



Aqueduct Way, Eccles

Manchester



In Excess of £425,000



# Aqueduct Way

Eccles, Manchester

Modern detached family home in sought-after Havenswood Development. Contemporary design, high-quality finishes. Open plan living, four double bedrooms, master en-suite. Serene garden, off-road parking, integral garage. Close to schools, amenities. Stylish, comfortable, convenient living. Council Tax band: D

Tenure: Freehold

- Modern Detached Family Home Situated on the Desirable Havenswood Development
- Open Plan Contemporary Kitchen with Integral Appliances, living Area & Family Dining Space
- Family Lounge with French Doors Opening to the Rear Garden
- Four Generous Double Bedrooms
- Four Piece Family Bathroom, En suite & Guest W.C.
- Generous Garden with Patio & Lawn
- Off Road Parking for Two Cars & Integral Garage
- Within Catchment for Outstanding Schools
- Local to a Plethora of Amenities & Transport Links



HILLS





### Entrance Hallway

Ceiling light point, wall mounted radiator and a double glazed window. Laminate wood effect flooring and a composite front door. Access to a useful utility cupboard with space for a washer and dryer.

### Lounge

26' 3" x 13' 3" (8.00m x 4.04m)

A large 26ft family lounge complete with ceiling light points, wall mounted radiator and laminate wood flooring. With a double glazed bay window to the side elevation and multiple roof windows that help bring natural light into this living, entertaining and family space. French doors complete the room and open onto the appealing rear garden.

### Kitchen

Open plan with the lounge the kitchen area comes complete with a modern range of wall and base units with complementary quartz worktops and an integral stainless steel sink. Integrated appliances include gas on glass hob with stainless steel extractor over, oven, grill, fridge, freezer and dishwasher. Ceiling light points, double glazed window and laminate wood effect flooring.

### Guest W.C

7' 5" x 2' 8" (2.26m x 0.81m)

Ceiling light point, wall mounted radiator and a low level W.C. Hand wash basin. Laminate wood effect flooring and part tiled walls.

### Reception Room Two

13' 5" x 11' 2" (4.09m x 3.40m)

Ceiling light points, wall mounted radiator and laminate wood effect flooring. Roof windows bring natural light into the room and patio doors open onto the rear garden.

### Landing

Ceiling light point, double glazed window and access to all rooms.



**Bedroom One**

15' 10" x 10' 4" (4.83m x 3.15m)

Ceiling light point, wall mounted radiator and two double glazed windows. Carpeted flooring.

**En-suite**

7' 3" x 6' 9" (2.21m x 2.06m)

Fitted with a three piece suite that includes a shower cubicle, low level W.C and a hand wash basin. Double glazed window, laminate wood effect flooring and part tiled walls.

**Bedroom Two**

10' 3" x 9' 3" (3.12m x 2.82m)

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

**Bedroom Three**

9' 8" x 9' 3" (2.95m x 2.82m)

Ceiling light point, wall mounted radiator and a double glazed window Carpeted flooring.

**Bedroom Four**

12' 9" x 9' 7" (3.89m x 2.92m)

Ceiling light point, wall mounted radiator and two double glazed windows to the front elevation. Carpeted flooring.

**Bathroom**

10' 4" x 6' 2" (3.15m x 1.88m)

