

Chesterfield Close, Eccles

Manchester



In Excess of £325,000

# Chesterfield Close

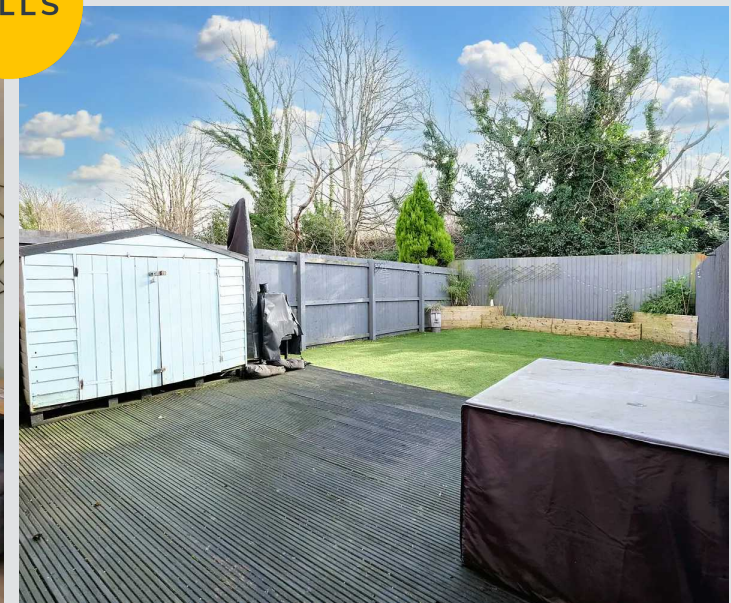
Eccles, Manchester

Four bedroom semi-detached house in sought-after Bridgewater Development. Impressive living space over three floors. Inviting lounge, modern Wren kitchen. four spacious bedrooms, en suite master. Driveway for two cars, low maintenance garden. Close to transport links and amenities. Outstanding schools nearby. View now!

Council Tax band: C

Tenure: Leasehold

- The Perfect Family Home Located on the Desirable Bridgewater Development
- Impressive Living Accommodation Laid over Three Floors with Family Lounge
- Wren fitted Kitchen & Dining Room with Integral Appliances Installed in 2021 & Pantry Store Room
- Four Generously Sized Bedrooms
- Family Bathroom Suite, En suite & Guest W.C.
- Driveway For Two Cars
- Private, Low Maintenance Garden with Artificial Lawn & Decked Patio
- Close to excellent transport links, including Patricroft train station with direct access into Manchester and the M60 motorway link
- Located just a Short Stroll from the Popular Monton and Worsley Villages
- Falls Perfectly Within Catchment for Outstanding Schools



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Lounge

Dimensions: 13' 9" x 11' 2" (4.19m x 3.40m). Double glazed window, ceiling light point, wall mounted radiator and laminate flooring.

### Kitchen/Diner

Dimensions: 14' 6" x 13' 6" (4.42m x 4.11m). A range of wall and base units with complementary work top surfaces, integrated sink and drainer unit and integrated hob and oven with space for a washing machine. Double glazed window and patio doors to the rear, two ceiling light points, wall mounted radiator and laminate flooring.

### Downstairs WC

Dimensions: 4' 1" x 6' 2" (1.24m x 1.88m). Two piece suite comprising of a low level WC and hand wash basin. Ceiling light point, wall mounted radiator and laminate flooring.

### Landing One

Complete with a ceiling light point, storage cupboard and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Four

Dimensions: 8' 6" x 7' 6" (2.59m x 2.28m). Double glazed window, ceiling light point, wall mounted radiator and carpeted flooring.

### Bedroom Two

Dimensions: 8' 3" x 14' 7" (2.51m x 4.44m). Two double glazed windows, ceiling light point, wall mounted radiator and carpeted flooring.

### Landing Two

Complete with a ceiling light point, wall mounted radiator and carpet flooring. Access to a partly boarded loft.



