



Clifton Road, Eccles

Manchester



Offers in Region of £475,000

Clifton Road

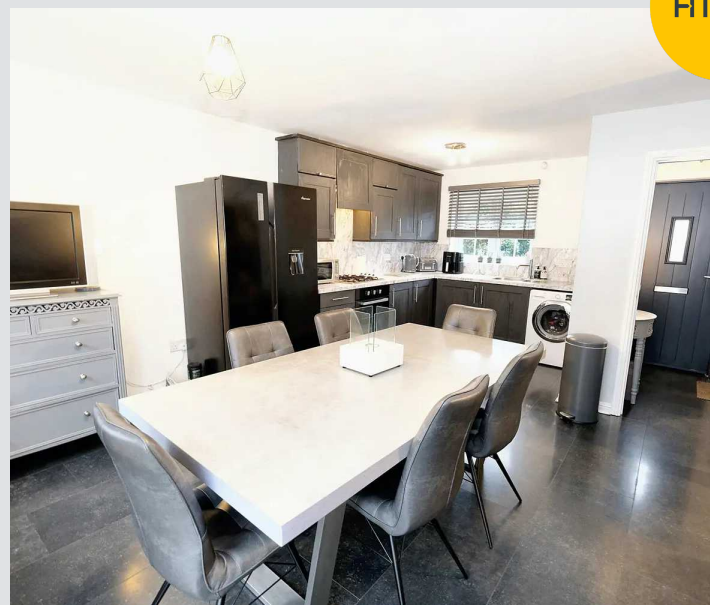
Eccles, Manchester

Stunning four bed detached home in desirable Monton Village. Open plan kitchen/living/dining area, family lounge with Juliet balcony, four bedrooms including master with ensuite. Catchment for outstanding schools. Off-road parking, integral garage, private garden. Close to amenities and transport links. Perfect family home!

Council Tax band: E

Tenure: Leasehold

- Fabulous Detached Family Home Laid Over Three Floors
- Spacious Open Plan Kitchen, Living & Dining Space
- Family Lounge with Juliet Balcony to the First Floor
- Four Generous Bedrooms Laid Over First & Second Floors
- Located in the Desirable Monton Village
- Falls Perfectly Within Catchment For Outstanding Schools
- Off road Parking For Multiple Cars & Integral Garage
- Private Rear Garden That Benefits From The Sun All Day
- Local to Excellent Amenities, Transport Links & Scenic Walks



Entrance Hallway

A welcoming entrance hall entered via a composite front door. Complete with a double glazed window, wall mounted radiator and tiled flooring.

Kitchen / Diner

18' 1" x 15' 9" (5.50m x 4.80m)

Featuring complementary wall and base units with integral stainless steel sink, gas hob and electric oven. Space for a washer and fridge freezer. Complete with two ceiling light points, two double glazed windows, French doors and wall mounted radiator. Fitted with tiled flooring.

Landing One

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

Lounge

18' 1" x 9' 6" (5.50m x 2.90m)

Complete with two ceiling light points, double glazed window, French doors and two wall mounted radiators. Fitted with laminate flooring.

Bedroom Three

8' 10" x 10' 10" (2.70m x 3.30m)

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

Bedroom Four

8' 2" x 6' 11" (2.50m x 2.10m)

