



Shirley Avenue, Eccles

Manchester



£275,000

# Shirley Avenue

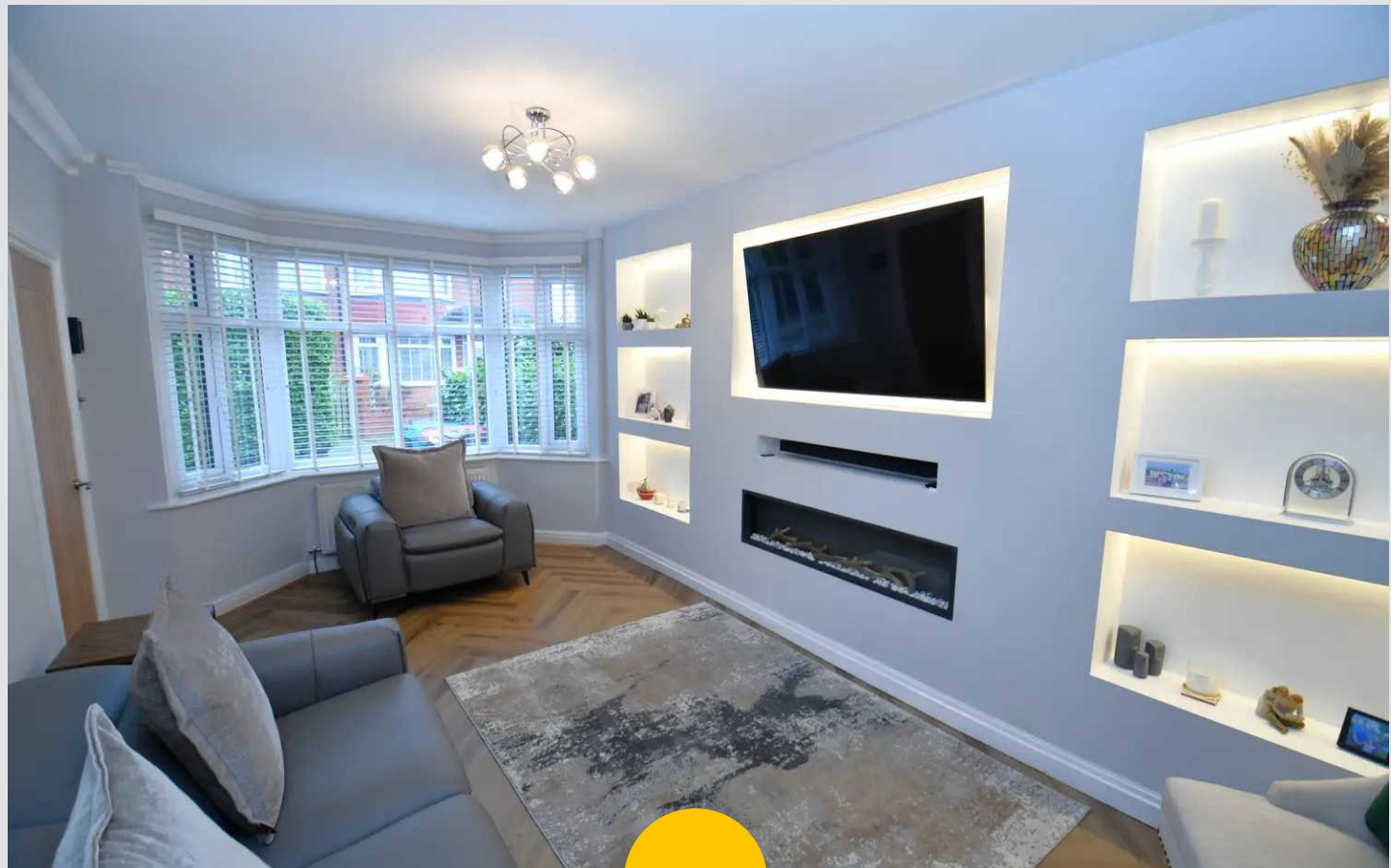
Eccles, Manchester

**\*\*THREE DOUBLE BEDROOMS\*\*** This **STYLISH** three bedroom semi-detached family home has a double-storey extension providing an abundance of space. Situated on a generous corner plot, the property has a driveway and a carport offering off-road parking for multiple cars.

