



Narbonne Avenue

Manchester



Offers in Region of £260,000

# Narbonne Avenue

Eccles, Manchester

Charming three bed semi-detached home in Ellesmere Park. Spacious lounge, modern kitchen, three bedrooms, sleek bathroom. Freehold, off-road parking, colourful garden. Close to Monton Village amenities. Ideal for families seeking comfort and style in a convenient location.

Council Tax band: B

Tenure: Freehold

- Situated on a Cul De Sac within the Desirable Ellesmere Park Location
- Fabulous First Time Buy or Family Home
- Spacious Family Lounge
- Contemporary Fitted Kitchen & Dining Area
- Three Fantastic Sized Bedrooms
- Modern Three Piece Bathroom Suite
- Freehold Title
- Off Road Parking for Multiple Cars & Well Kept Rear Garden with Artificial Lawn
- Walking Distance to the Vibrant Monton Village



HILLS



### Entrance Hallway

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

### Lounge

11' 3" x 14' 0" (3.43m x 4.26m)

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

### Kitchen

13' 3" x 20' 2" (4.04m x 6.14m)

Featuring complementary fitted units with integral hob, oven and fridge freezer. Space for washer and dishwasher. Complete with two ceiling light points, double glazed window and cushioned flooring.

### Landing

Complete with a ceiling light point and laminate flooring.

### Bedroom One

11' 0" x 14' 0" (3.35m x 4.26m)

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

### Bedroom Two

10' 3" x 13' 8" (3.12m x 4.16m)

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

### Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

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



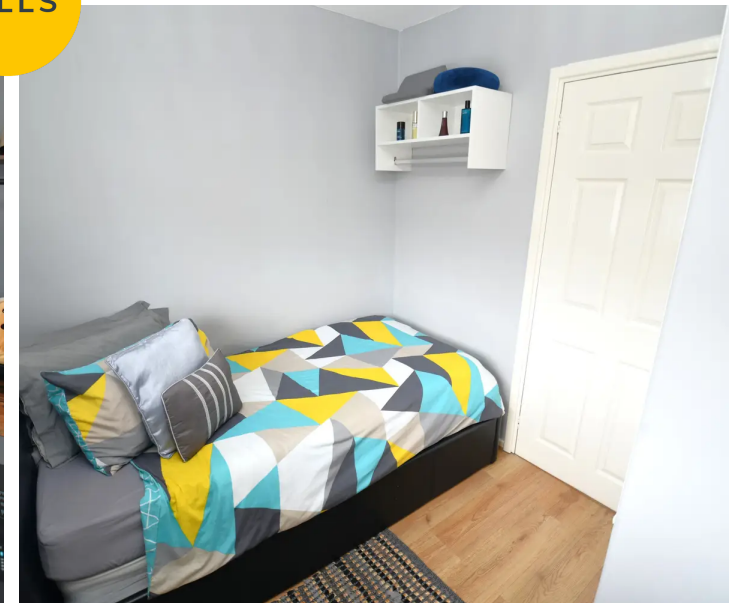
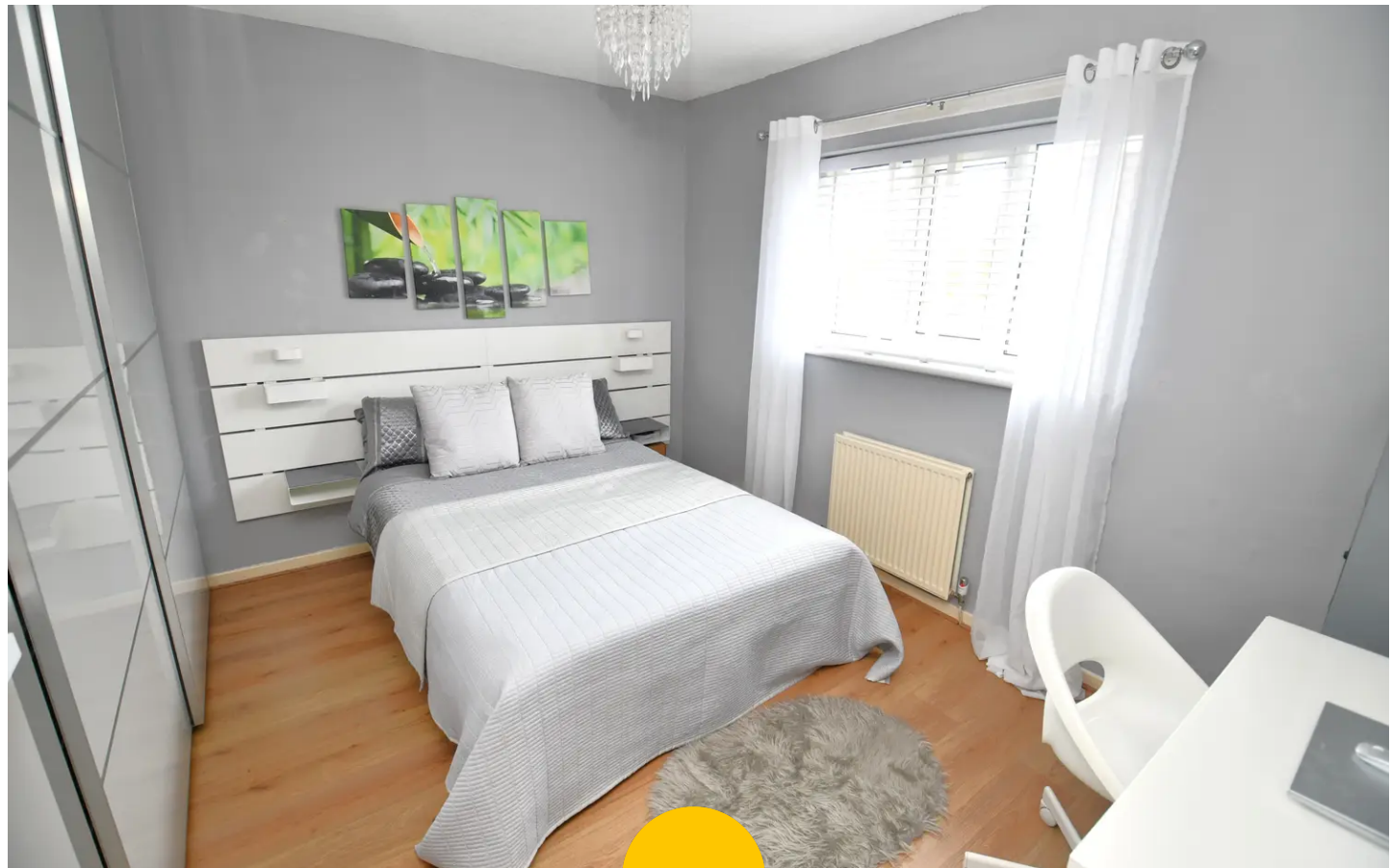
**Bathroom**