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

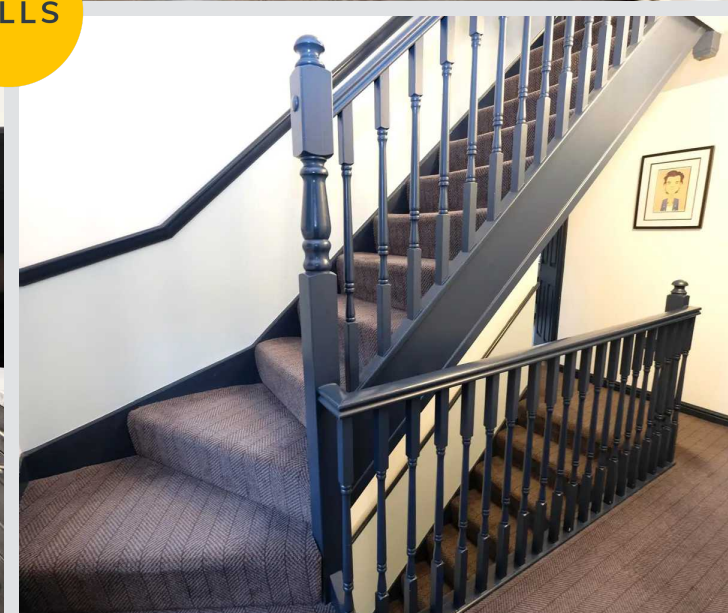
Bathroom

6' 7" x 5' 3" (2.00m x 1.60m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, part tiled walls and lino flooring.



HILLS



Landing Two

Complete with a ceiling light point, Velux window and storage / water tank cupboard. Fitted with carpet flooring.

Bedroom Two

8' 10" x 13' 5" (2.70m x 4.10m)

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

Bedroom One

12' 10" x 12' 6" (3.90m x 3.80m)

