



Flat 1, Abbey Court Abbey Grove, Eccles **HILLS**

Manchester

Offers in Region of **£210,000**

Flat 1

Abbey Court Abbey Grove, Manchester

Chain-free Tudor-style apartment in sought-after location between Monton Village and Ellesmere Park. Recently updated modern shower room, spacious open-plan living area with country-style kitchen. Residents parking, communal gardens, private entrance and courtyard. Close to local amenities and transport links.

Council Tax band: A

Tenure: Leasehold

- Chain free property
- Beautifully presented throughout
- Perfectly positioned between Monton & Ellesmere Park
- Open plan kitchen, living & dining space
- Two double bedrooms
- Newly installed shower room
- Finished to a high standard throughout
- Private courtyard off the lounge
- Residents parking and well kept communal gardens
- Local to amenities & excellent transport links



HILLS



Lounge

14' 8" x 18' 2" (4.47m x 5.54m)

A bright living room featuring ceiling spotlights, double glazed window and hardwood door to a private patio. Fitted with laminate flooring.

Kitchen

10' 1" x 7' 0" (3.07m x 2.13m)

A spacious kitchen fitted with complementary wall and base units and quartz worktops. Featuring an integral stainless steel sink, 5 ring gas range, integral washer and integral fridge freezer. Complete with stainless steel splashback, part tiled walls and tiled flooring. Ceiling spotlights.

Bedroom One

14' 1" x 10' 3" (4.29m x 3.12m)

A bright first bedroom featuring ceiling spotlights, a double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bedroom Two

15' 6" x 6' 7" (4.72m x 2.01m)

Complete with a ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

10' 3" x 3' 8" (3.12m x 1.12m)

A well lit bathroom complete with a double headed shower, basin, heated towel rail and W.C. Fitted with ceiling spotlights, tiled walls and flooring.

External

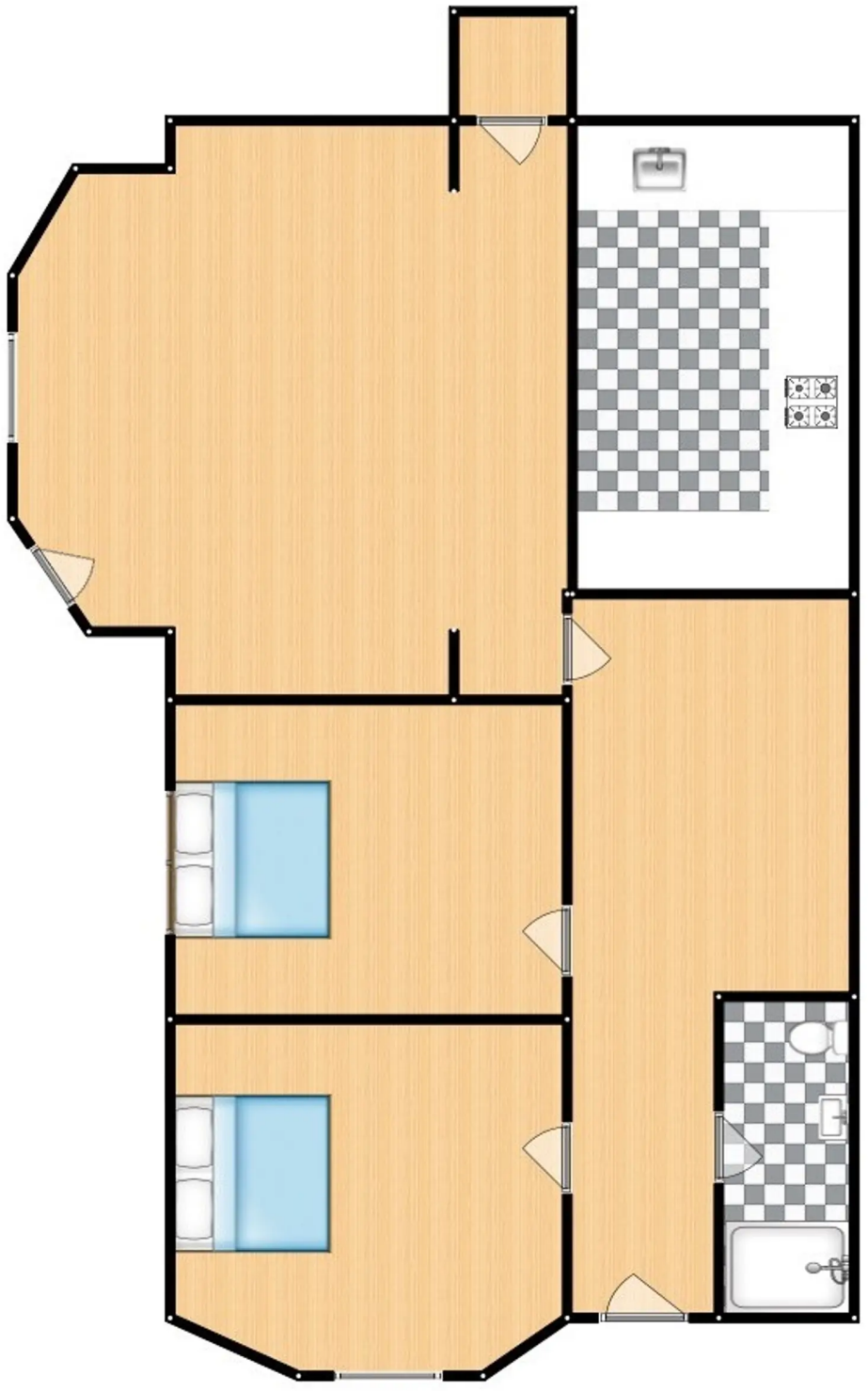
To the front and side of the property is a spacious private courtyard. Residents parking and gardens.





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.