

**Chesterfield Close, Eccles**

Manchester



In Excess of **£280,000**

# Chesterfield Close

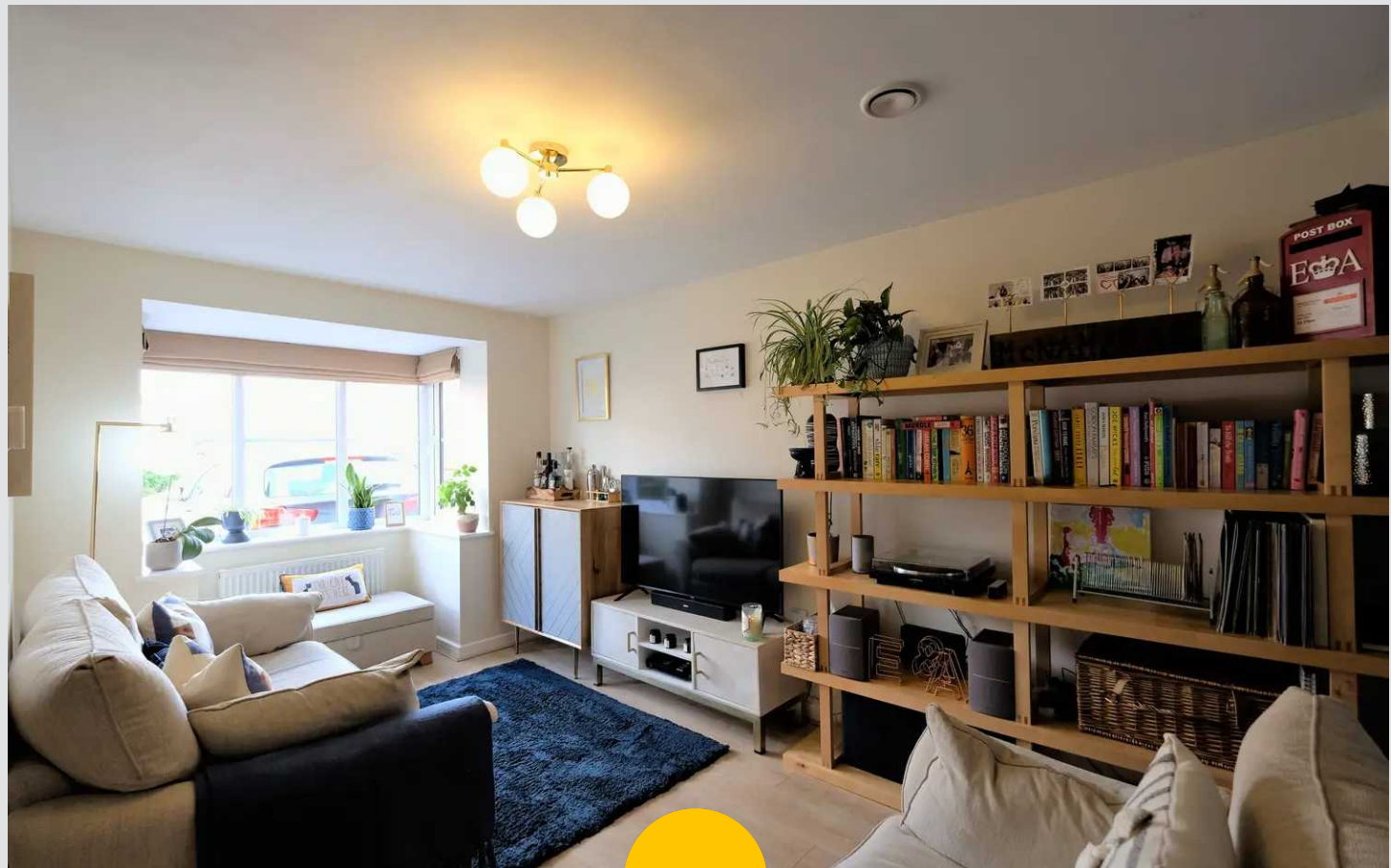
Eccles, Manchester

Situated on the desirable Bridgewater development, sandwiched between Monton & Worsley Villages is this lovely home which is beautifully presented throughout. The property comes complete with a bay fronted lounge, modern fitted kitchen & dining room as well as three bedrooms and the modern family bathroom, en suite & downstairs w.c.

