

Rocky Lane, Eccles

Manchester



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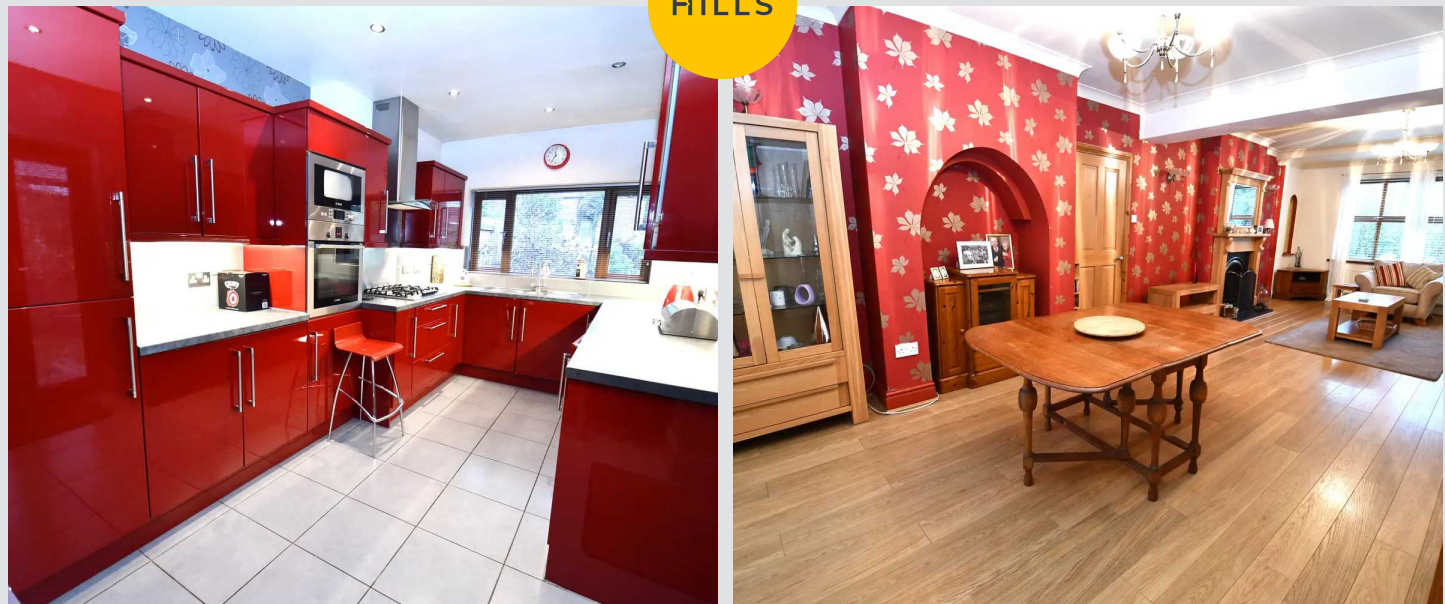
Eccles, Manchester

Immaculately presented three bed semi-detached home in sought-after Monton Village. Modern and contemporary living with impressive features. Spacious open plan lounge/dining room. Third reception room/study. Fitted kitchen with integral appliances. Generously sized bedrooms. Low maintenance gardens and off-road parking. Close to outstanding schools and local amenities. A hidden gem in a desirable location.

Council Tax band: C

Tenure: Freehold

- Perfect Family Home located in the Desirable Monton Village
- Extended Three Bedroom Semi Detached Property
- Contemporary Fitted Kitchen with Integral Appliances
- Three Generous Bedrooms with Fitted Closets to the Master
- Modern Four Piece Family Bathroom & Downstairs W.C.
- Spacious 28ft Open Plan Lounge & Dining Room alongside a Third Reception Room/ Study
- Low Maintenance Gardens to the Front & Rear as well as Gated Off Road Parking
- Within Catchment for Outstanding Schools
- Close to Excellent Transport Links and just a Short Stroll to Monton High Street



Entrance Hallway

A welcoming entrance hallway entered via a uPVC front door. Complete with a double glazed window, wall mounted radiator and storage cupboard. Fitted with wooden flooring.

Lounge / Diner

29' 0" x 14' 9" (8.84m x 4.50m)

A spacious lounge / diner featuring a fireplace with surround. Complete with two double glazed windows, two wall mounted radiators and French doors to the rear. Fitted with wooden flooring.

Kitchen

17' 0" x 8' 6" (5.18m x 2.59m)

A modern kitchen featuring complementary wall and base units with sink, 5 ring gas hob and built in oven & microwave, extractor fan. Integral under counter fridge & freezer and dishwasher. Complete with ceiling spotlights, double glazed window and French doors to the side.