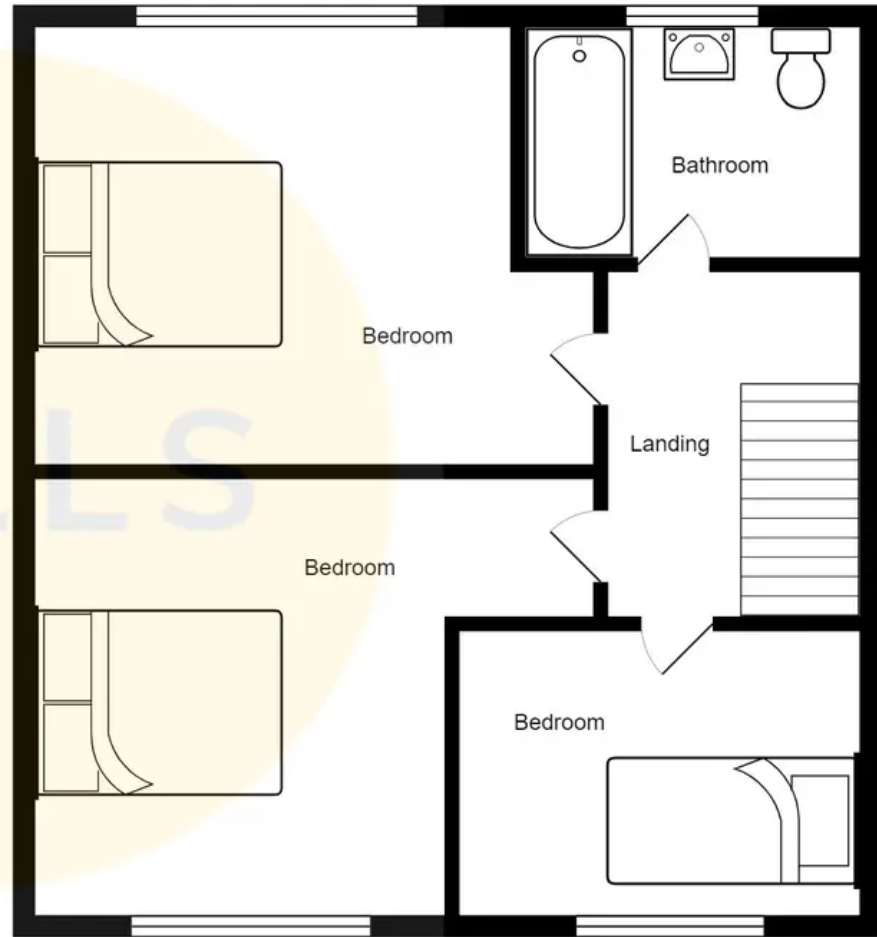
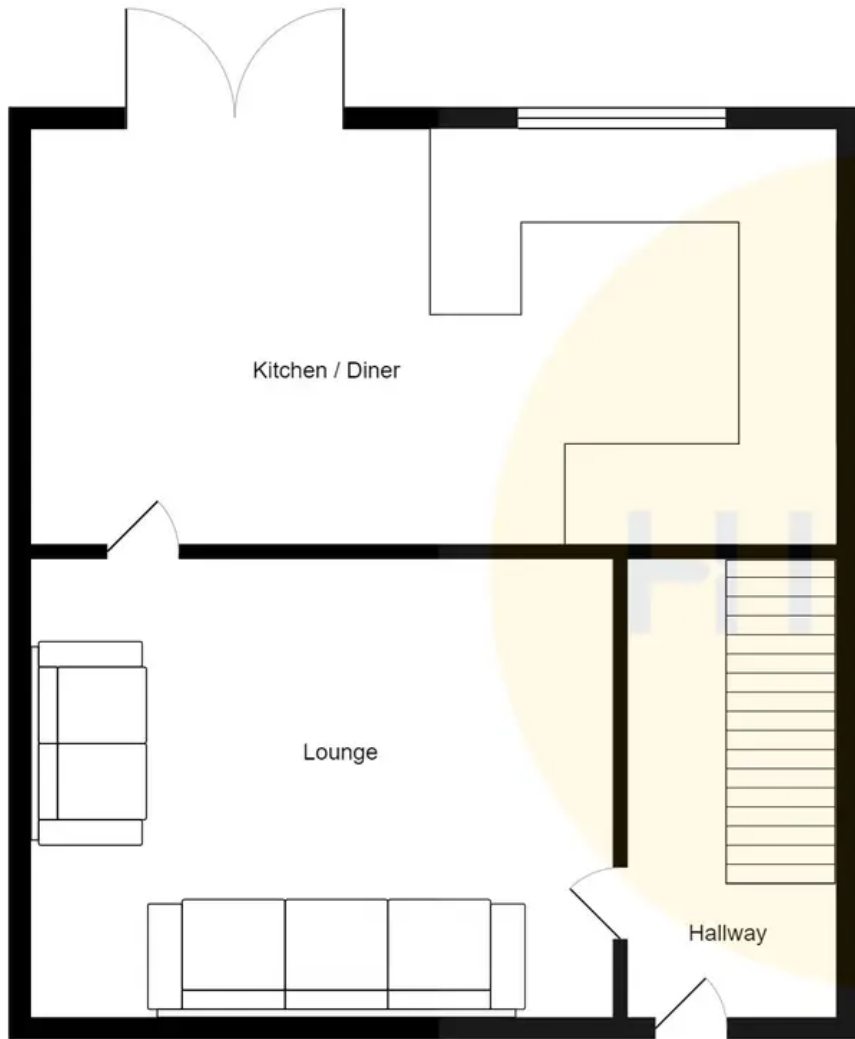
7' 7" x 5' 6" (2.31m x 1.68m)

Featuring a modern three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows, part tiled walls and cushioned flooring.

**External**

To the front of the property is a driveway providing off-road parking for 2-3 cars. To the rear of the property is a landscaped garden with lawn and paving.







## Hills | Salfords Estate Agent

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