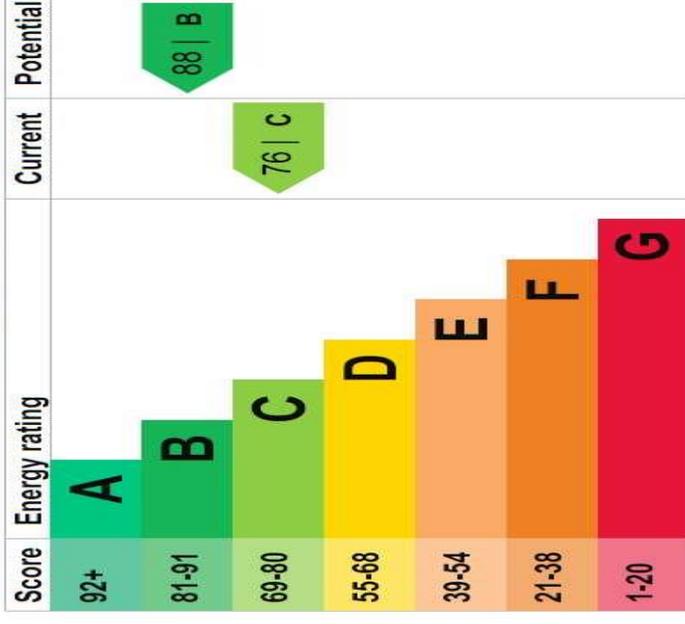
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-qualitative-rental-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-qualitative-rental-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good