



Garden Street, Eccles

Manchester



In Excess of £140,000

Garden Street

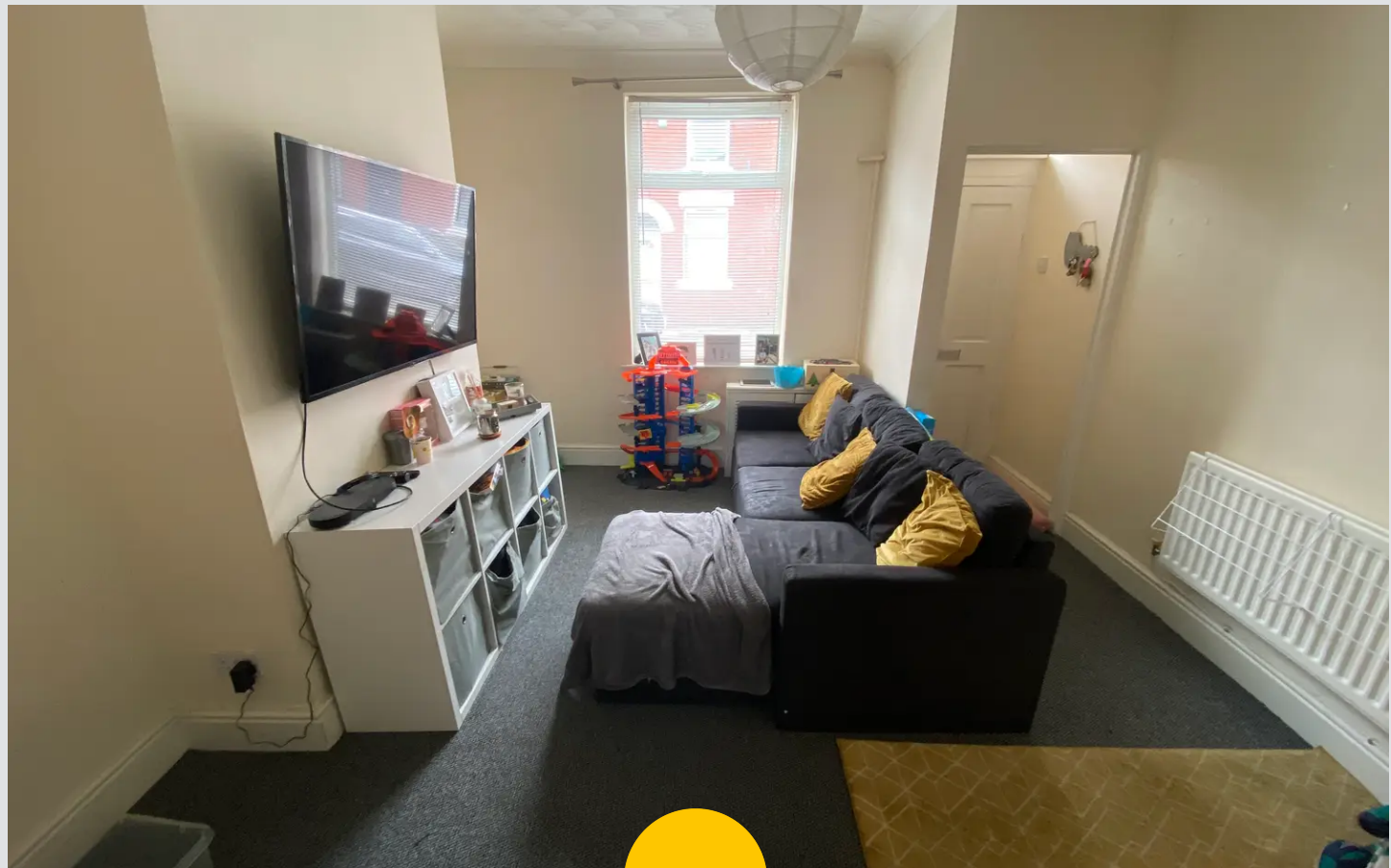
Eccles, Manchester

****TWO DOUBLE BEDROOMS, TWO OPEN PLAN RECEPTION ROOMS & NO CHAIN**** Take a look at this deceptively spacious terrace home located within walking distance of Eccles! The perfect first home or potential investment, close to excellent transport links and amenities. For more information and to book your viewing contact the office today!