Council Tax band: B

Tenure: Leasehold

- Double Storey Extended, Three Bedroom Semi-Detached Family Home
- Situated on a Generous Corner Plot
- Offering an Abundance of Space, and Decorated to a Good Standard
- Spacious, Bay-Fronted Family Lounge Complete with a Contemporary Media Wall
- Large, L-Shaped Modern Kitchen Diner with Patio Doors to the Rear
- Three Double Bedrooms, a Modern Three-Piece Family Bathroom and an Additional W/C
- Benefits from a Driveway and a Carport Providing Off-Road Parking for Several Cars to the Front and Side
- Well-Presented Garden to the Rear with Paving and Laid-to-Lawn Grass
- Within Walking Distance of Both Eccles Town Centre and the Trafford Centre, which Provides Access to a Range of Amenities
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre



HILLS

### Entrance Hallway

Complete with a ceiling light point and laminate flooring.

### Reception Room

18' 8" x 10' 3" (5.69m x 3.12m)

Featuring a media wall, fitted in December 2023.

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

### Kitchen / Diner

15' 7" x 18' 9" (4.75m x 5.72m)

Featuring complementary wall and base units with integral oven and hob. Space for fridge freezer and washing machine. Complete with two ceiling light points, double glazed window and patio doors. Fitted with a uPVC door to the side and laminate flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

15' 5" x 10' 6" (4.71m x 3.20m)

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

### Bedroom Two

10' 11" x 11' 9" (3.33m x 3.59m)

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

### Bedroom Three

7' 11" x 12' 2" (2.41m x 3.71m)

Featuring built in wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.



**Bathroom**

6' 1" x 7' 9" (1.86m x 2.37m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, tiled walls and flooring. Fitted two years ago.

