

Narbonne Avenue, Eccles

Manchester



In Excess of £250,000

Narbonne Avenue

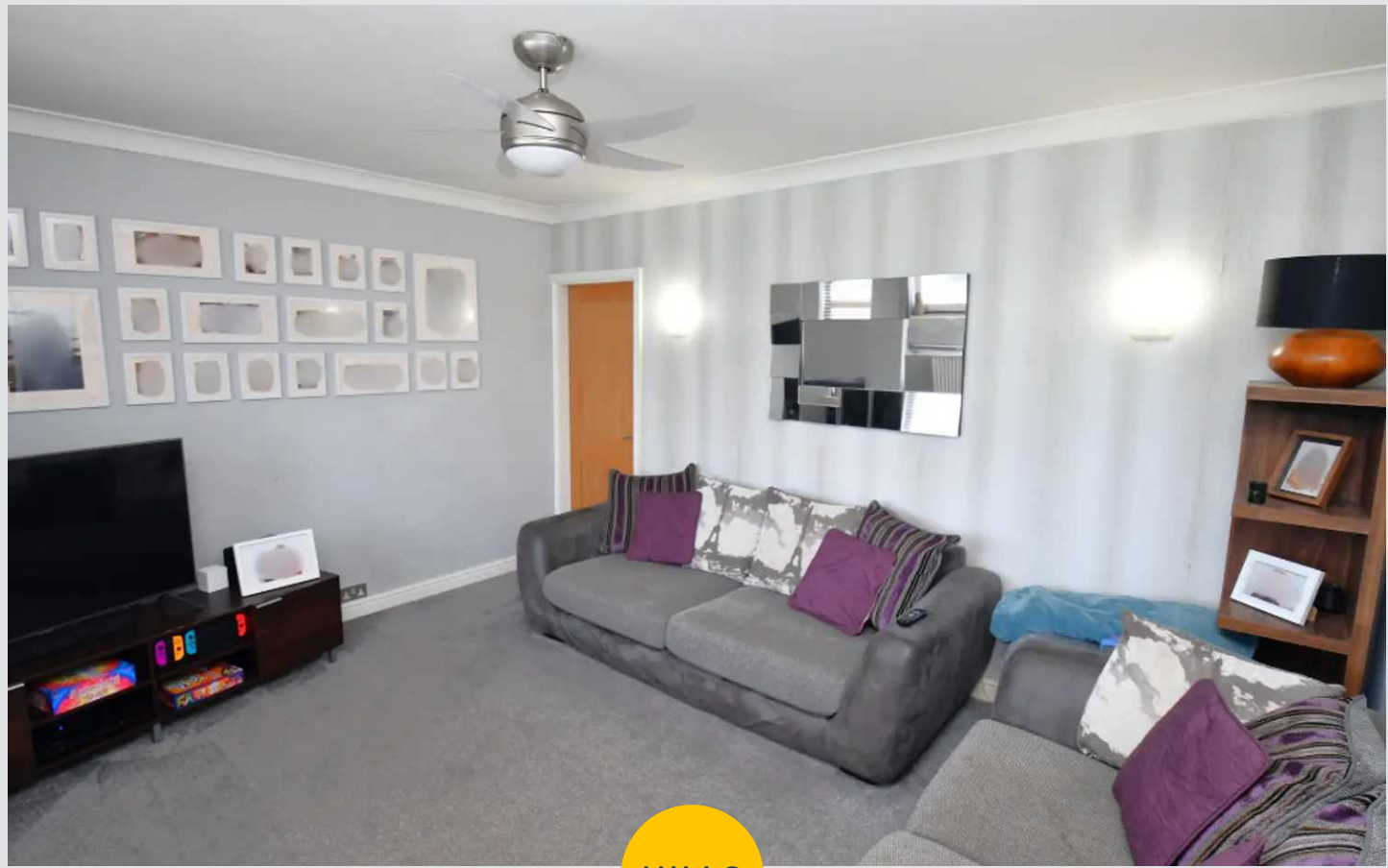
Eccles, Manchester

****Spacious three bedroom semi-detached family home, ideally situated on a generous corner plot with gardens to the front, side and rear****

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property Situated on a Generous Corner Plot
- Family Lounge and a Separate Dining Room
- Large, Modern Fitted Kitchen and the Added Benefit of a Conservatory
- Three Well-Proportioned Bedrooms
- Modern, Three-Piece Family Bathroom
- Benefits from a Driveway to the Front Providing Off-Road Parking
- Well-Presented Gardens to the Front, Side and Rear, with a Sizeable, South-Facing Garden to the Side Benefitting from Decking
- Within Catchment of Ellesmere Park High School, and Within Walking Distance of Monton Village
- Viewing is Highly Recommended!



