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7 ECCLESTON PLACE, PARK STREET, SALFORD, LANCASHIRE M7 4NH

OIRO £550,000

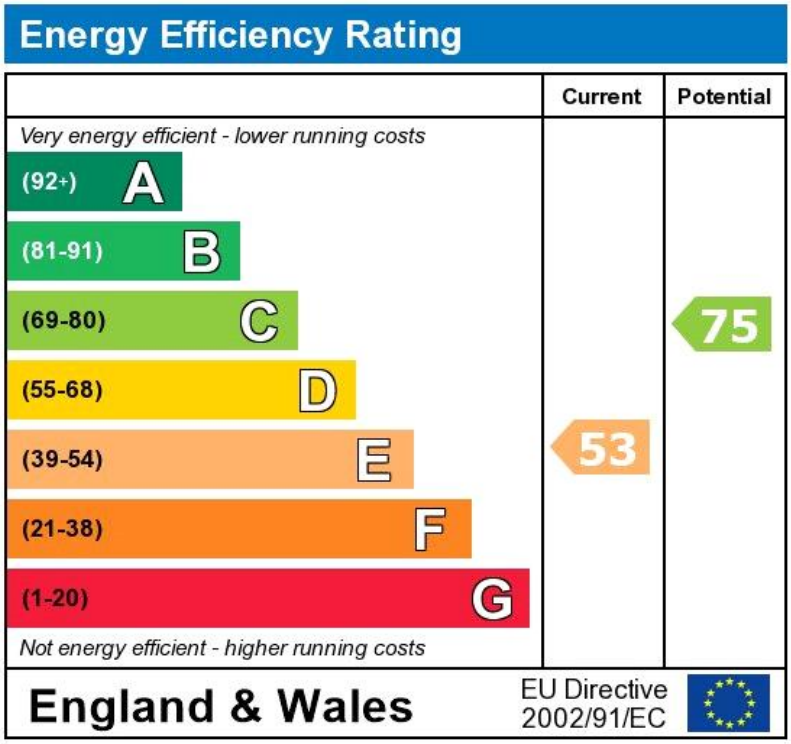


EXCEPTIONAL THREE-BEDROOM PENTHOUSE APARTMENT WITH PRIVATE LIFT ACCESS AND MULTIPLE BALCONIES

PROPERTY REFERENCE CODE: RS0502

7 ECCLESTON PLACE, PARK STREET, SALFORD, LANCASHIRE M7 4NH

Exceptional 3-bedroom penthouse apartment with private lift access directly into the property. Featuring a spacious lounge, large kitchen with stone worktops, en-suite master bedroom with walk-in wardrobe, family bathroom, ample storage, and three private balconies. Viewing highly recommended.



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

This property consists of:

S&S Property Group are delighted to present this outstanding three-bedroom penthouse apartment, offering an impressive combination of space, luxury, privacy, and convenience in a sought-after Salford location.

Accessed via a secure key-operated lift that opens directly into the apartment, this unique penthouse provides an exclusive living experience from the moment you arrive.

The heart of the home is the spacious and beautifully presented living area, flooded with natural light and benefiting from direct access to a private balcony, creating the perfect space for relaxing or entertaining. The generously sized kitchen features quality stone worktops, ample storage, and extensive preparation space, making it ideal for both everyday family life and hosting guests.

The impressive master suite offers a true sense of luxury, complete with a walk-in wardrobe, stylish en-suite, and its own private balcony. Two further well-proportioned bedrooms provide flexible accommodation for family members, guests, or those working from home.

In addition to the en-suite, the property benefits from a spacious family bathroom, finished to a high standard and providing practicality for modern family living. The apartment also offers excellent built-in storage throughout, a valuable feature rarely found in apartment living.

A standout feature of this exceptional property is the abundance of outdoor space, with three separate balconies. These include a large main balcony accessed from the hallway, a private balcony off the lounge, and an additional balcony serving the principal bedroom, offering multiple areas to enjoy fresh air, outdoor dining, and elevated views.

This penthouse combines modern apartment living with the space and proportions more commonly

associated with a house. The secure development benefits from lift access, a desirable residential setting, and excellent access to local amenities, transport links, Manchester City Centre, Salford, Prestwich, schools, shops, and places of worship.

Key Features:
• Exceptional three-bedroom penthouse apartment
• Secure key-operated lift providing direct access into the apartment
• Spacious lounge with private balcony
• Large kitchen with quality stone worktops
• Master bedroom with en-suite shower room and walk-in wardrobe
• Spacious family bathroom
• Excellent storage throughout
• Three private balconies
• Bright and spacious accommodation throughout
• Ideal for families, professionals, or downsizers seeking luxury living
• Excellent access to Manchester City Centre and surrounding areas
• Close to local amenities, transport links, schools, and places of worship

An outstanding opportunity to acquire a rarely available penthouse apartment offering space, privacy, luxury, and exceptional outdoor space in one of Salford's most convenient locations.

Viewing is highly recommended to fully appreciate the size, quality, and unique features this exceptional penthouse has to offer. Call us now on 0161 773 5309 to arrange your viewing.

Tenure: Leasehold (945 years)
Ground Rent: £20 per year
Service Charge: £200 per month
Lease Start Date - 18 Aug 1974
Lease End Date - 01 Jan 2972
Lease Term - 999 years from 1 January 1973

Parking options: Garage, Off Street, Residents
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Accessibility measures: Lift access































































<u>TENURE</u>: We have been advised by the Vendors the property is Leasehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.