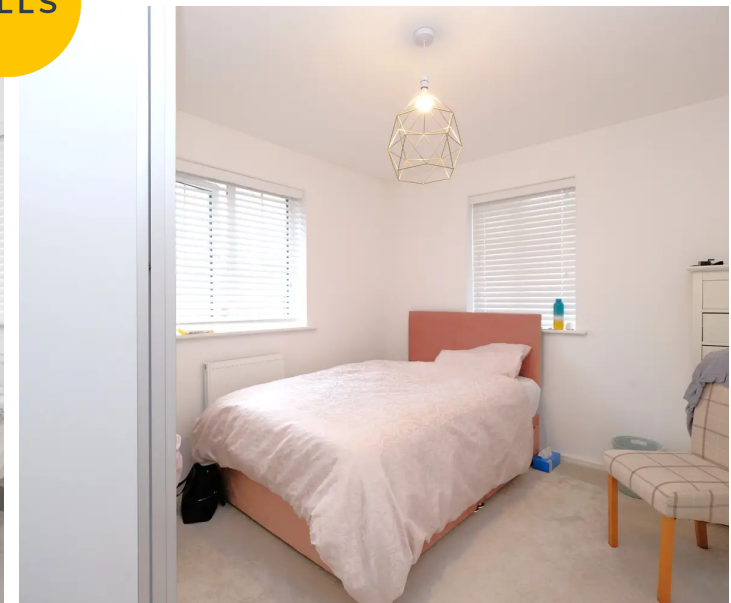
Fitted with a four piece suite that includes a bath, shower cubicle, low level W.C and a pedestal hand wash basin. Double glazed window, laminate flooring, part tiled walls and ceiling light points.

**Externally**

To the rear is an enclosed garden laid to lawn and paved patio area all surrounded by wood panel fencing. To the front is a driveway providing off-road parking for multiple cars and an electric EV charging point.