HILLS



Porch

Complete with two double glazed windows and tiled flooring.

Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

13' 11" x 10' 11" (4.24m x 3.34m)

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

Dining Room

9' 10" x 7' 11" (2.99m x 2.41m)

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Kitchen

11' 11" x 9' 11" (3.64m x 3.03m)

Featuring complementary wall and base units with integral hob and oven. Space for a dishwasher and fridge freezer. Complete with ceiling spotlights, two double glazed windows and laminate flooring. One year old boiler.

Conservatory

12' 4" x 8' 5" (3.76m x 2.57m)

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

Landing

Complete with access to a boarded loft via a dropdown ladder.

Bedroom One

13' 11" x 8' 7" (4.23m x 2.62m)

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

Bedroom Two

13' 9" x 10' 2" (4.19m x 3.10m)

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



Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

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

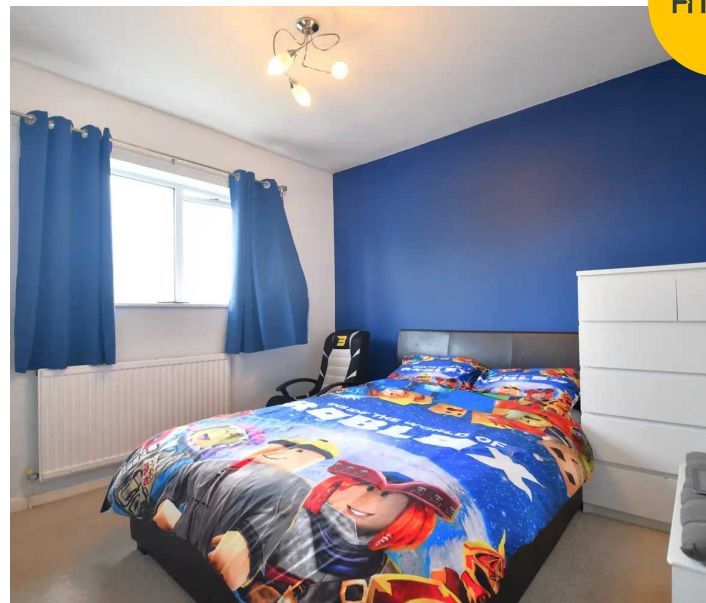
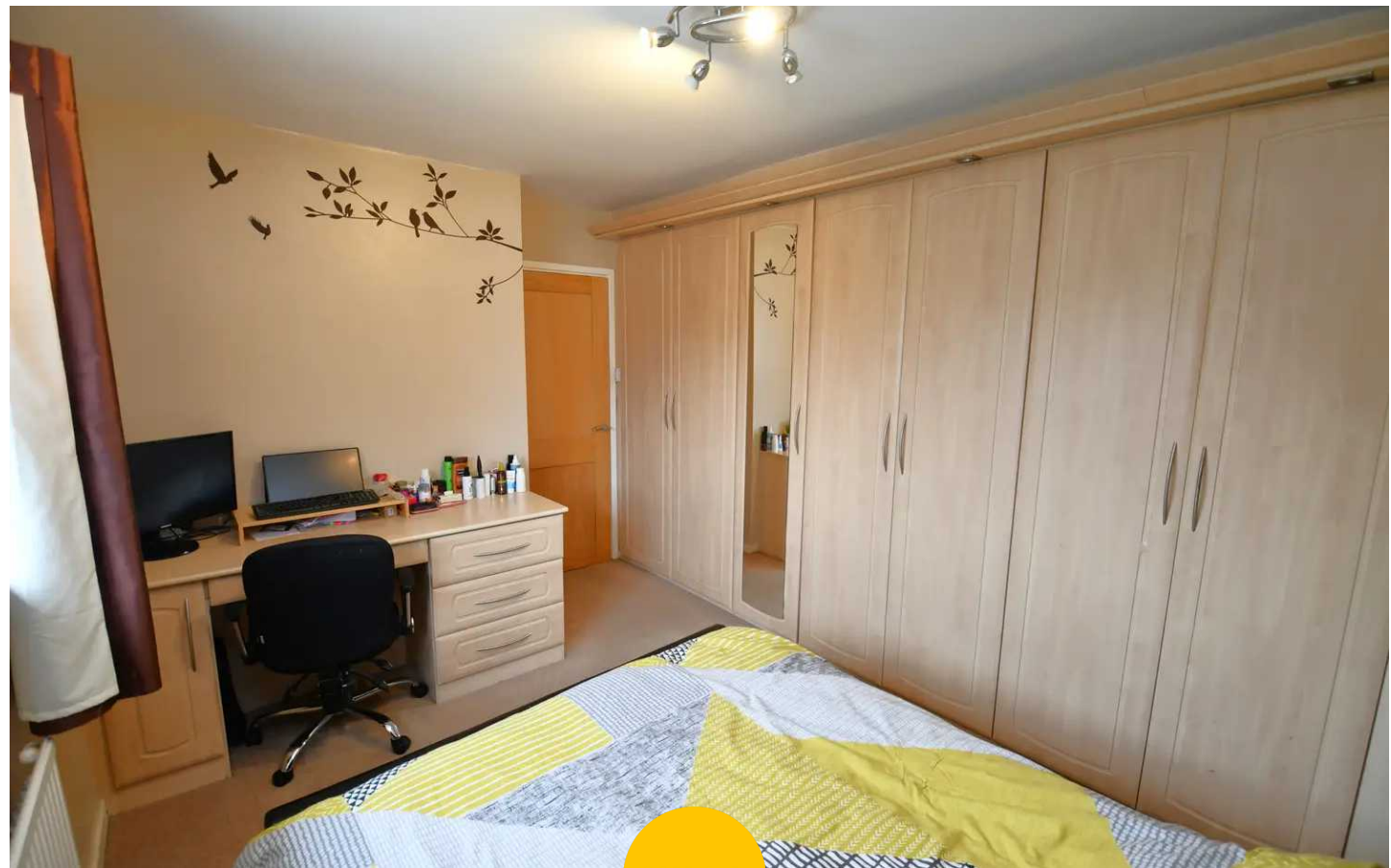
Bathroom

