



Stafford Road, Monton, Manchester

5 BEDROOM DETACHED HOUSE | INDIVIDUALLY DESIGNED & TOTALLY REBUILT | HIGHLY SOUGHT AFTER LOCATION | CONSERVATORY, GUEST WC/UTILITY | FITTED KITCHEN/BREAKFAST ROOM | FAMILY ROOM/SNUG & BAR, DINING ROOM | MASTER BED WITH ENSUITE | FAMILY BATHROOM



Stafford Road, Monton, Manchester (£1,500,000)

DESCRIPTION

Hunters Worsley are delighted to introduce to the market an individually designed and totally rebuilt five bedroom detached house which was one of the four lodges to the originally estate of the ever popular location of Ellesmere Park. The property has been built and fitted using the very best of materials and integrated technology. There is thermostatically controlled under floor heating throughout, ethernet cabling throughout with individual surround sound to all principal rooms and there is a sophisticated security system which includes internet surveillance. There is also lighting which has been hand made and telephone internet in all rooms of the house. The property has the added advantage of a self contained apartment over the garage block. The excellently presented and spacious accommodation briefly comprises of a stunningly impressive reception hall, an astounding spacious lounge, conservatory, a superb family kitchen/breakfast room, family room/snug and bar, a dining room, a snooker room and a guest WC/utility. On the first floor of the house you will find a superb three quarter galleried landing, the master bedroom with a luxury ensuite shower room, two bedrooms with ensuite facilities, two further bedrooms and a family bathroom. An electric gated double width driveway provides ample parking and leads to a double garage with a self contained apartment over the garage block. There is also a further self contained apartment to the rear of the garden. There are superb landscaped gardens surrounding the property. Ellesmere Park is an area of tree lined and highly sought after residential roads set in about 110 acres. The area has always been desired by celebrities, footballers, business and professional people alike and started the last century as an area of grand Victorian homes occupied by the rich merchants and professionals of the day. Today Ellesmere Park is very popular with medical professionals as Salford Royal Hospital is only a short drive away. Monton Village is within walking distance and provides a range of boutique style shops, restaurants and bars. Travel links to the City Centre and Salford Quays are excellent and can be found at nearby Eccles, complete with rail, Metrolink and bus stations. Extensive shopping and leisure facilities can be found at The Trafford Centre and nearby Manchester City Centre. There is also an excellent range of local schools, colleges and universities to choose from.



APARTMENT TWO

None

ACCOMMODATION COMPRISES:

There is a traditional style oversize solid oak front door leading through to:

AN IMPRESSIVE RECEPTION HALL

The stunning reception hall has been bespoke designed and hand crafted to blend the best of classic and contemporary design. The reception hall has matching Italian marble to the floor and the walls with an inset courtesy mat. There is a feature wall mounted flat screen aquarium beyond the central feature staircase. There is a columned marble archway leading through to:

AN ASTOUNDING SPACIOUS LOUNGE

The lounge has four uPVC double glazed windows affording natural light to the lounge with feature recessed lighting and downlighting. There is an Italian marble columned central feature fireplace incorporating a contemporary 'living flame' effect cradle gas fire with an integrated recessed space for an LCD television above. There is an Italian marble floor with underfloor heating and an integ...

CONSERVATORY

6.07m x 5.13m

The conservatory is a true extension of the house and can also be accessed directly via the kitchen/breakfast room. The conservatory is of a brick based construction with the rest being uPVC double glazed with opening windows and doors onto the rear gardens. There is continued marble flooring with a surround sound system and the benefit of underfloor heating. There are matching tile and gran...

A SUPERB FAMILY KITCHEN/BREAKF

5.82m x 4.42m

The kitchen has a large uPVC double glazed window with delightful views over the rear gardens. There is an extensive range of quality fitted bespoke matching wall and base units with full 'black diamond' effect granite working surfaces also incorporated as a splashback. There is recessed display lighting beneath the wall units. Included in the sale of the property there is a fitted Mercury r...

GUEST WC/UTILITY ROOM

3.73m x 1.52m

The guest WC has a contemporary WC with a wall mounted wash hand basin with mixer taps, a tiled splashback and an illuminated mirror above. Adjacent to the WC and wash hand basin there is a part granite walled area open through to the utility room. The utility room has matching bespoke units to the kitchen. There is a 'black diamond' effect granite working surface incorporating an inset si...

FAMILY ROOM/SNUG AND BAR

7.32m x 4.39m

The family room/snug and bar has twin uPVC double glazed feature doors leading out onto the side terrace and gardens. There is Italian marble flooring incorporating underfloor heating. There is feature white panelling to two thirds of the walls with integrated recessed space for a flat screen LCD/plasma television. There is independent surround sound to this room. There is a feature bespoke...