### Bedroom Three

Dimensions: 11' 11" x 14' 7" (3.63m x 4.44m). Double glazed window, ceiling light point, wall mounted radiator and carpeted flooring.

### Bedroom One

Dimensions: 10' 3" x 14' 7" (3.12m x 4.44m). Two double glazed windows, ceiling light point, wall mounted radiator and carpeted flooring.

### Ensuite

Dimensions: 5' 2" x 6' 8" (1.57m x 2.03m). Three piece suite comprising of a low level WC, hand wash basin and shower cubicle. Ceiling light point, wall mounted radiator and laminate flooring.

### Bathroom

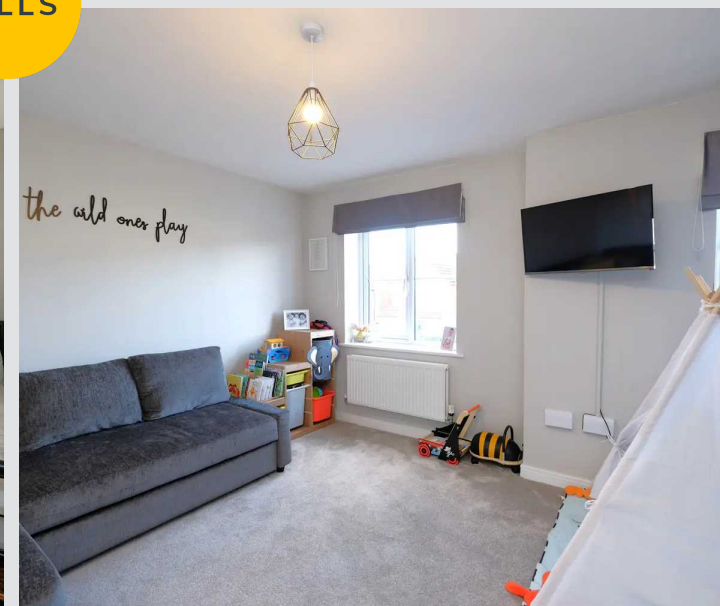
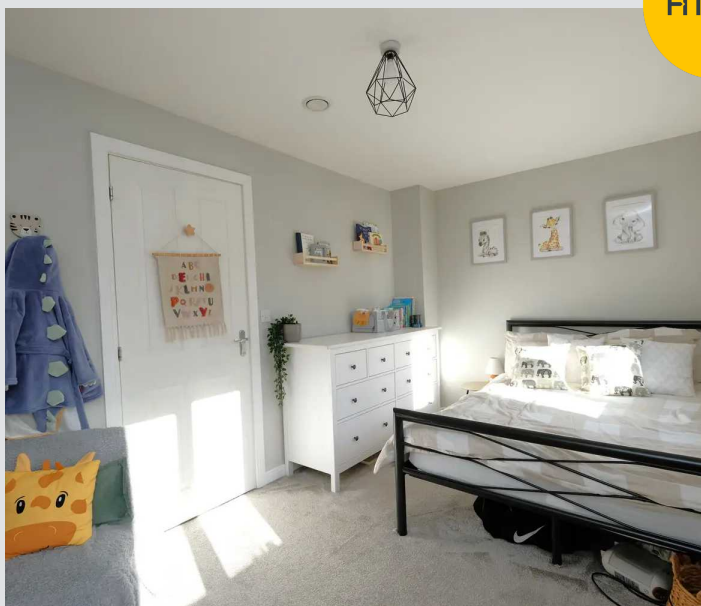
Dimensions: 8' 6" x 7' 6" (2.59m x 2.28m). Three piece suite comprising of a low level WC, hand wash basin and bath. Double glazed window, ceiling light point, wall mounted radiator and laminate flooring.