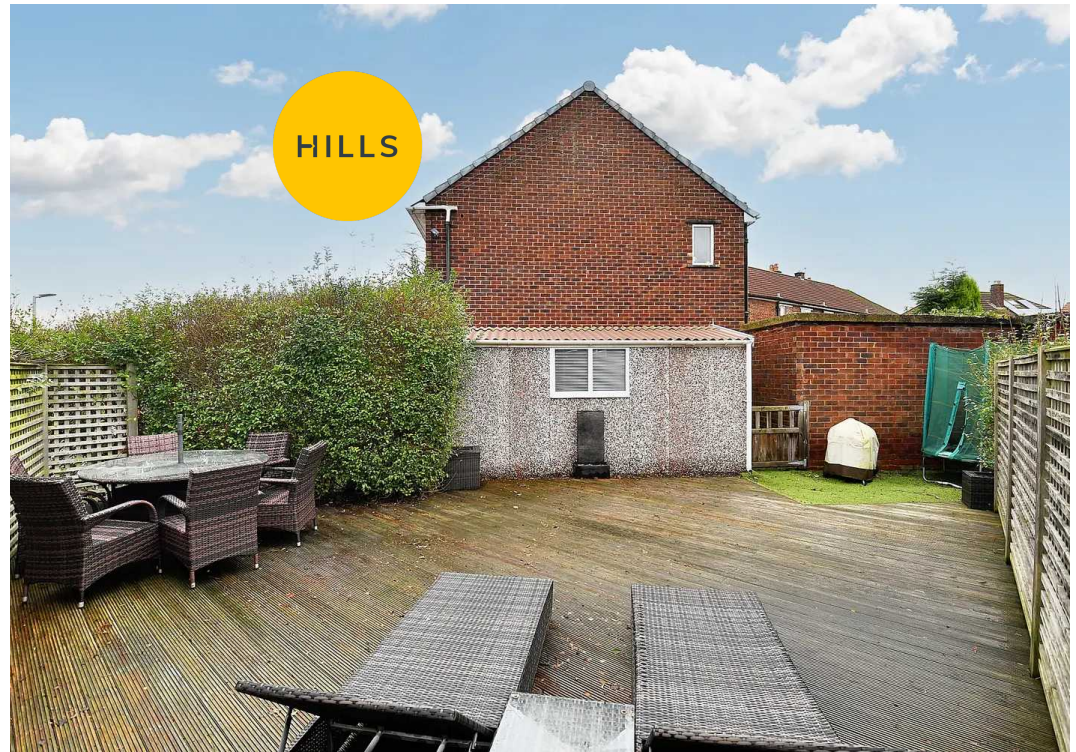
7' 7" x 5' 6" (2.30m x 1.67m)