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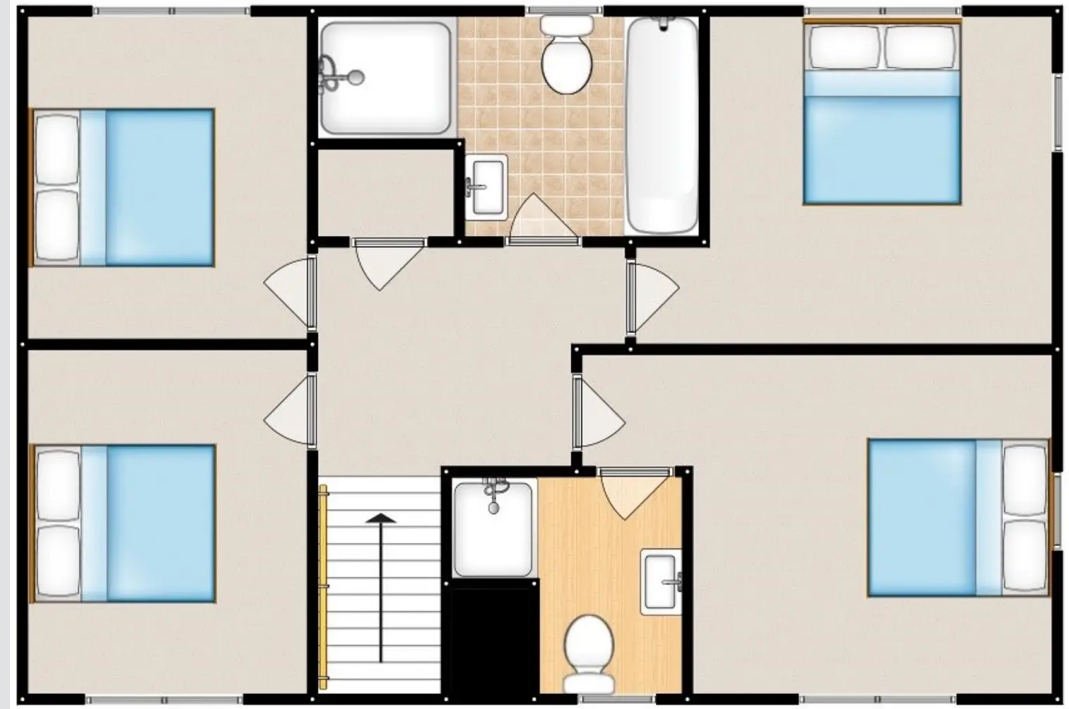
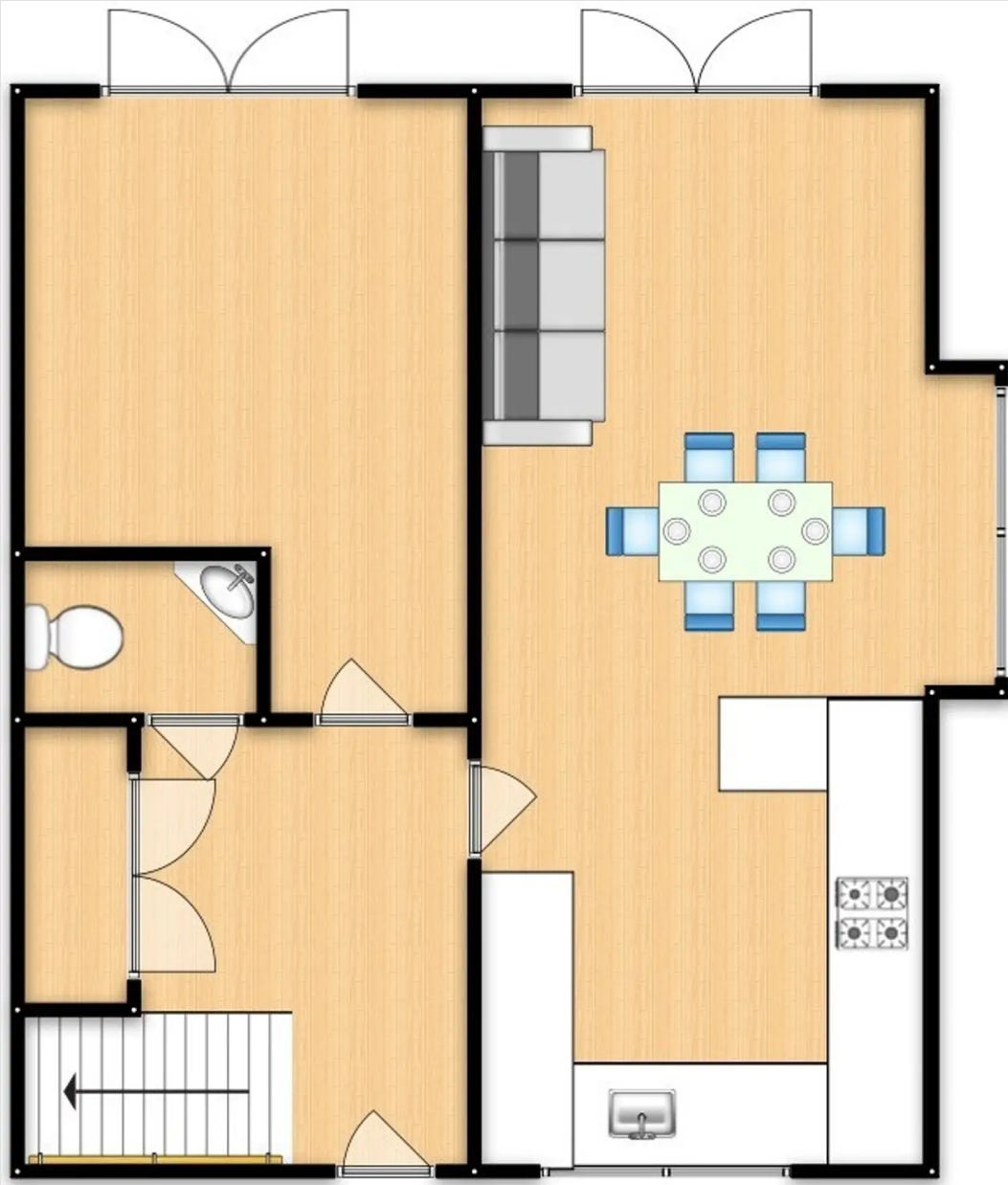






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