



169A Worsley Road, Eccles

Manchester



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Eccles, Manchester

PERFECT FAMILY HOME OR FIRST TIME BUY!
DECEPTIVELY SPACIOUS THREE BEDROOM HOME,
EXCELLENT PUBLIC TRANSPORT & MOTORWAY LINKS &
FANTASTIC LOCAL AMENITIES.

Council Tax band: A

Tenure: Leasehold



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Dining Room

14' 2" x 10' 4" (4.31m x 3.15m)

Ceiling light point, double glazed bay window, wall mounted radiator and laminate flooring

Lounge

14' 2" x 10' 9" (4.31m x 3.28m)

Ceiling light point, double glazed window, wall mounted radiator laminate flooring.

Kitchen

8' 6" x 15' 1" (2.59m x 4.60m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine and dishwasher. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with vinyl flooring.



Bedroom Three

8' 5" x 7' 10" (2.56m x 2.38m)

Ceiling light point, double glazed window, wall mounted radiator laminate flooring.

Bathroom

5' 7" x 6' 10" (1.69m x 2.08m)

Tiled walls and floors, bath with shower over, hand wash basin and W.C. Double glazed window, towel radiator and spotlights.

Bedroom Two

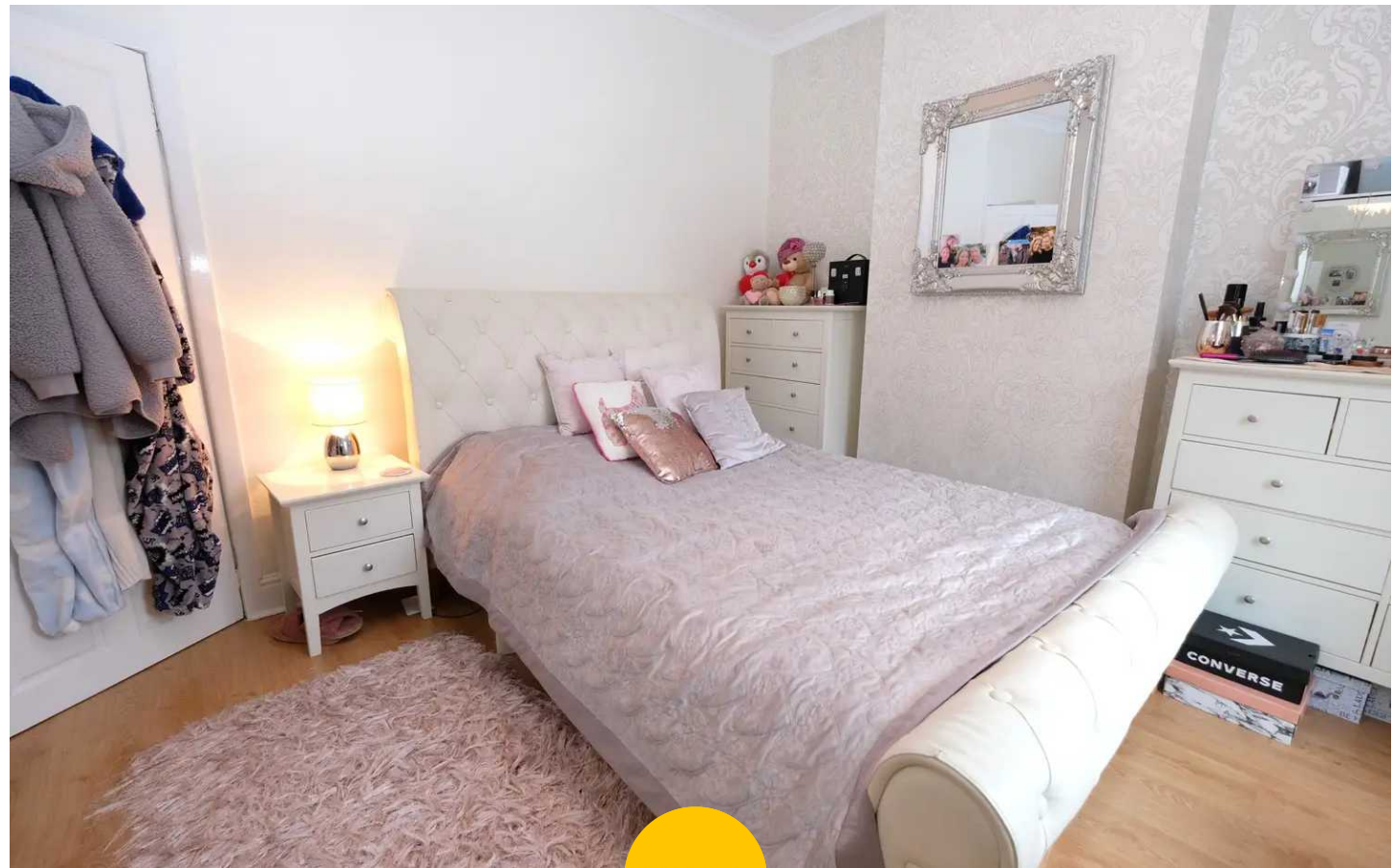
9' 6" x 14' 4" (2.90m x 4.38m)