DINING ROOM

4.42m x 4.27m

The dining room has twin uPVC double glazed windows overlooking the front gardens. There is a further uPVC double glazed window (side aspect). The windows all have matching Italian marble sills which match the floor incorporating underfloor heating. There is feature panelling to two thirds of the walls and a concealed feature skirted ceiling light. The dining room is open through to the rec...

A SUPERB THREE QUARTER GALLIER

The landing has a feature arched window overlooking the front gardens with Italian marble to the floor and the walls. There is a feature fibre optic cabled ceiling and doors leading to:

MASTER BEDROOM

6.07m x 5.13m

The master bedroom has uPVC double glazed doors with a Juliet style balcony overlooking the rear gardens. There is a further uPVC double glazed window (side aspect). There is feature downlighting to the edges of the ceiling with fibre optic lights. There is a walk in 'his & hers' fitted wardrobe with hanging space and integrated shoe racks. There is built in surround sound and an adjacent:

LUXURY ENSUITE SHOWER ROOM

The ensuite shower room has a contemporary designer wash hand basin with mixer taps and a low level WC. There is a superb luxury shower cubicle and sun shower incorporating a 'diamond' effect granite backdrop. There is matching marble to the floor and the walls with inset downlighting to the ceiling.

BEDROOM 2

7.54m x 3.58m

Bedroom two has two uPVC double glazed windows (side aspect). There are further twin uPVC double glazed doors leading out onto a wrought iron encased balcony with delightful views over the rear gardens. There is feature inset downlighting to the ceiling with a plasma TV and a walk in wardrobe. There is an adjacent:

ENSUITE SHOWER ROOM

The ensuite shower room has a matching marble tiled floor and walls. There is a contemporary suite comprising of a close coupled WC with a pedestal wash hand basin with mixer taps and a shower cubicle.

BEDROOM 3

Bedroom three has twin uPVC double glazed windows (front aspect) and a further double glazed window (side aspect). There is feature fibre optic lighting to the ceiling and built in surround sound. There is a fitted walk in wardrobe with an integrated ladder providing access to the loft space. There is an adjacent:

ENSUITE SHOWER ROOM

The ensuite shower room has a matching marble floor and walls. There is a shower cubicle and a vertical feature towel rail. Bedroom four and five are located to the rear of the property.

BEDROOM 4

3.96m x 2.18m

Bedroom four has a uPVC double glazed window (rear gardens aspect). There is an integrated fitted twin double wardrobe unit with matching chest of drawers aside. There is built in surround sound with feature downlighting and fibre optics to the ceiling.

BEDROOM 5

3m x 2.11m

Bedroom five has a uPVC double glazed window (side aspect). There is a fitted double wardrobe with matching chest of drawers and a dressing table aside. There is feature fibre optic lighting to the ceiling.

FAMILY BATHROOM

The family bathroom is a real feature of the house. There is all light Italian marble with matching coordinating flooring and walls. There are twin Roman style elevated marble wash hand basins with central bespoke mixer taps and a low level WC. There is an elevated Jacuzzi style bath to the centre of the bathroom which is entered via matching Italian marble steps. Above the bath there is an...

APARTMENT

The apartment is only a short hop from the main house and is located above the garage block. The apartment is approached via an ornate wrought iron staircase. There is a full length double glazed window (rear aspect) and two further double glazed windows. The apartment has a small open plan kitchen, living and bedroom area with an adjoining ensuite.

OUTSIDE

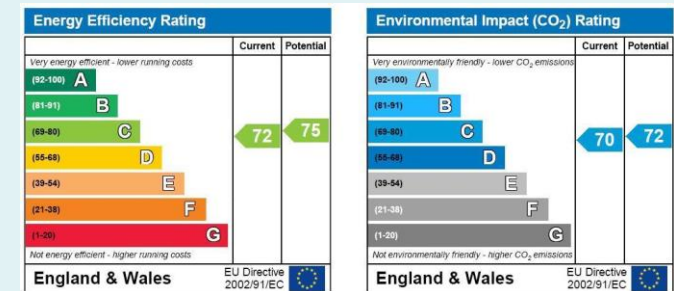
The house is set in delightful landscaped gardens. To the front there is a landscaped enclosed garden with a gate and a video entry phone system. The garage is located to the rear of the house and is approached via Victoria Road. There are electric remote control gates and a double width driveway leading to a detached double garage block. The gardens are mainly laid to lawn with ornamental ...



FloorplanUrl

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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