



# Abbey Lodge 14-16 Abbey Grove

Ellesmere Park



In Excess of £200,000

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Ellesmere Park

Chain free, duplex apartment ideally positioned between Monton Village & Ellesmere Park and just a short walk to Eccles centre. The property comes complete with a lounge, kitchen & dining room, two bedrooms, bathroom and residents parking.

Council Tax band: C

Tenure: Leasehold

- Chain free property
- Duplex apartment
- Secure private entry
- Spacious lounge
- Fitted kitchen & dining room
- Two double bedrooms
- Residents Parking
- Sought after location



HILLS



### Hall

Ceiling spotlights, storage cupboard, wall mounted radiator and power point.

### Kitchen

10' 12" x 7' 3" (3.35m x 2.21m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated fridge freezer with space for a cooker and washer. Ceiling spotlights, double glazed window, wall mounted radiator, boiler, breakfast bar and power point.

### Lounge

15' 0" x 7' 9" (4.57m x 2.36m)

Ceiling spotlights, two double glazed windows, wall mounted radiator and power points.

### Landing

Ceiling spotlights and power point.

### Bedroom One

10' 12" x 7' 4" (3.35m x 2.24m)

Ceiling spotlights, double glazed window, wall mounted radiator, power point and TV point.

### Bedroom Two

15' 0" x 7' 12" (4.57m x 2.44m)

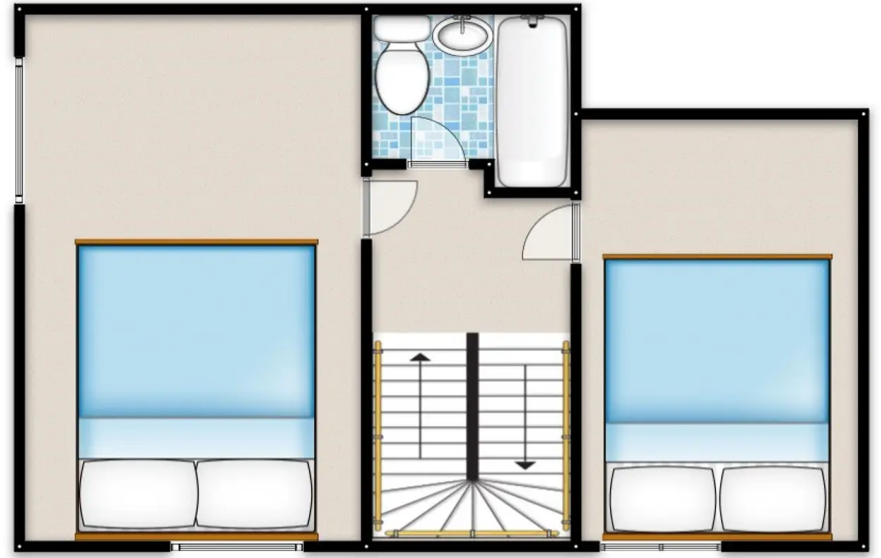
Ceiling spotlights, two double glazed windows, wall mounted radiator, power point and tv point.

### Bathroom

5' 8" x 5' 0" (1.73m x 1.52m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling spotlights and heated towel rail.







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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