

**OLD CEMETERY LODGE, 716 LIVERPOOL ROAD,
ECCLES, MANCHESTER M30 7LW
FOR SALE - £275,000**



**DETACHED STONE LODGE. REFURBISHED TO A HIGH
STANDARD OFFERING ACCOMMODATION OVER TWO
FLOORS OF APPROXIMATELY 155 SQ.M. (1,670 SQ.FT.)
WITH PARKING TO THE FRONT
AND REAR COURTYARD & GARDENS.
SUITABLE FOR OFFICE AND CONSULTING/MEDICAL USE.**

RECEPTION HALLWAY (2.3m x 2m)

Hardwood entrance door with the benefit of intercom, with quarry tiled flooring, central ceiling light, wall mounted fire control panel. Central heating radiator. Door to inner hallway and further door providing access to

RECEPTION (3.9m x 3.7m)

With Hardwood glazed window overlooking the front of the property with the benefit of internal security bars and secondary glazing. Central ceiling light. Central heating radiator. Perimeter power points. Network points. Intercom entry phone.

INNER HALLWAY (3.9m x 1.2m)

With cupboard housing electric meter. Central heating radiator. Door to

WC/CLOAKROOM (3.7m x 0.9m)

WC with central ceiling light. Two hardwood obscured glazed windows overlooking the side of the property with the benefit of internal security bars. Central heating radiator. Wash hand basin.

VESTIBULE (1.4m x 1m)

ROOM 1 (4.1m x 2.7m)

With uPVC double glazed window overlooking the rear courtyard with the benefit of internal security bars. False ceiling with inset LED panel lighting. Perimeter power points. Network points. Central heating radiator.

ROOM 2 (7.7m x 5m)

With uPVC double glazed window overlooking the side of the property and further hardwood glazed window overlooking the gardens. False ceiling with inset LED lighting. Perimeter power points. Network points. Perimeter central heating radiator.

STORE ROOM (3.6m x 2.7m)

With hardwood glazed windows overlooking the side of the property. Central ceiling light. (Please note the store room is stud partitioned from room 2 and could be opened up to create one larger space).

REAR HALLWAY (1.9m x 1.2m)

With door to under stairs storage cupboard. Ceiling light. Fire escape.

ROOM 3 (4.7m x 3.5m)

With hardwood bay window with the benefit of internal secondary glazing overlooking the front of the property. Ceiling light. Perimeter power points. Central heating radiator.

INNER HALLWAY

With built in storage cupboards. Ceiling light. Central heating radiator. Wall mounted alarm control panel. With return staircase to first floor landing with hardwood glazed window overlooking the side of the property.

FIRST FLOOR LANDING

With central heating radiator. Numerous power points. Roof light and doors providing access to

OFFICE 1 (4.1m x 3.5m)

With hardwood glazed window overlooking the front of the property with the benefit of internal security grill. Ceiling light. Perimeter power points. Central heating radiator.

OFFICE 2 (4.2m x 2.5m)

With uPVC double glazed window overlooking the side of the property. Ceiling light. Perimeter power points. Network points. Central heating radiator. Feature cast iron fireplace.

KITCHEN/STAFF ROOM (4.2m x 3.6m)

With hardwood glazed window overlooking the rear garden with the benefit of internal security grill. Stainless steel sink unit set into run of marble effect worktop with white fronted base and draw units below and adjacent breakfast bar. Part tiled walls. Numerous power points. Feature cast iron fireplace. Ceiling light. Central heating radiator. Wall mounted combi boiler. Intercom answer phone.

SHOWER ROOM & WC (3.5m x 2.4m)

Vestibule with central heating radiator. Ceiling light. With door providing access to shower room with fully tiled cubicle, WC and wash hand basin. Ceiling light. Obscured hardwood glazed window overlooking the rear.

WC

WC with wall mounted wash hand basin. Ceiling light. Window overlooking the rear.

OUTSIDE

The property is approached via stone steps leading to a flagged pathway to the entrance door with further tarmacked pathway leading to each side of the property with lawned area and flower beds. Four car parking spaces are allocated on the road to the front.

To the rear of the property there is further lawned gardens with perimeter privet hedging and mature trees with separate gravel courtyard and palisade fencing and entrance gate.

TENURE – LEASEHOLD – 250 YEARS FROM JULY 2017 FROM SALFORD CITY COUNCIL.

VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.

Current Rating – D

Certificate Number: 9673-3096-0285-0101-7291



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