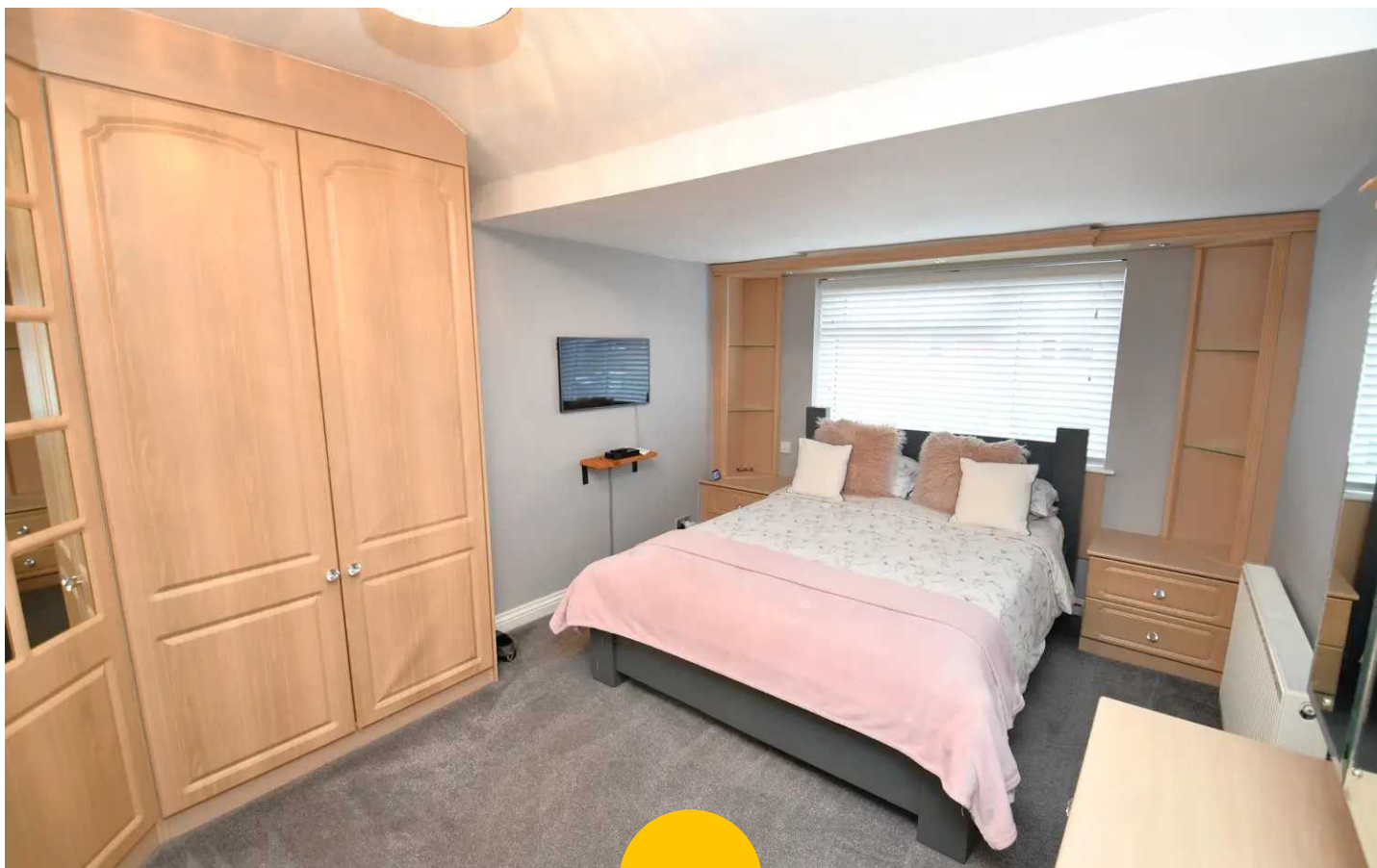
**W.C.**

2' 8" x 5' 0" (0.82m x 1.52m)

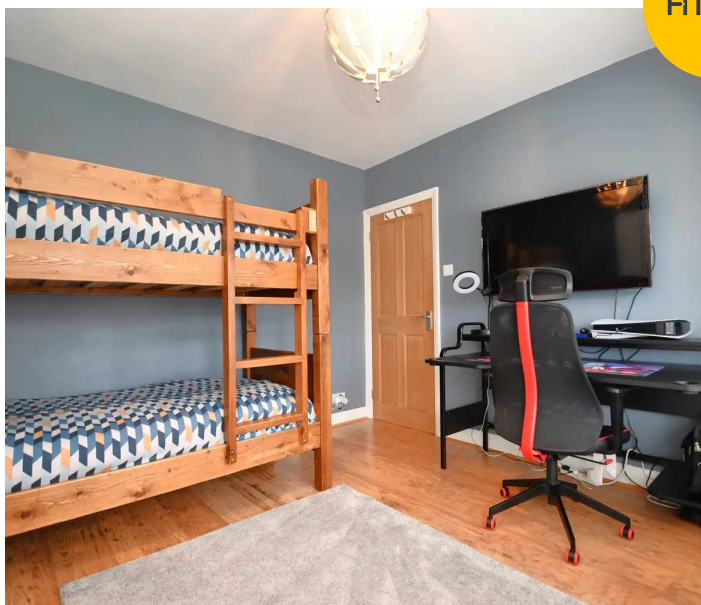
Complete with a W.C, ceiling light point, double glazed window and tiled flooring.