Council Tax band: C

Tenure: Leasehold

- Situated on the desirable Bridgewater development
- Sandwiched between the popular Monton & Worsley villages
- Modern build property built in 2014
- Located within catchment for outstanding schooling
- Beautifully presented throughout
- Bay fronted lounge & modern fitted kitchen and dining room
- Private sun drenched rear garden & off road parking for multiple cars
- Three generous bedrooms
- Family bathroom, en-suite & downstairs w.c.



### Entrance Hall

Lvt flooring, composite door, ceiling light point, alarm controls and wall mounted radiator.

### Downstairs W.C

Fitted a two pieces suite comprising of low level W.C ad a pedestal hand wash basin. Double glazed window to the front, ceiling light point, wall-mounted radiator and lvt flooring.

### Lounge

Dimensions: 13' 8" x 12' 6" (4.17m x 3.816m). Double glazed bay window to the front, ceiling light point, two wall-mounted radiator, lvt flooring and power points.

### Kitchen/Diner

Dimensions: 15' 8" x 10' 7" (4.78m x 3.23m). Fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Integrate four ring gas hob and oven. Integrated fridge/freezer. Double glazed window to the rear, two ceiling light points, wall-mounted radiator, lvt flooring and french doors.

### First Floor Landing

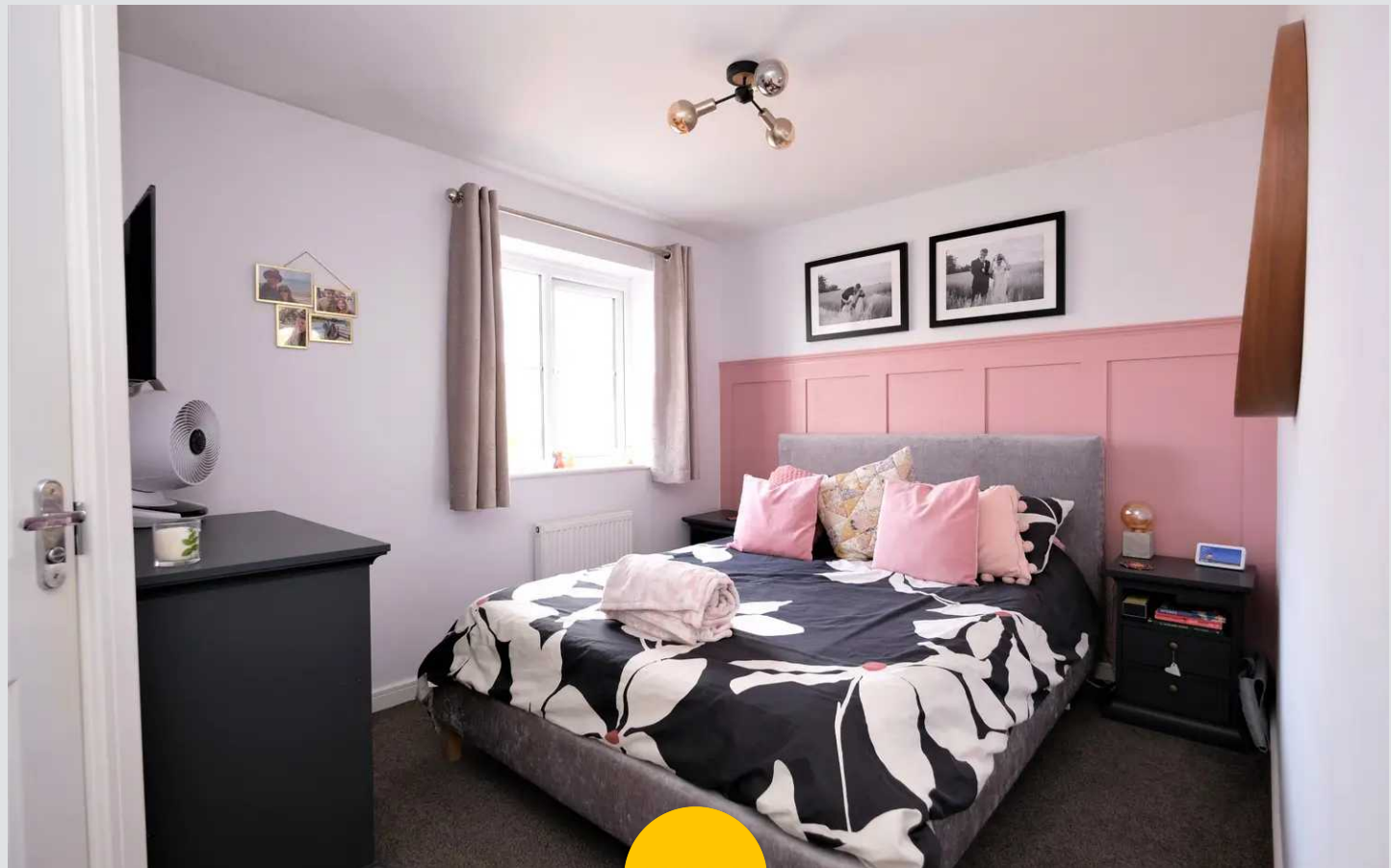
Ceiling light point, carpeted floors loft access and storage cupboard.