Council Tax band: A

Tenure: Freehold

- Two Double Bedroom Terrace Home
- Two Open Plan Reception Rooms
- Modern Three Piece Bathroom To The Ground Floor
- No Chain Attached
- Enclosed Courtyard To The Rear, Not Overlooked
- Gas Central Heated & Double Glazed
- Quiet Road Walking Distance to Eccles
- Close to Excellent Transport Links into Manchester & Salford Quays



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Lounge

12' 6" x 12' 2" (3.81m x 3.71m)

Double glazed window to the front, ceiling light point and a wall mounted radiator. Opening into the dining area.

Dining Room

12' 6" x 11' 3" (3.8m x 3.43m)

Ceiling light point, wall mounted radiator and access door to the rear yard. Stairs lead up to the 1st floor landing. Opening into the lounge. Access to the kitchen.

Kitchen

7' 5" x 7' 5" (2.27m x 2.26m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob and extractor over. With space and plumbing for a washing machine and fridge/freezer. Ceiling light point, double glazed window to the side elevation and cushioned flooring.

Landing

Ceiling light point and access to all rooms.

Bedroom One

12' 7" x 12' 3" (3.83m x 3.74m)

Ceiling light point, wall mounted radiator and a double glazed window to the front elevation.

Bedroom Two

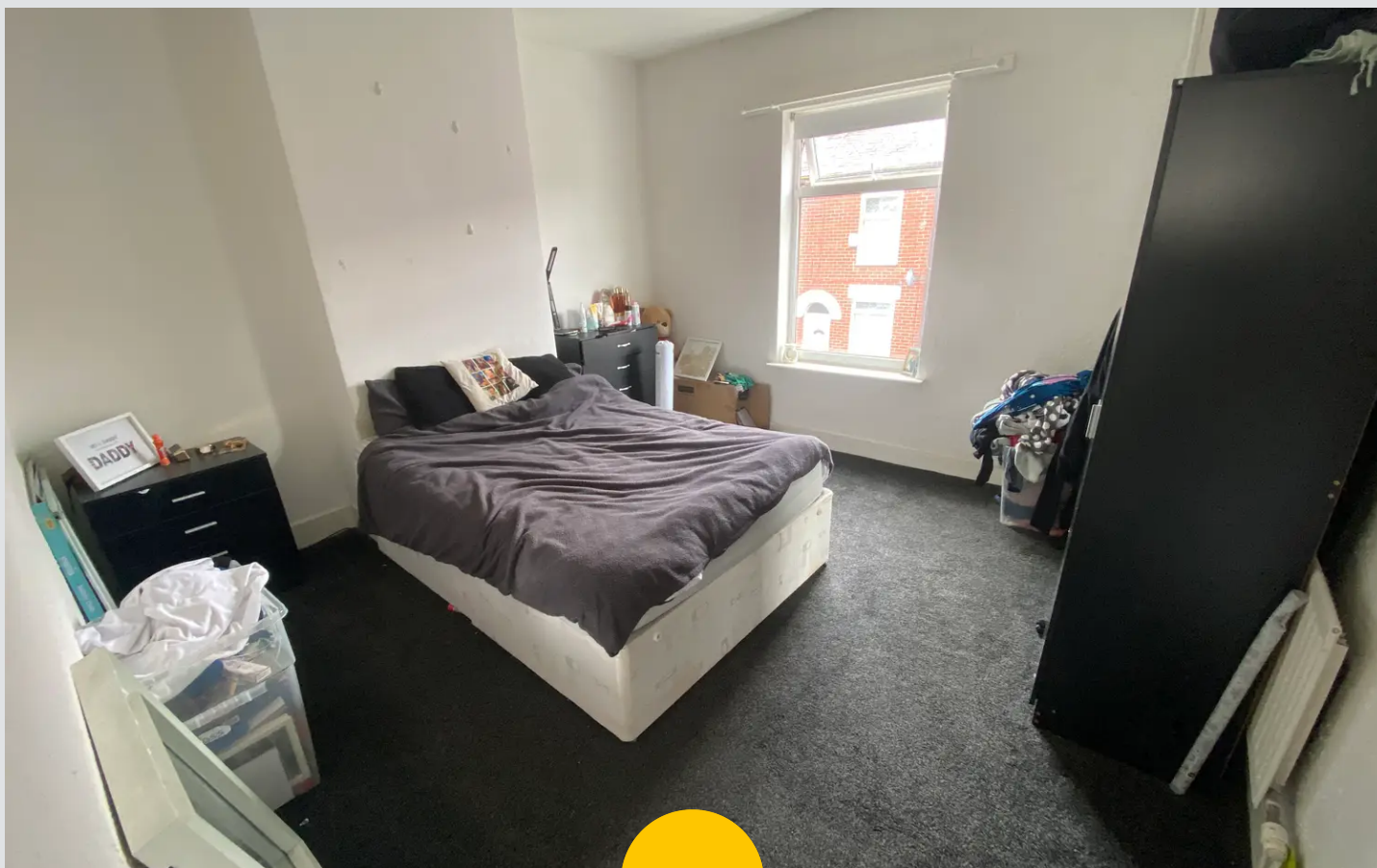
11' 3" x 9' 11" (3.43m x 3.01m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Built in storage.