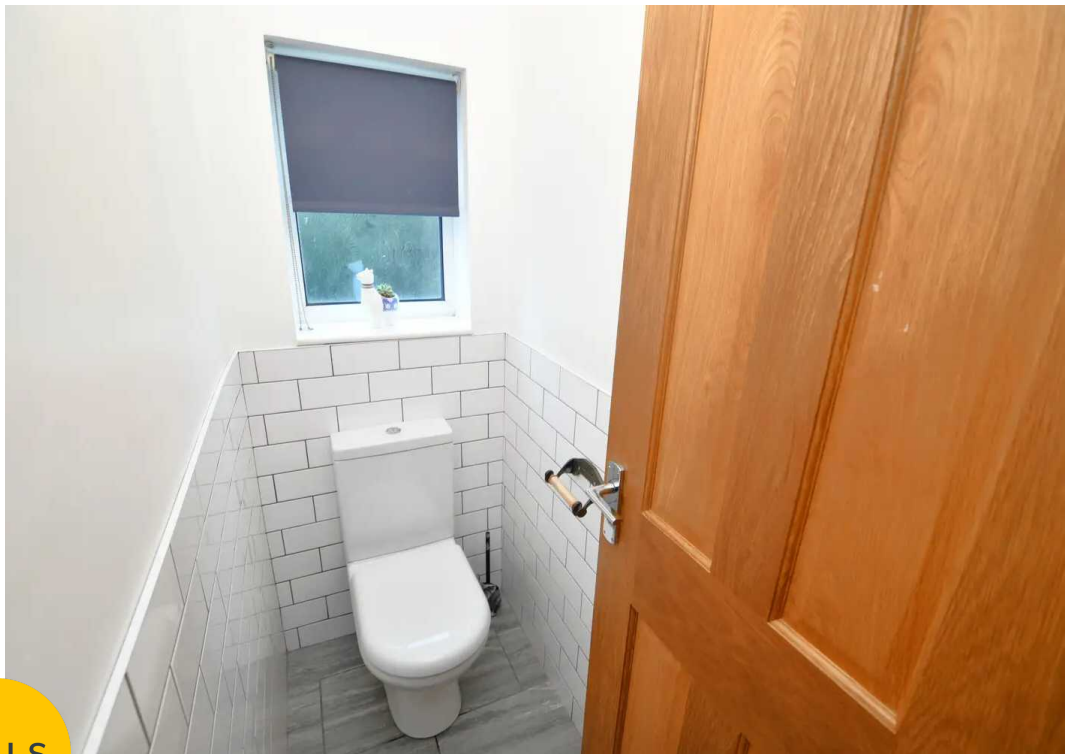
**External**

Off-road parking to the front of the property. To the rear of the property is a garden with lawn and paving. Brick built detached garage with electric.