### Bedroom One

Dimensions: 12' 1" x 9' 0" (3.68m x 2.752m). Double glazed window to the front, ceiling light point, wall-mounted radiator, carpeted floors and power points.

### En-suite

Dimensions: 5' 8" x 5' 3" (1.73m x 1.6m). Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and shower cubicle. Double glazed window to the front, ceiling light point, radiator, part tiled walls and tiled flooring.



### Bedroom Two

Dimensions: 8' 11" x 8' 9" (2.73m x 2.665m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

### Bedroom Three

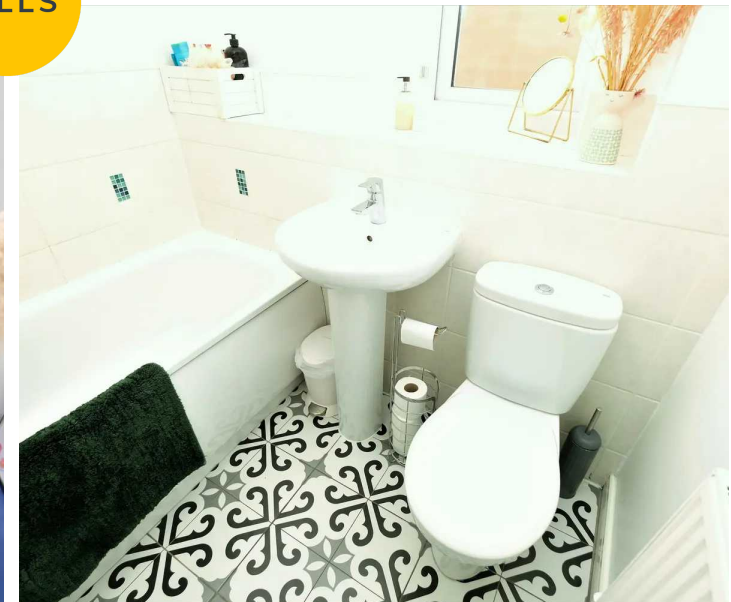
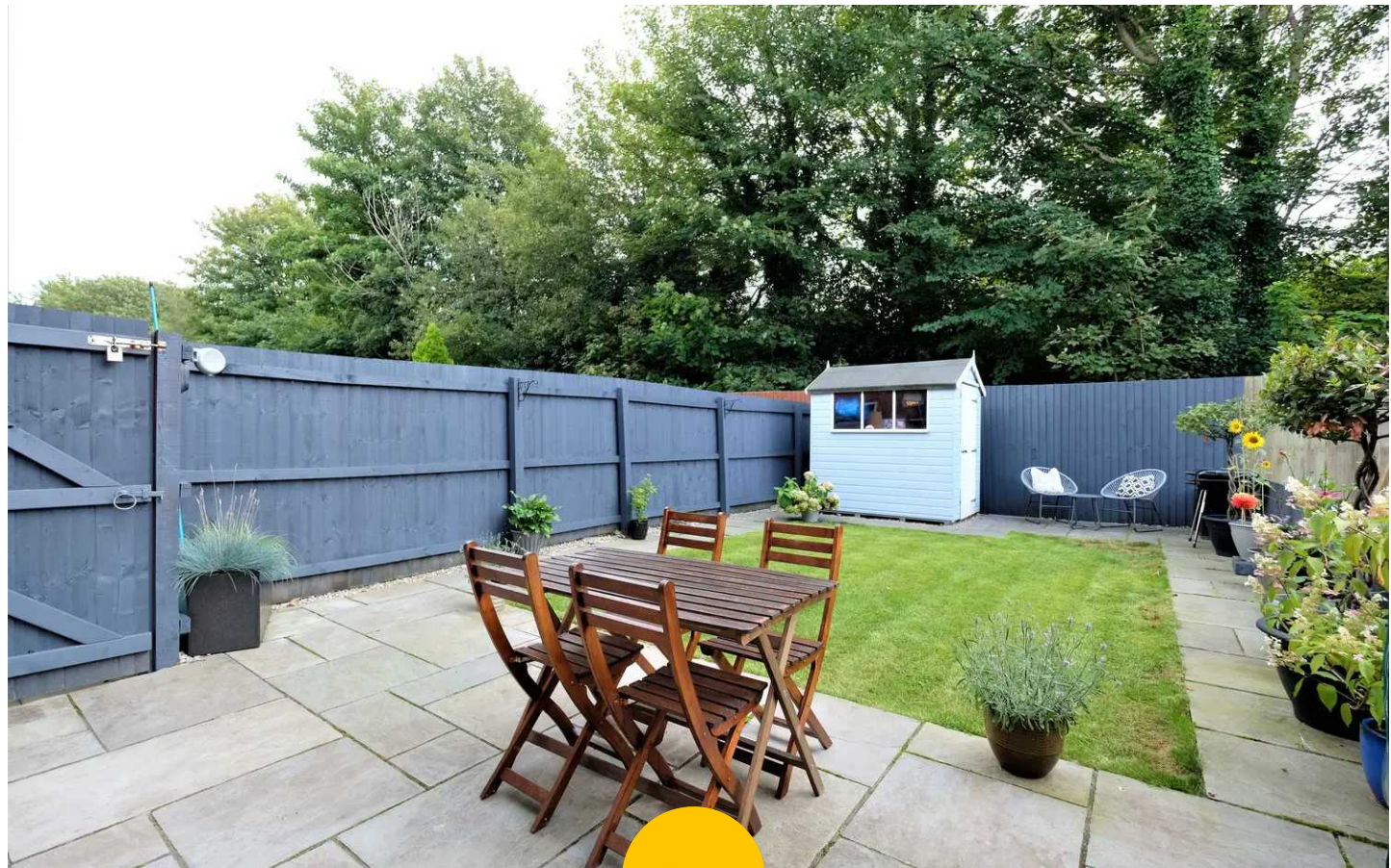
Dimensions: 8' 8" x 6' 7" (2.65m x 2m). Double glazed window to the rear, ceiling light point, wall-mounted radiator, carpeted floors and power points.