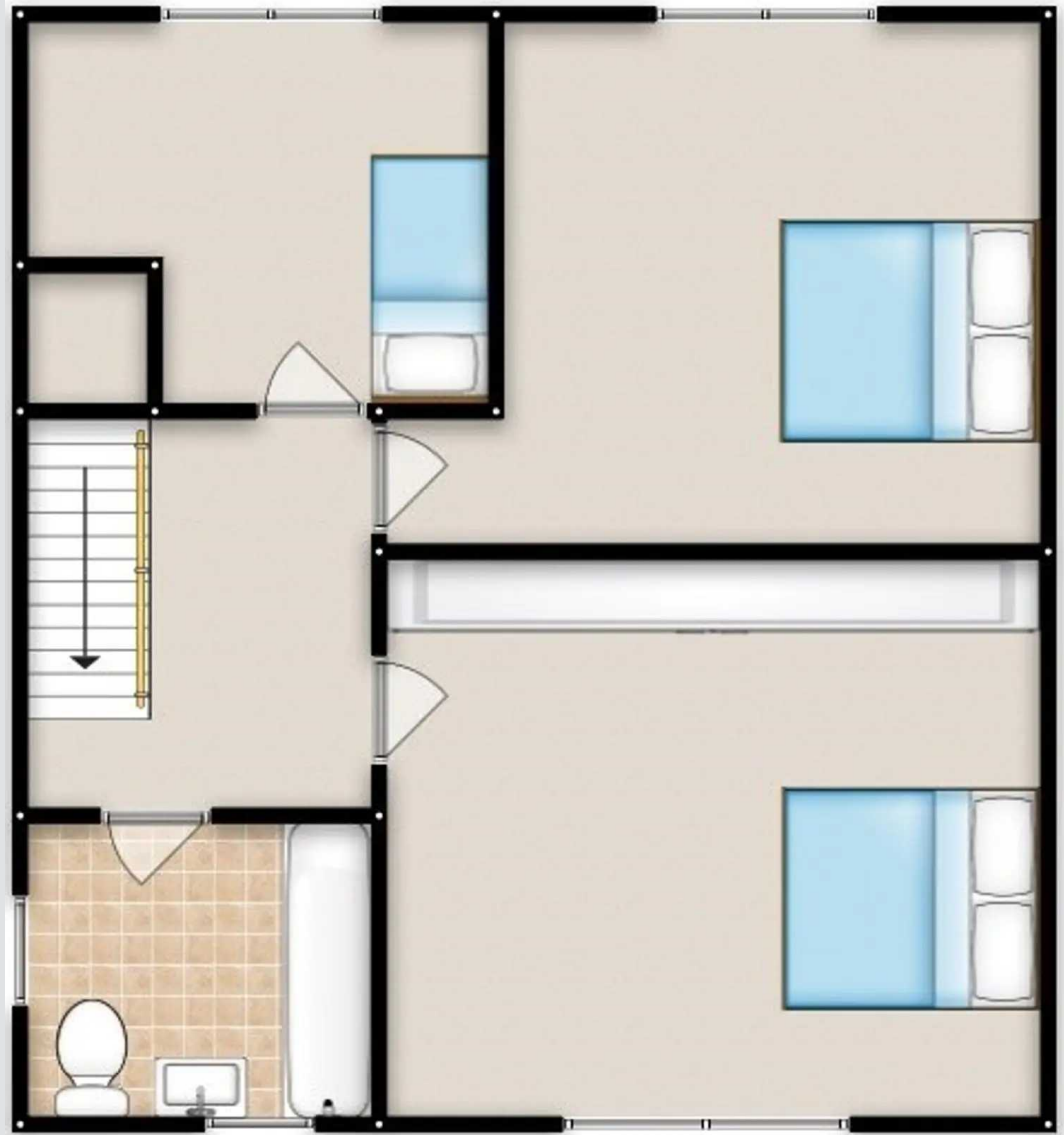
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with tiled walls and vinyl flooring.

External

To the front of the property is a driveway providing off-road parking. Well presented gardens to the front and rear. Benefits from a generous decked side garden.









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