



Napier Road, Eccles

Manchester



£320,000

Napier Road

Eccles, Manchester

Impressive chain-free family home with large corner plot near Monton Village. Newly fitted kitchen, spacious lounge, three double bedrooms, office space & contemporary bathroom. Driveway with sliding gates, sun trap rear garden. Close to schools, amenities & transport links.

Council Tax band: C

Tenure: Freehold

- Offered with No Vendor Chain
- Located within Walking Distance to Monton Village
- Extensively Extended to the Side & Rear
- 28ft (approx) Family Lounge & Dining Room
- Newly Fitted Contemporary Kitchen & Separate Utility Room
- Three Generous Double Bedrooms with an additional Dressing Room/ Office
- Newly Installed Four Piece Family Bathroom
- Sun Drenched, Private Low Maintenance Rear Garden
- Gated Off Road Parking & Garden to the Front
- The Perfect Family Home within Catchment for Outstanding Schooling



Porch

8' 1" x 6' 0" (2.46m x 1.83m)

Ceiling light point, double glazed windows and PVC front door.

Hall

Two ceiling light points, wall mounted radiator and power points.

Lounge

27' 5" x 11' 3" (8.36m x 3.43m)

Two ceiling light points, double glazed bay window, double glazed window, two wall mounted radiators, power point and patio doors to the rear.

Utility/Office

5' 3" x 4' 0" (1.60m x 1.22m)

Ceiling spotlights, double glazed window, wall mounted radiator, power point, boiler and plumbing for a washer.

Kitchen/Diner

14' 8" x 8' 0" (4.47m x 2.44m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated oven, hob, dishwasher, fridge and freezer. Ceiling light point, two double glazed windows, wall mounted radiator, pvc door and power points.

Bedroom One

12' 8" x 11' 3" (3.86m x 3.43m)

Ceiling light point, double glazed window, wall mounted radiator and power points.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

Ceiling light point, double glazed window, wall mounted radiator, single glazed window and power points.



Bedroom Three

14' 2" x 8' 3" (4.32m x 2.51m)

Ceiling light point, two double glazed windows, two wall mounted radiators and power points.