W.C

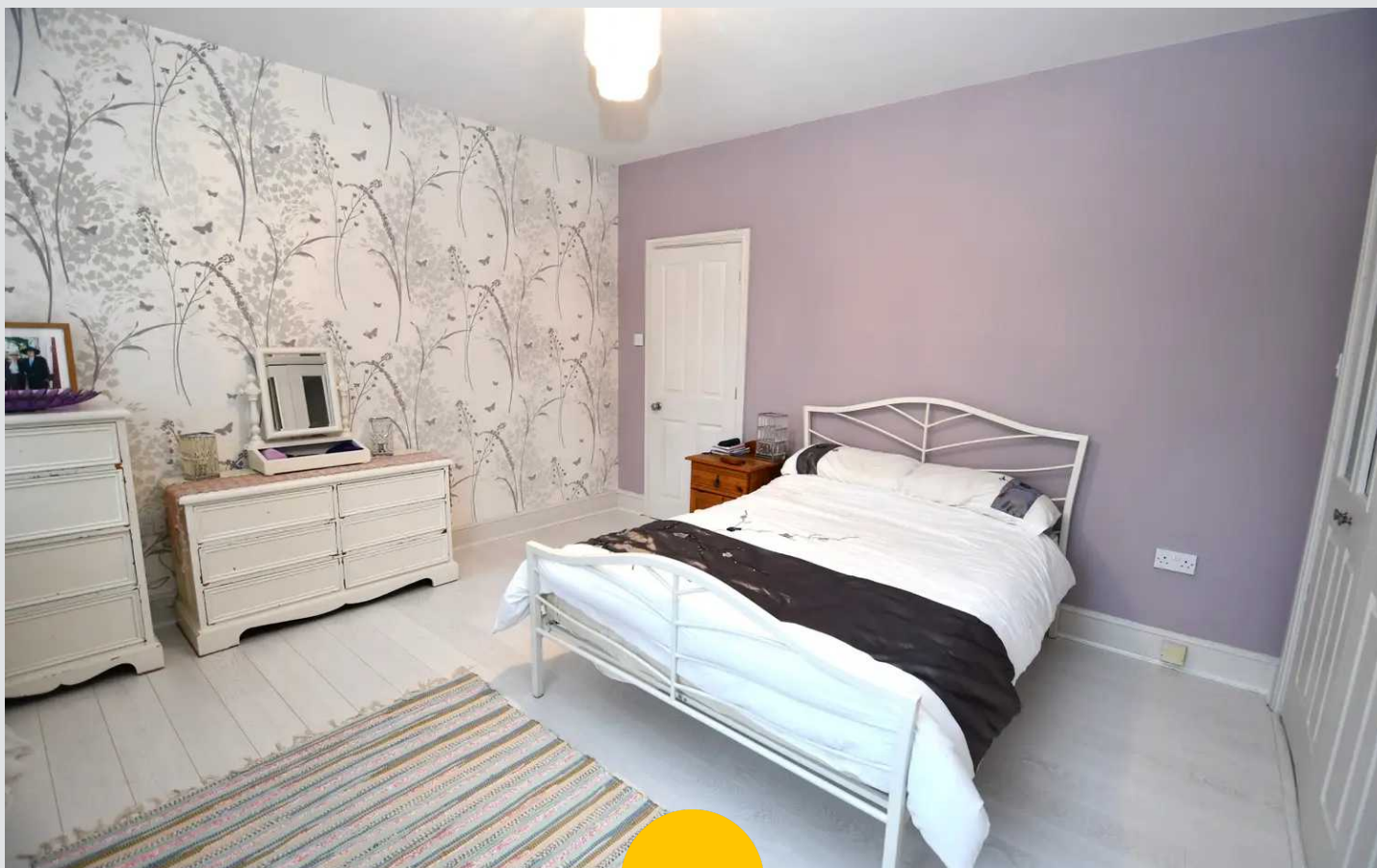
6' 2" x 2' 6" (1.88m x 0.76m)

Featuring a hand wash basin with tiled splash back and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Office

19' 5" x 7' 3" (5.92m x 2.21m)

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



HILLS



Landing

Complete with a wall mounted radiator and a double storage cupboard. Access to a boarded loft via a dropdown ladder.

Bedroom One

10' 0" x 12' 2" (3.05m x 3.71m)

Complete with two double glazed windows, wall mounted radiator and two double fitted closets with built in storage above. Fitted with wood effect laminate flooring.

