



New Hall Avenue, Eccles

Manchester



£210,000

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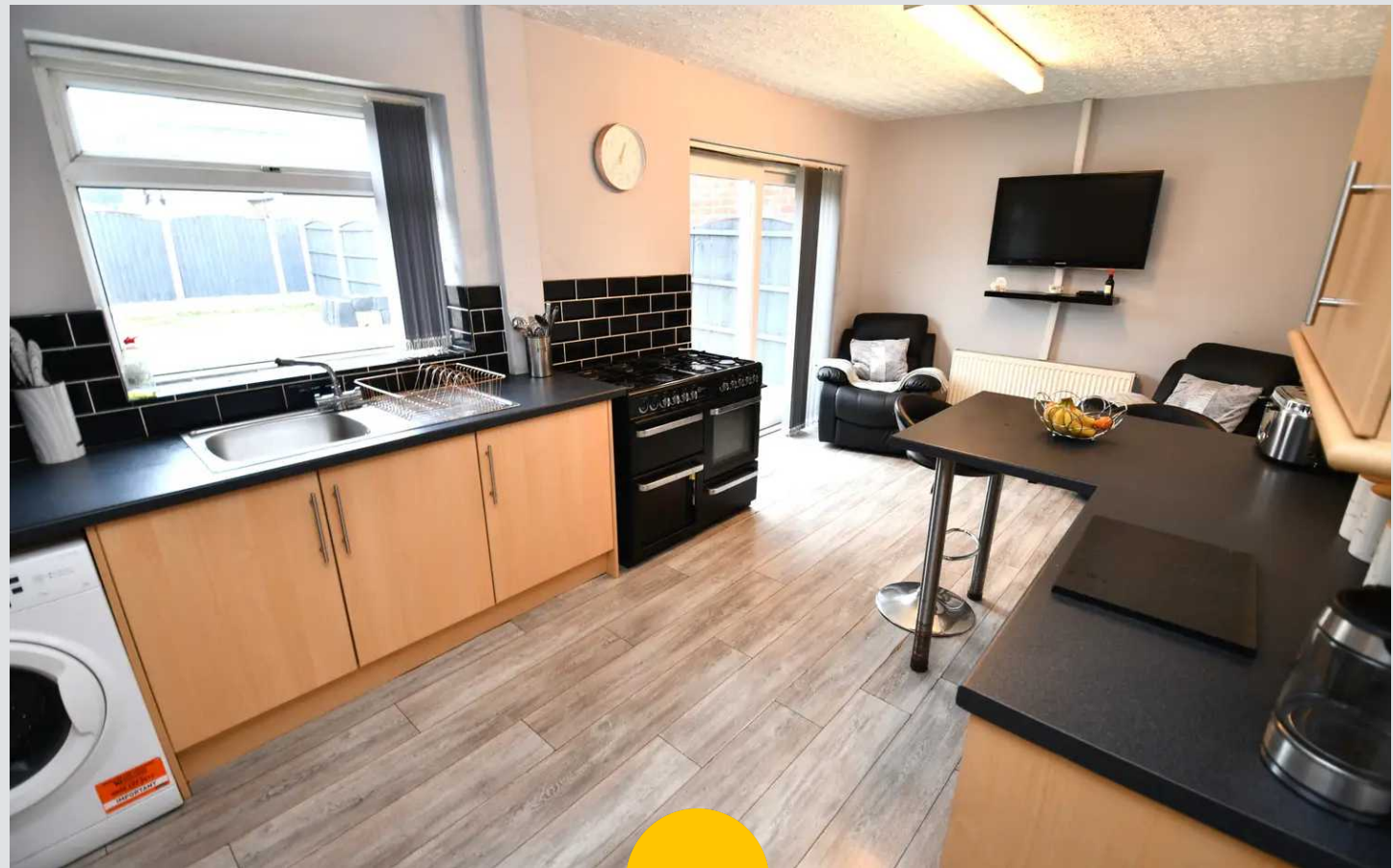
Eccles, Manchester

Located on a quiet cul-de-sac is this SPACIOUS THREE BEDROOM FAMILY HOME! Featuring a large, modern kitchen diner, a contemporary three-piece bathroom and a driveway for off-road parking, this would be an IDEAL first time home or investment!

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom Family Home
- Family Lounge and a Large, Modern Kitchen Diner with Patio Doors to the Rear
- Three Generously Sized Bedrooms
- Contemporary, Three-Piece Family Bathroom
- Driveway Providing Off-Road Parking to the Front
- Large, Low-Maintenance Paved Garden to the Rear, Along with a Brick-Built Outbuilding Providing Further Storage
- Close to Excellent Transport Links Throughout Manchester, with the M60 Motorway Easily Accessible
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!



Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and carpet flooring.

Lounge

13' 10" x 11' 4" (4.22m x 3.45m)

A spacious lounge fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with carpet flooring.

Kitchen / Diner

20' 3" x 9' 10" (6.17m x 2.99m)

A spacious 19ft kitchen / diner fitted with a range of wall and base units with complementary worksurfaces and breakfast bar. Space for a freestanding range. Fitted with two ceiling light points, a double glazed window and patio doors lead out to the rear garden. Complete with laminate flooring.



Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

A spacious bedroom fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with carpet flooring.

Bedroom Two

13' 9" x 10' 2" (4.18m x 3.10m)

Fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with carpet flooring.

Bedroom Three

9' 7" x 7' 2" (2.93m x 2.18m)

Fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with carpet flooring.