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

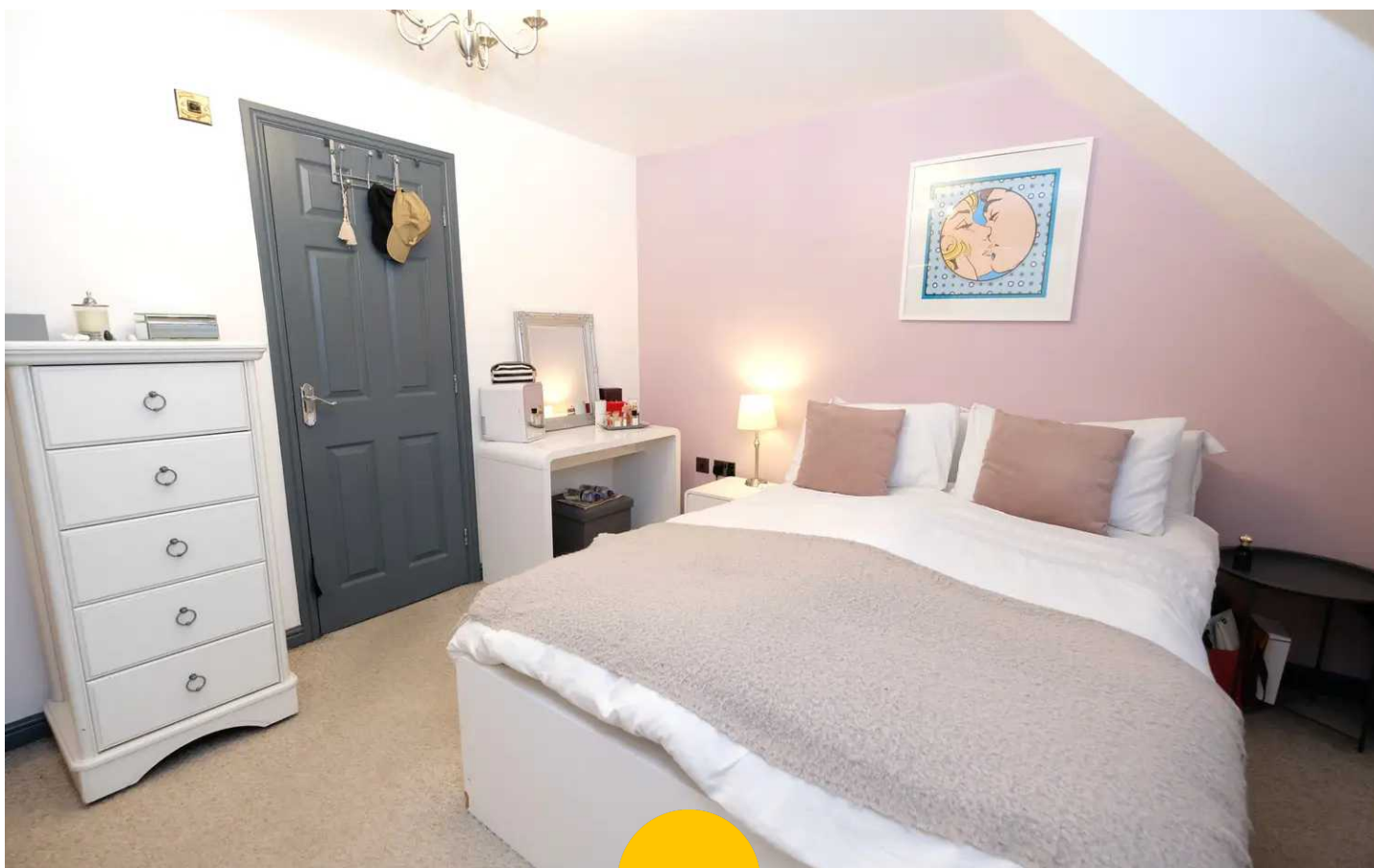
En-suite

12' 6" x 3' 7" (3.80m x 1.10m)

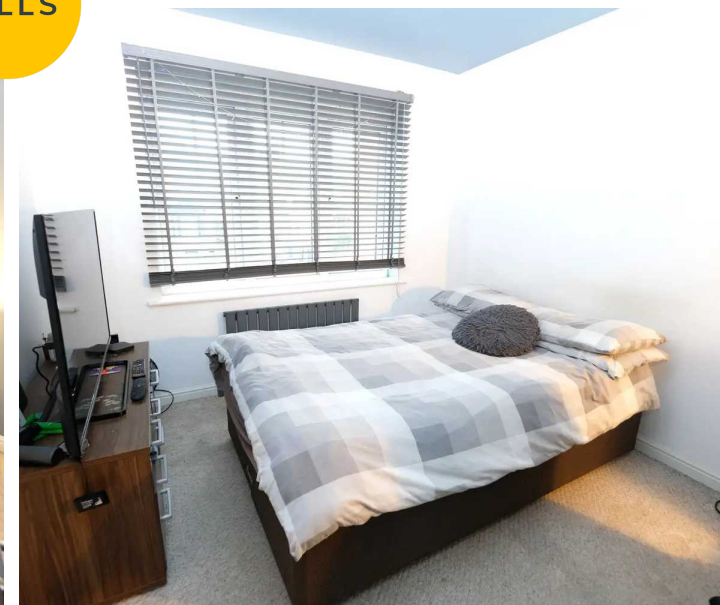
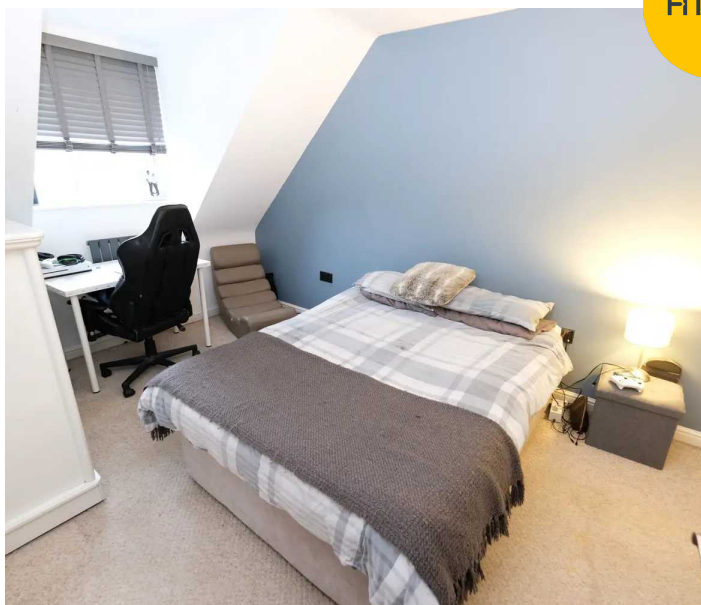
Featuring a hand wash basin and W.C. Complete with a ceiling light Velux window and heated towel rail. Fitted with part tiled walls and lino flooring.

External

Featuring off-road parking for multiple cars and electric charge point. Private, south-facing garden with lawn and paved patio. Garage with access to the front and rear.



HILLS





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.