### Externally

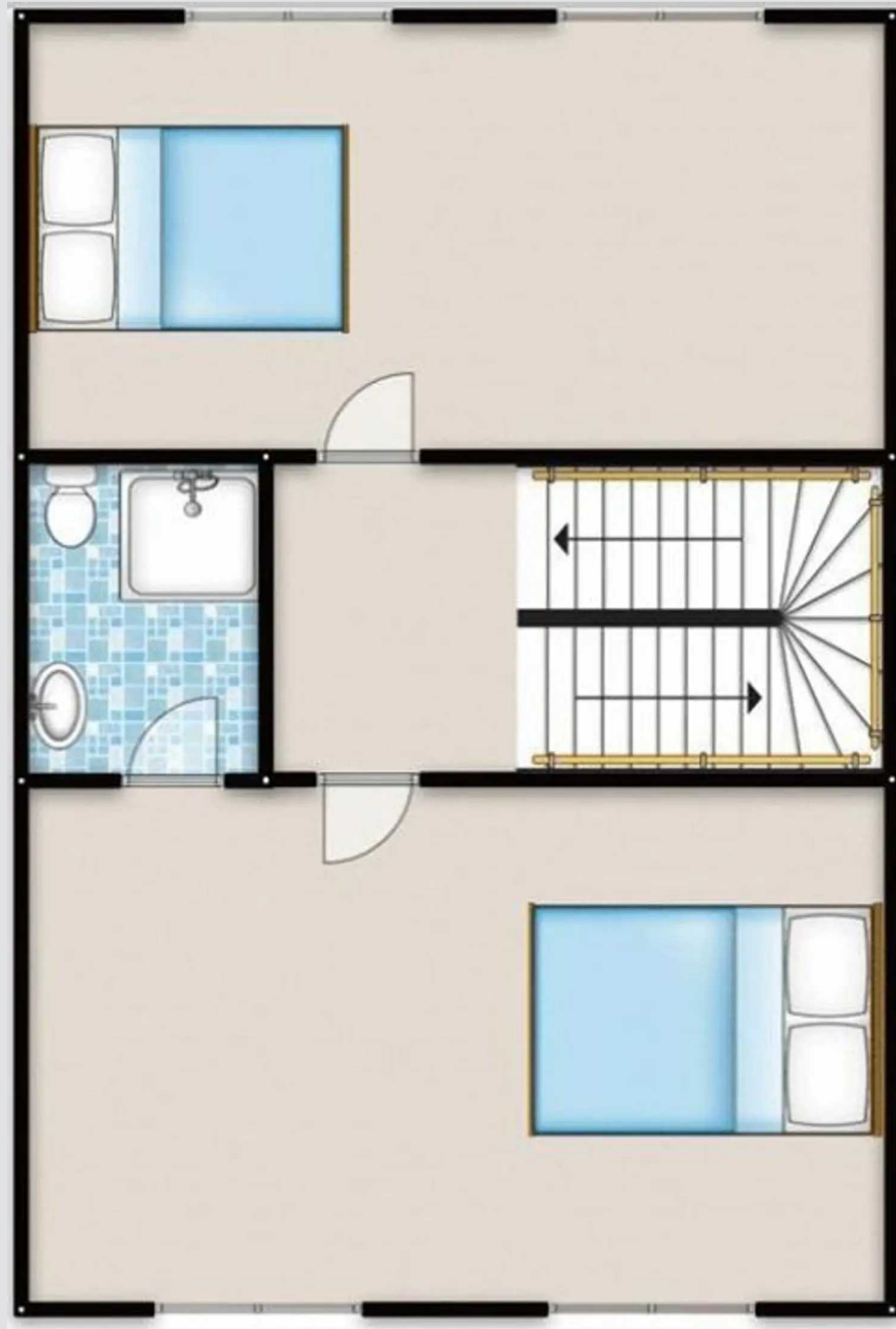
To the front is a patio driveway for off road parking and to the rear is an enclosed garden complete with artificial grass and a decked area.



HILLS







HILLS



HILLS



# Hills | Salfords Estate Agent

Hills Residential, Sentinel House

Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.