Bathroom

7' 6" x 5' 5" (2.28m x 1.64m)

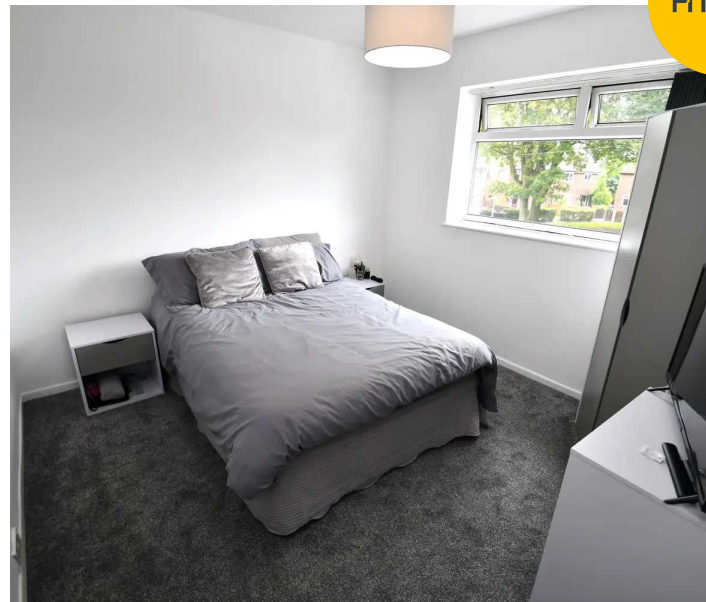
A well lit bathroom featuring a three-piece suite including a bath with shower over, basin and W.C. Fitted with six ceiling spotlights, two double glazed windows, tiled walls and flooring.

Externally

Occupying a generous plot the property comes with a driveway providing off road parking to the front. To the rear is a large low maintenance garden that benefits from the sun most of the day. Brick built outhouse provides the ideal storage solution.



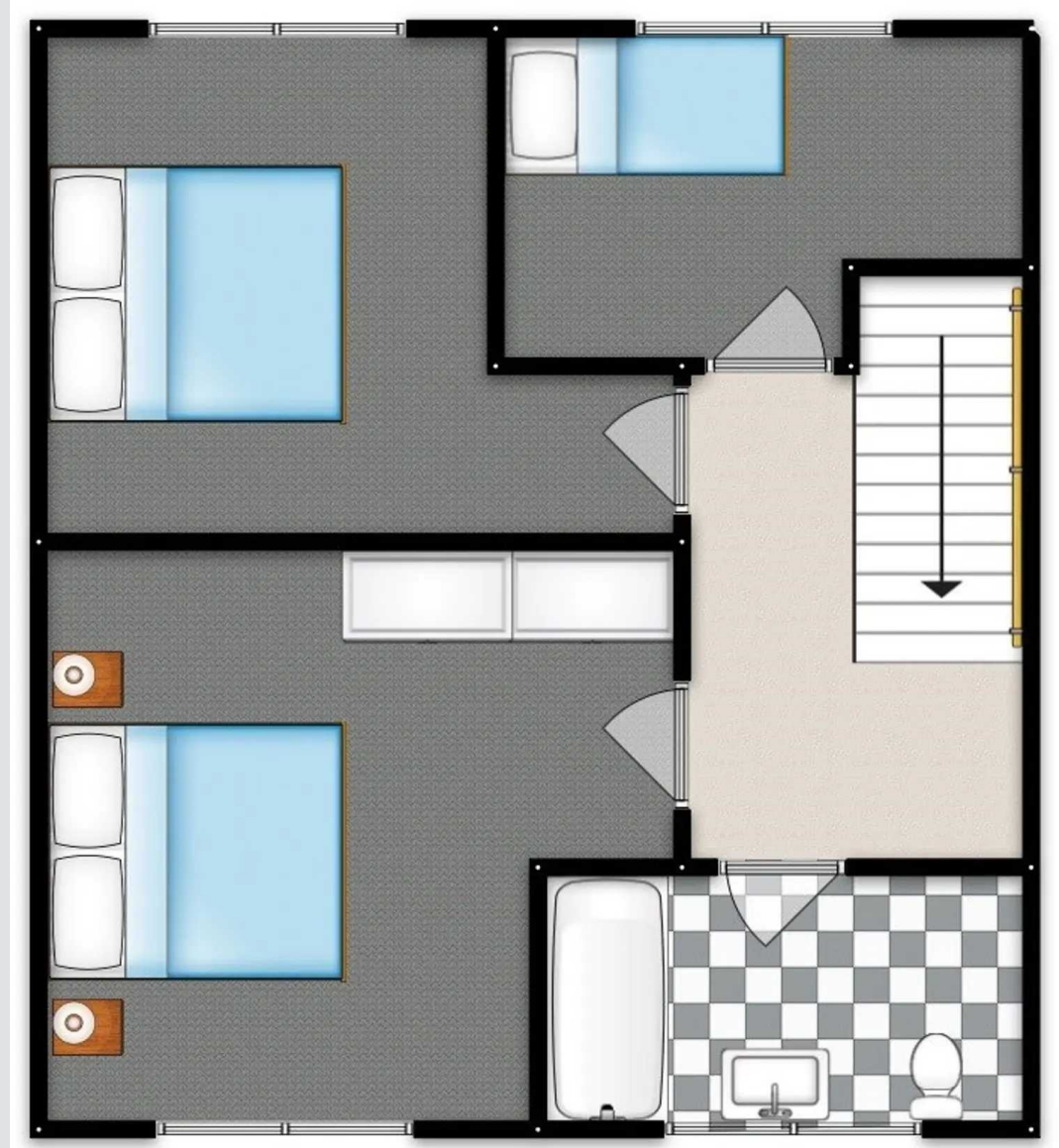
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