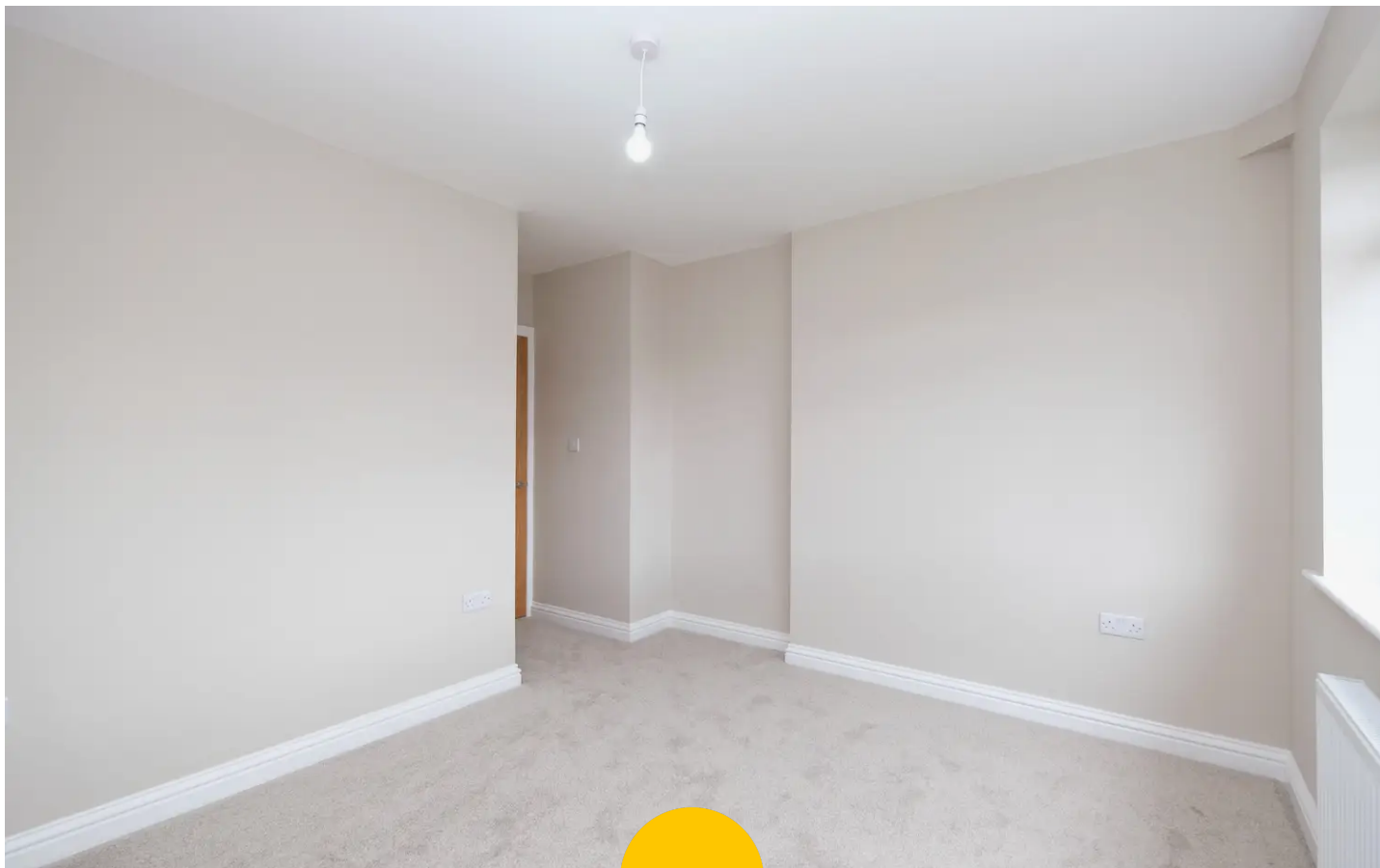
Bathroom

(4.32m x 1.6m)

Fitted with a four piece suite including a bath, shower cubicle, hand wash basin and W.C. Ceiling light point, double glazed window and heated towel rail.

Externally

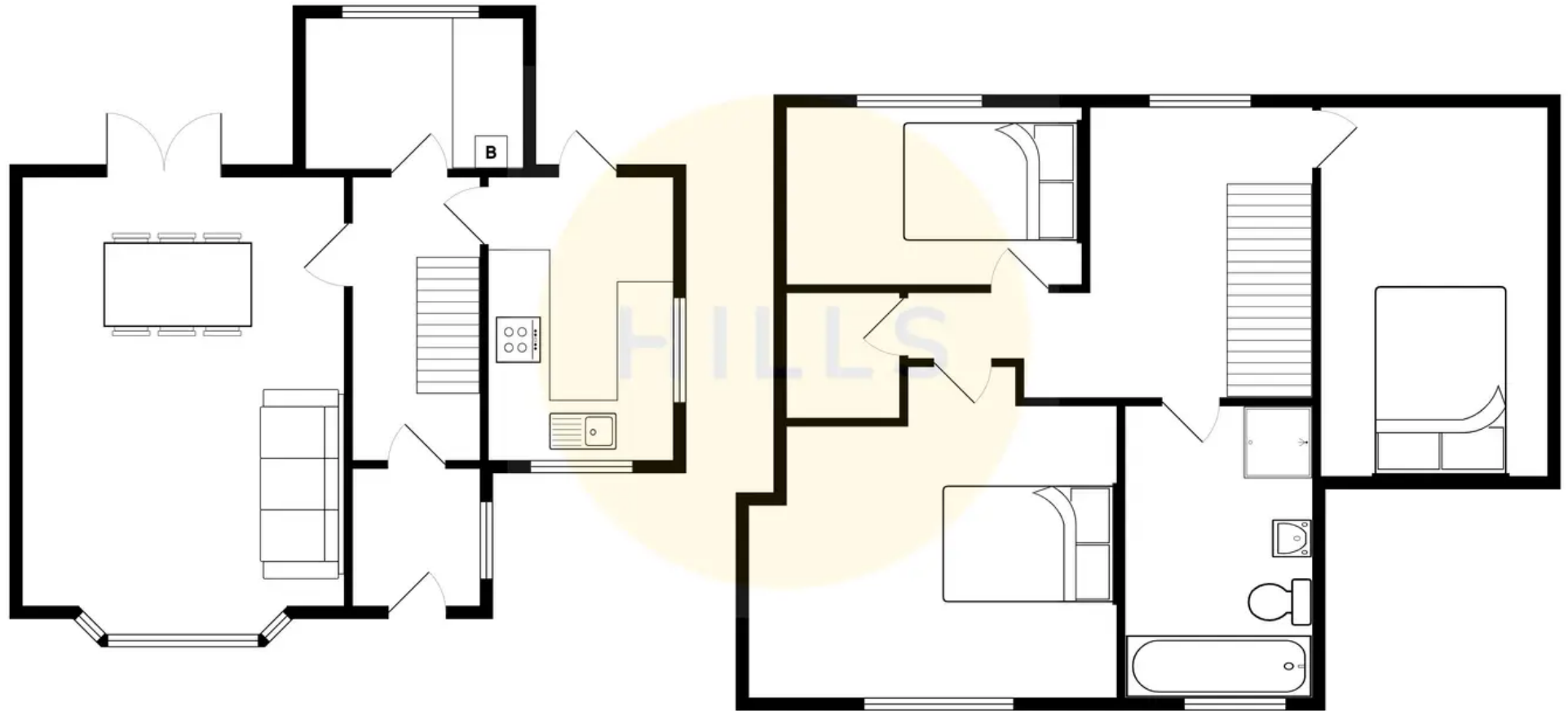
Large corner plot with a driveway set behind electric gates for off road parking for multiple cars. Indian stone path and border to the front door. Front lawn enclosed with gates and brick wall. Private and enclosed, paved low maintenance garden to the rear.





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

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.