Ceiling light point, double glazed window, wall mounted radiator laminate flooring.

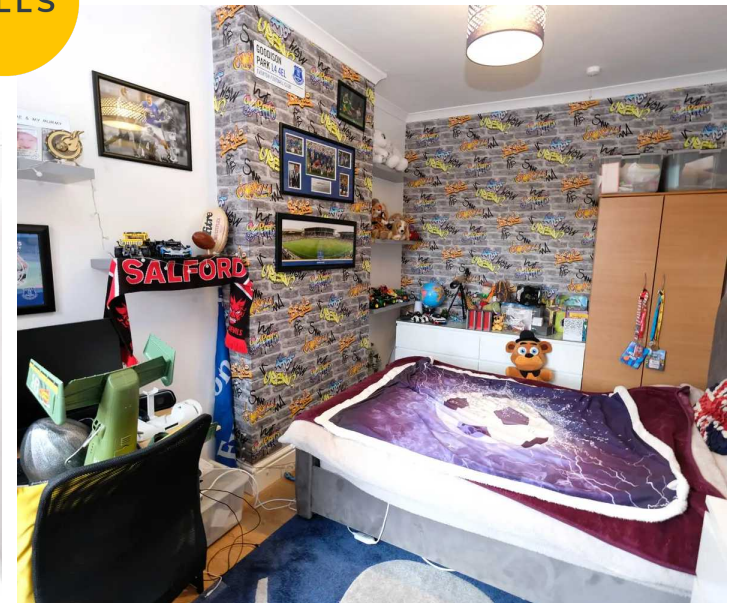
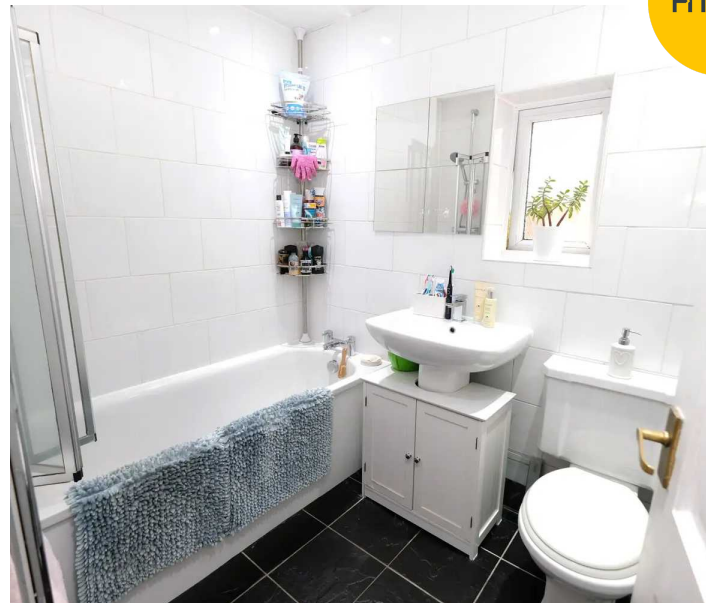
Bedroom One

12' 2" x 13' 11" (3.70m x 4.24m)

Ceiling light point, double glazed window, wall mounted radiator laminate flooring.



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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.