



Preston Avenue, Eccles

Manchester



In Excess of £280,000

Preston Avenue

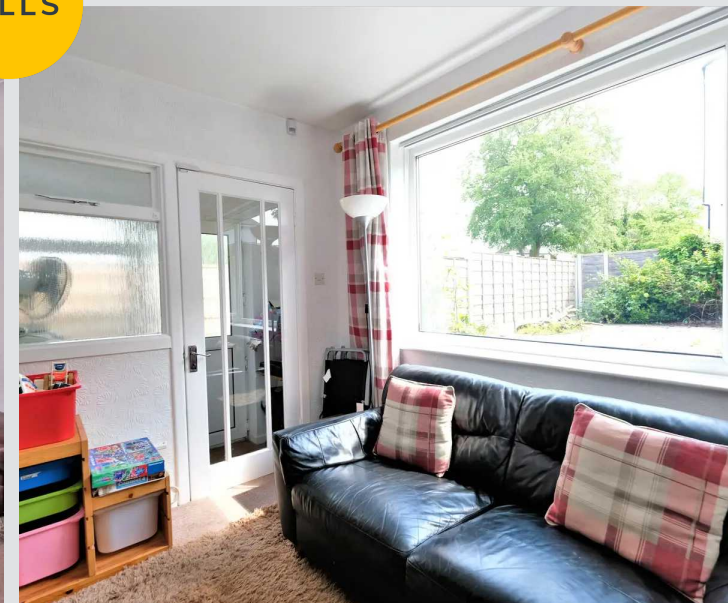
Eccles, Manchester

Situated on the border of Ellesmere Park this fantastic, FREEHOLD PROPERTY is coming to the market CHAIN FREE! Offering TWO RECEPTION ROOMS, FITTED KITCHEN & DINING AREA, THREE GENEROUS BEDROOMS, FAMILY BATHROOM & DOWNSTAIRS W.C. There is a WELL KEPT garden to the front along with OFF ROAD PARKING & GARAGE and a SOUTH FACING REAR GARDEN, the property also comes complete with SOLAR PANELS. Perfectly located within walking distance to Salford Royal Hospital and many more local amenities & excellent transport links.

Council Tax band: C

Tenure: Freehold

- Chain free property
- Freehold property
- Extended to the rear
- Deceptively spacious
- Two reception rooms
- Fitted kitchen & dining area
- Three generous bedrooms
- Modern family bathroom & downstairs W.C.
- Sun-drenched rear garden
- Off road parking & garage
- Walking distance to Salford Royal Hospital & many more amenities



HILLS

Hall

Ceiling light point, pvc door and power point.

Lounge

16' 4" x 15' 9" (4.98m x 4.8m)

Ceiling light point, wall mounted radiator, gas fireplace, power points and sliding doors to the rear reception room.

Reception Two

11' 7" x 7' 7" (3.53m x 2.31m)

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

Rear Porch

7' 8" x 2' 4" (2.34m x 0.71m)

Ceiling light point, double glazed window and pvc door.

Kitchen/Diner

15' 8" x 11' 5" (4.78m x 3.48m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral gas hob and electric double oven with space for a washer and fridge freezer. Two ceiling light points, double glazed windows, wall mounted radiator, boiler and under stairs storage.

Landing

Ceiling light point, power point and loft access.



HILLS



Bedroom One

13' 4" x 9' 7" (4.06m x 2.92m)

Ceiling light point, double glazed window, wall mounted radiator, power point, over stairs storage and closet.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m)

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

Bedroom Three

9' 8" x 5' 12" (2.95m x 1.83m)

Ceiling light point, double glazed window and power point.

Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Wall light point, double glazed window and heated towel rail.

Garage

18' 1" x 8' 3" (5.51m x 2.51m)

Electric point, external tap and ample storage space.

Externally

Off road parking to the front of the property as well as a lawn area and pavement to the front door. Low maintenance paved garden to the rear with shrub borders.



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.