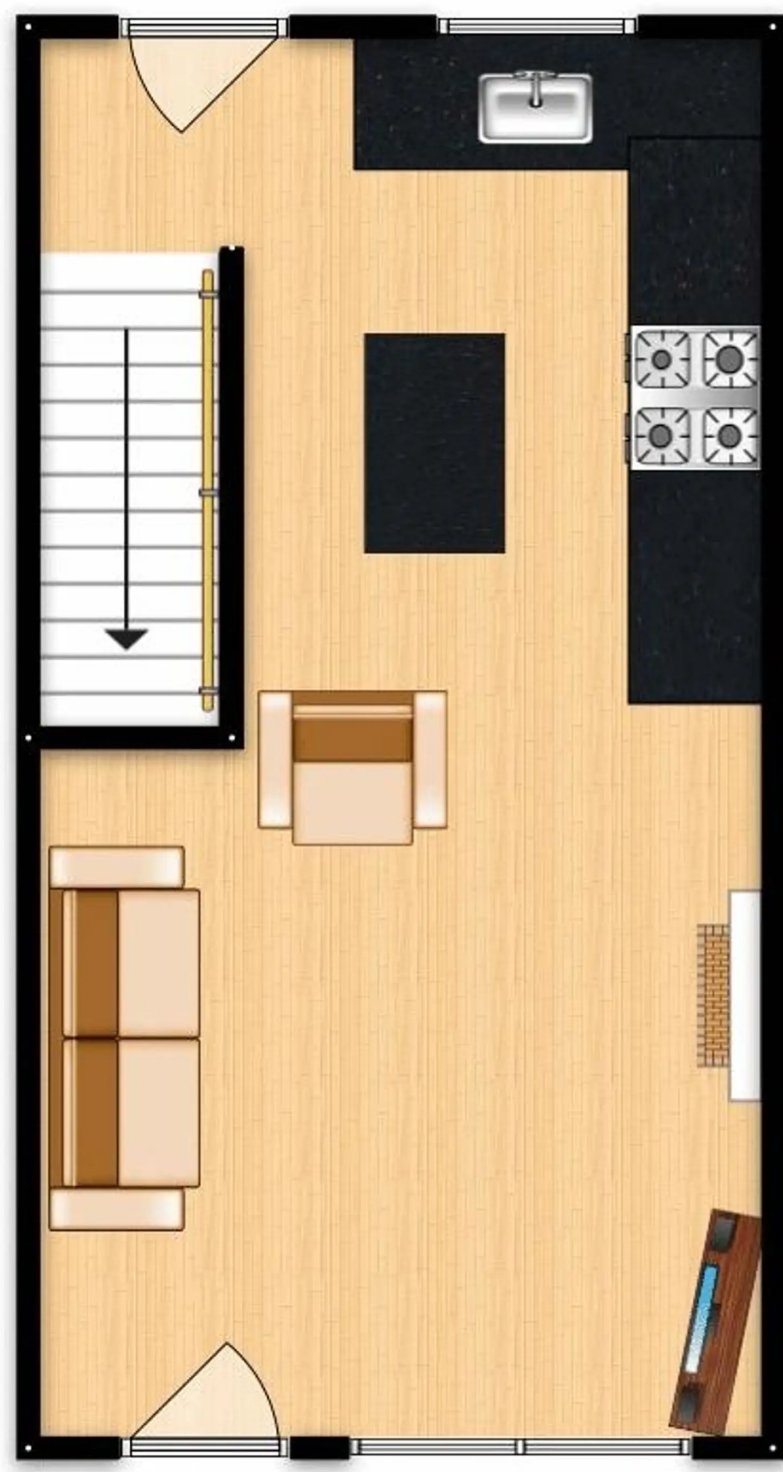
Bathroom

7' 5" x 4' 9" (2.25m x 1.46m)

Fitted with a modern three piece white suite including bath with shower head over, low level W.C and a pedestal hand wash basin. Ceiling light point, double glazed window to the rear and side elevations and cushioned flooring. Boiler. Part tiled walls.



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