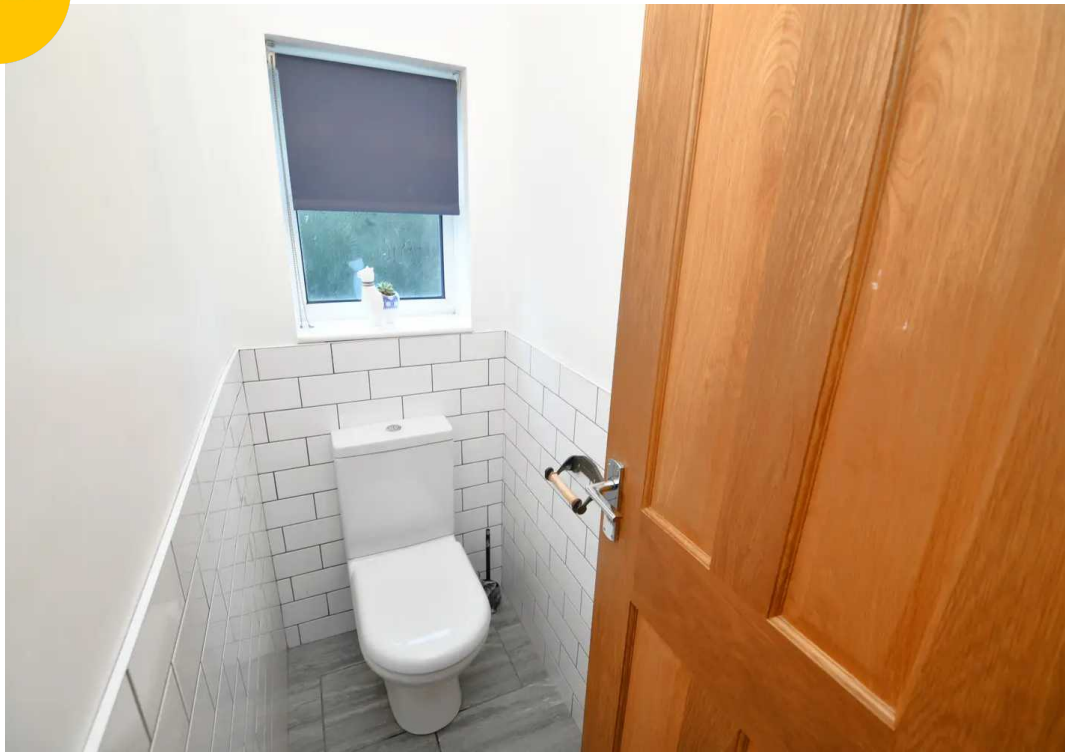
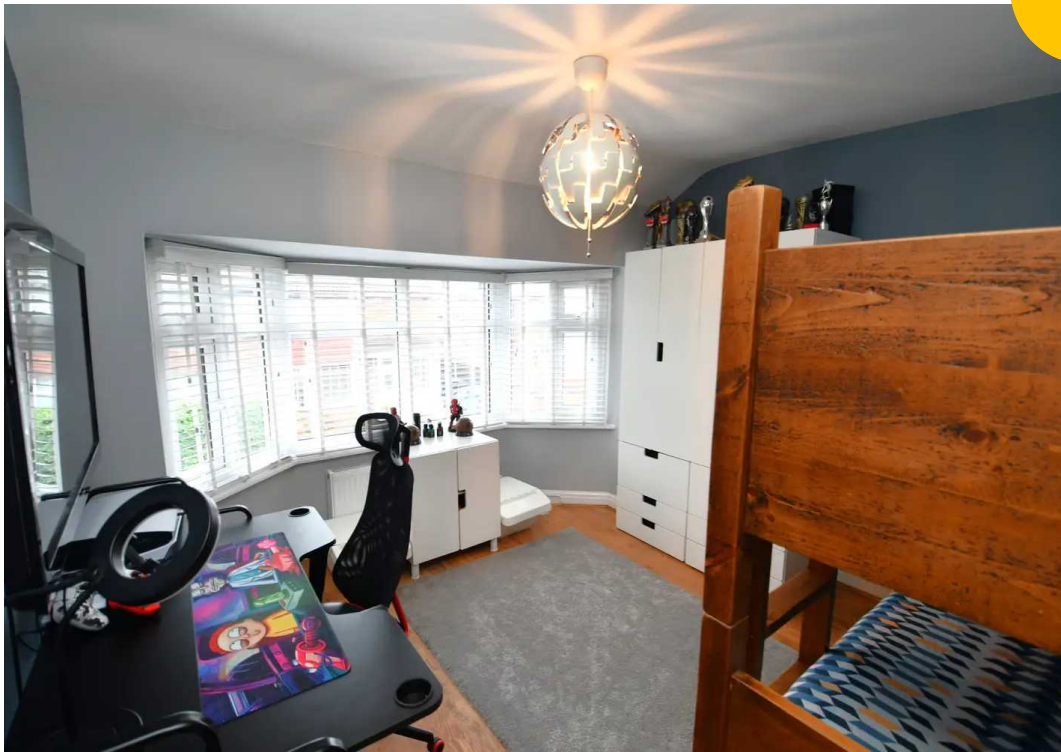