Bedroom Two

11' 3" x 8' 2" (3.43m x 2.49m)

Complete with two double glazed window and wall mounted radiator, power points and carpeted flooring.

Bedroom Three

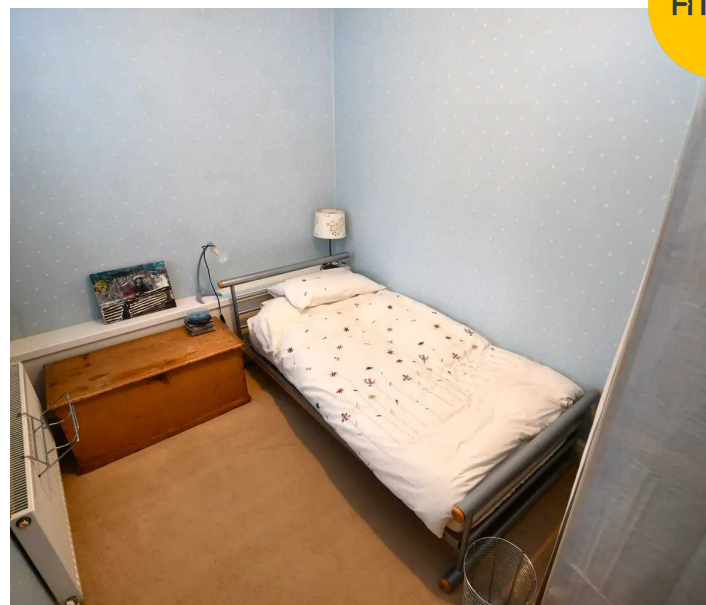
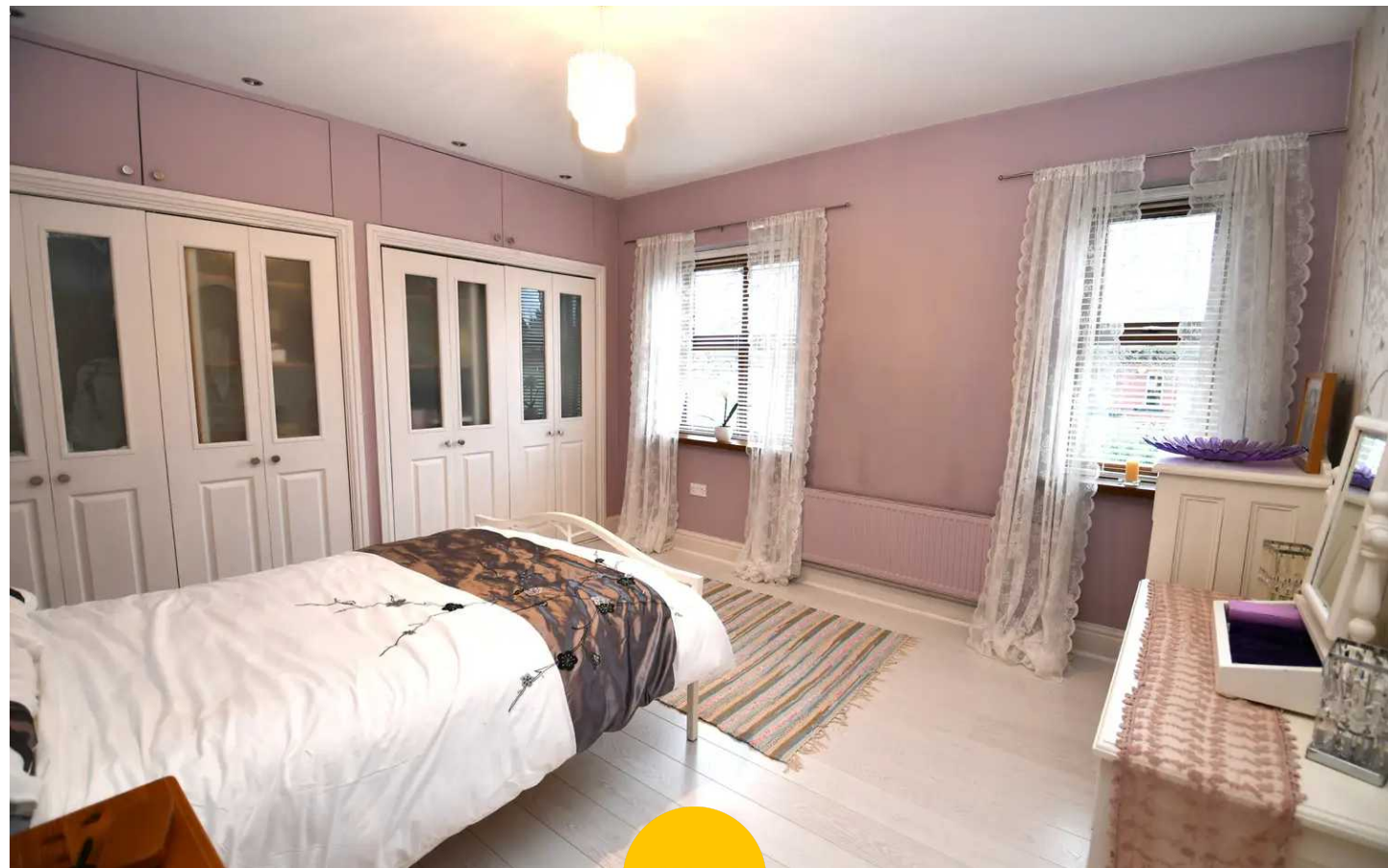
10' 0" x 7' 2" (3.05m x 2.18m)