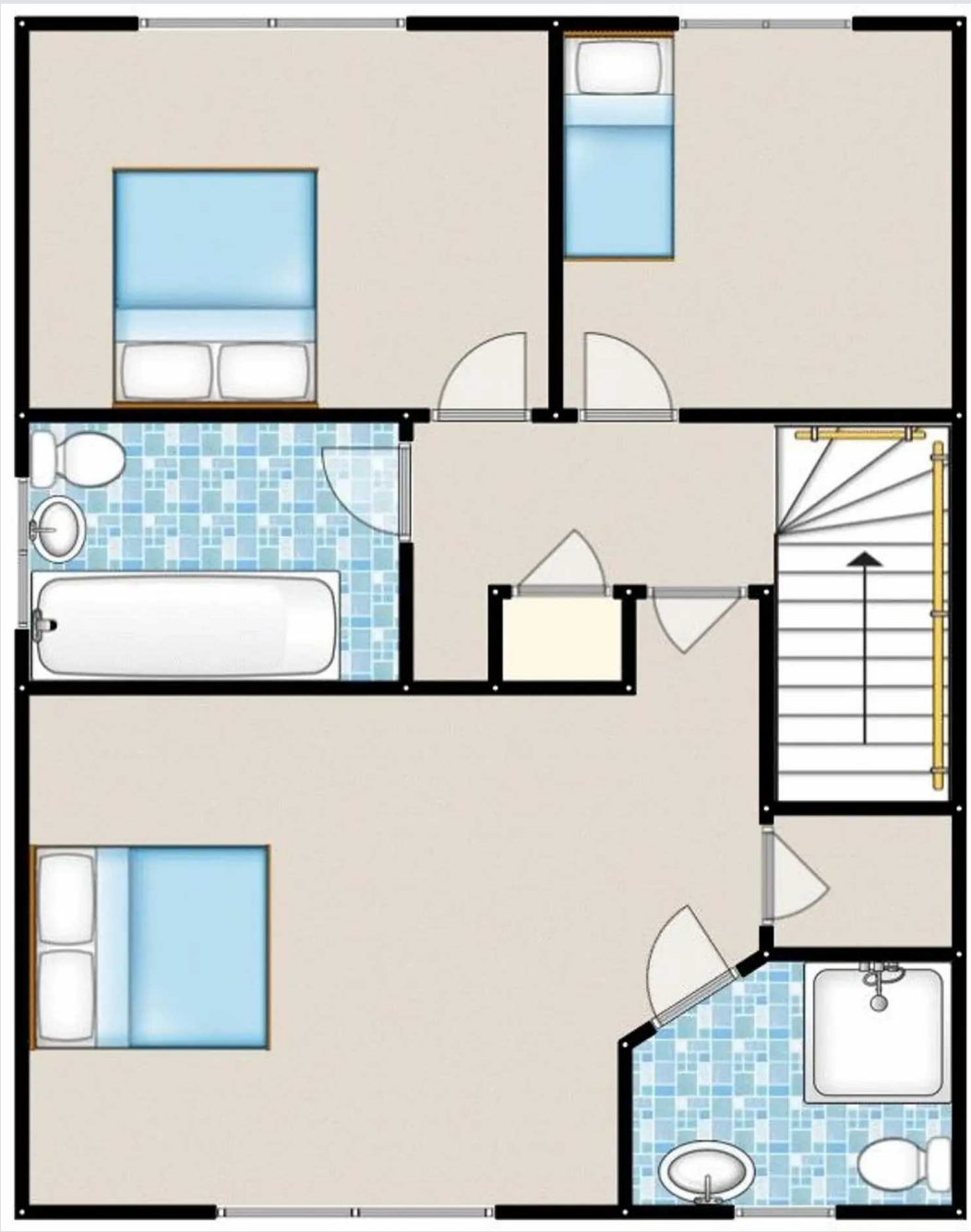
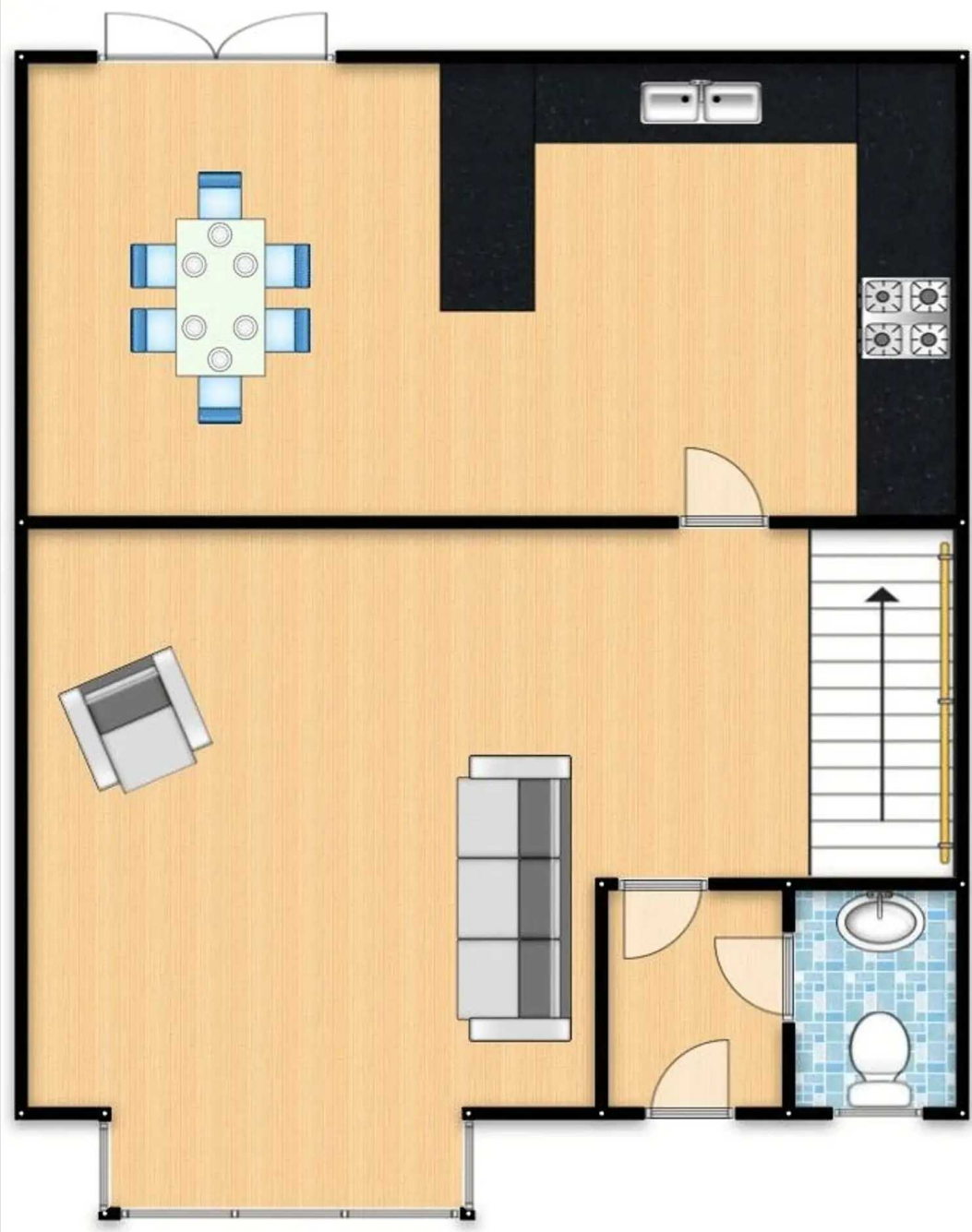
### Bathroom

Dimensions: 6' 3" x 5' 1" (1.9m x 1.55m). Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the side, ceiling light point, wall-mounted radiator, tiled splash-backs and tiled floors.

### Externally

To the front there is off-road parking for multiple cars, whilst the private rear garden has a well maintained central lawn with paved border and patio alongside the gated side access.







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