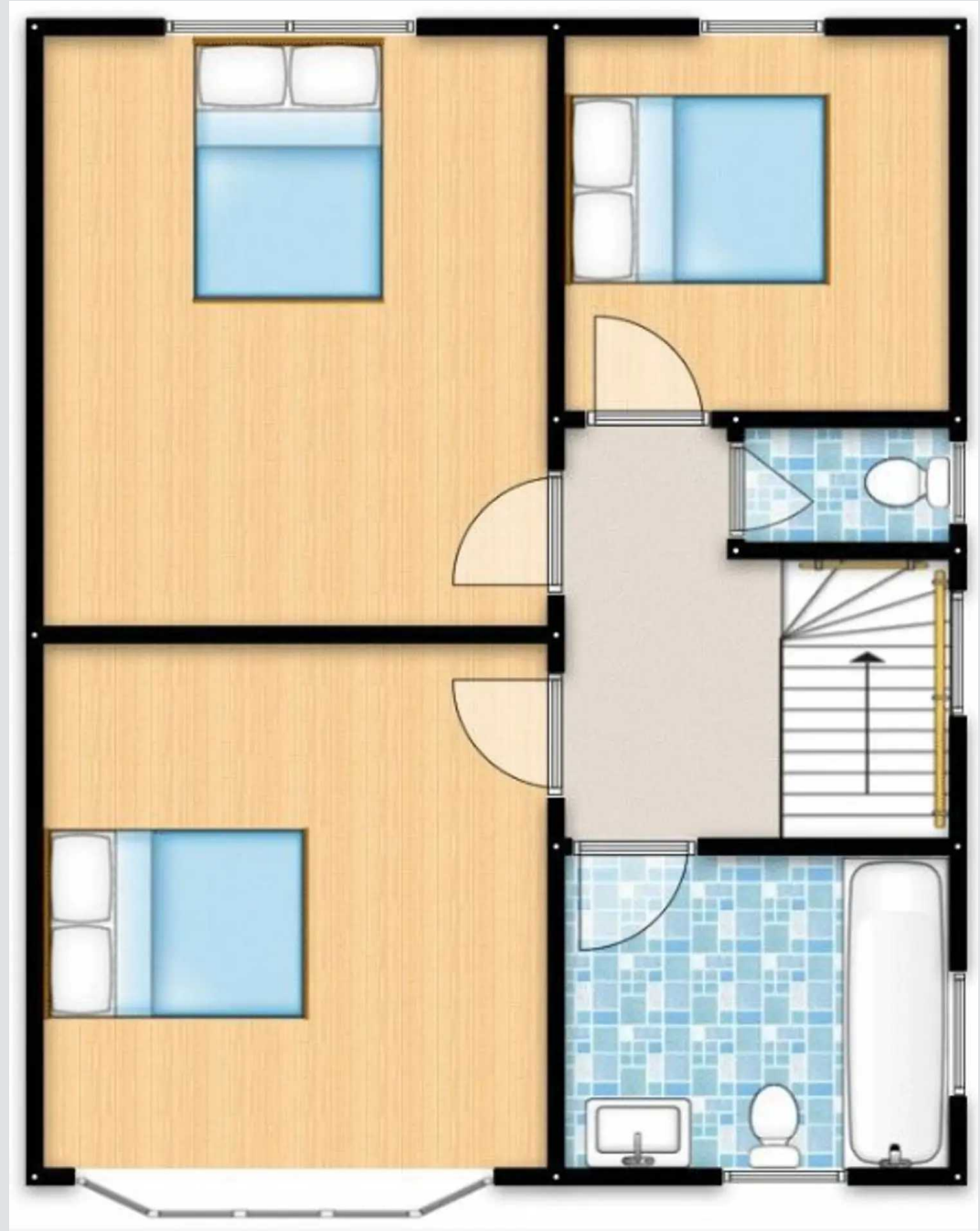
HILLS





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.