Complete with a double glazed window and wall mounted radiator, ceiling light point, power points and carpeted flooring.

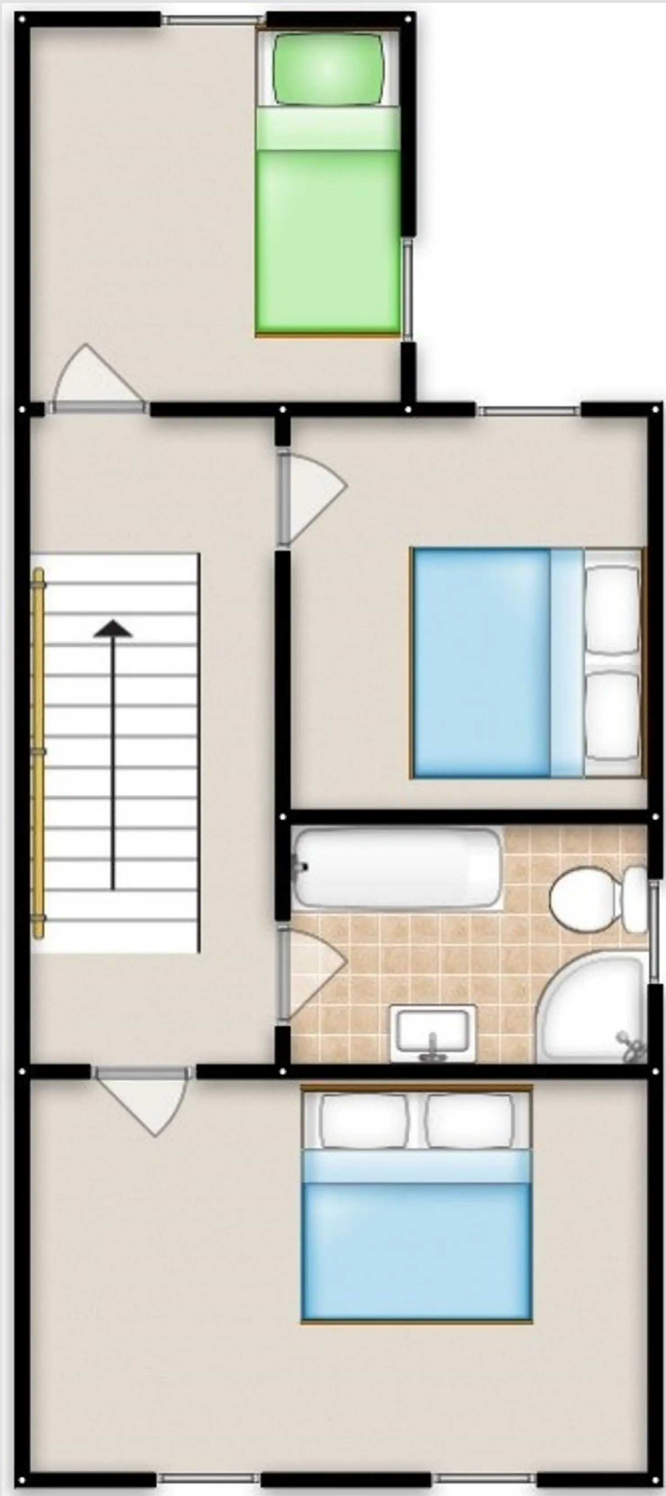
Bathroom

9' 9" x 6' 2" (2.97m x 1.88m)

A contemporary bathroom featuring a four-piece suite including bathtub, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled flooring.









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