



Parrin Lane, Eccles

Manchester



In Excess of £240,000

# Parrin Lane

Eccles, Manchester

Charming three bed terrace in sought-after Winton area, located just a short walk to Monton Village. Open plan lounge/dining, modern kitchen, three bedrooms, stylish bathroom. Low maintenance gardens. Close to amenities and transport links. Ideal family or first-time buyer home. Book a viewing today!

Council Tax band: A

Tenure: Freehold

- Well Presented Three Bedroom Terrace Property
- Ideally Located in Winton, Just a Short Walk to Monton Village
- Open Plan Lounge & Dining Room to the Ground Floor
- Modern Fitted Kitchen with Separate Utility Area
- Three Generous Bedrooms
- Modern Three Piece Bathroom Suite
- Low Maintenance Gardens to the Front & Rear
- Surrounded by Excellent Amenities & Transport Links
- Perfect for Families & First Time Buyers Alike



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### Entrance Hallway

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

### Lounge

11' 6" x 12' 2" (3.51m x 3.71m)

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

### Diner

12' 0" x 12' 1" (3.66m x 3.68m)

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

### Kitchen

16' 0" x 10' 2" (4.88m x 3.10m)

Featuring complementary wall and base units with integral hob and oven. Space for fridge freezer and washing machine. Complete with ceiling spotlights, double glazed window and laminate flooring. Small utility with space for a dryer.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 1" x 15' 6" (3.68m x 4.72m)

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

### Bedroom Two

10' 4" x 12' 0" (3.15m x 3.66m)

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



**Bedroom Three**

7' 9" x 10' 0" (2.36m x 3.05m)

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

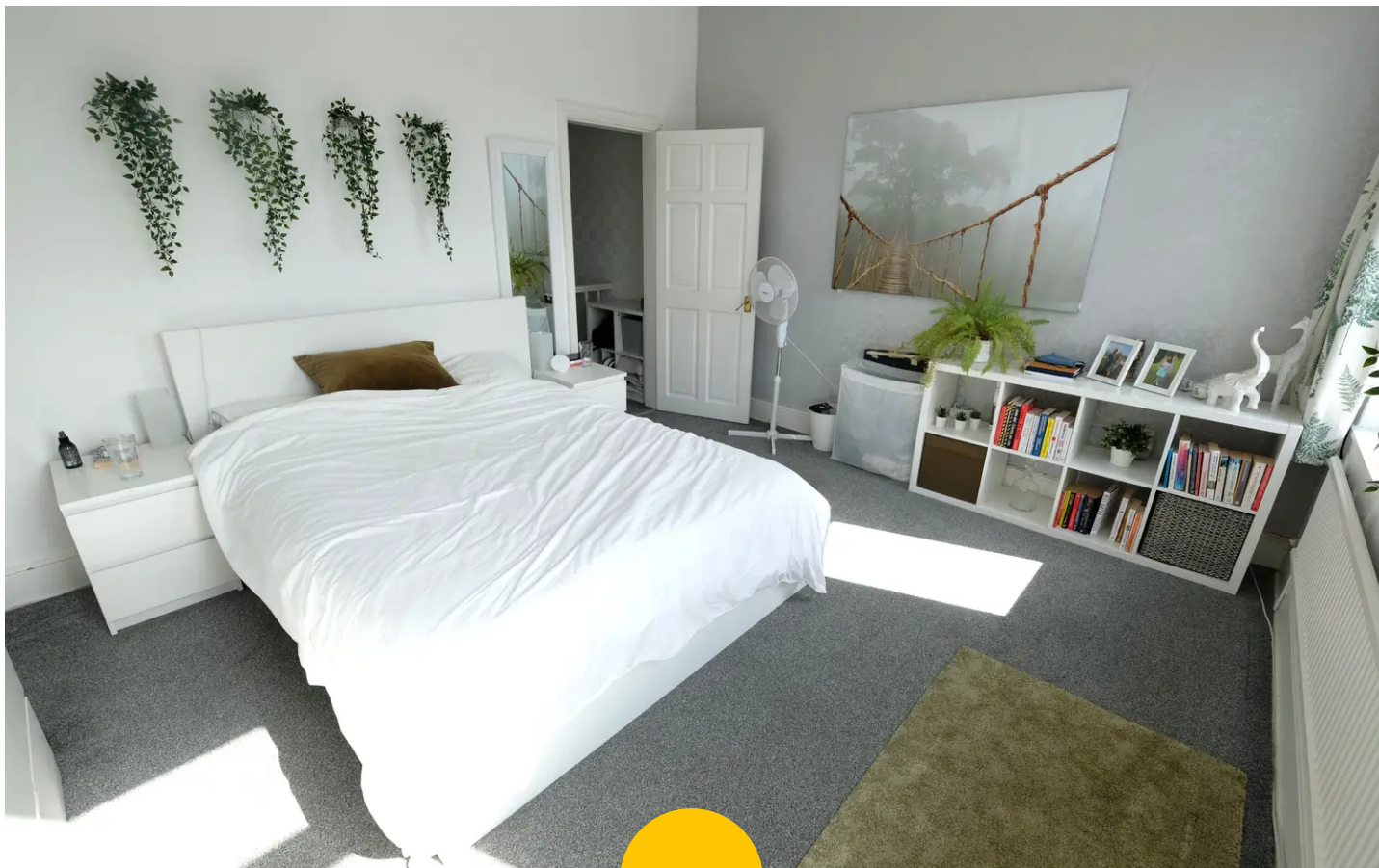
**Bathroom**

7' 9" x 4' 1" (2.36m x 1.24m)

Featuring a four-piece suite including bath, shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

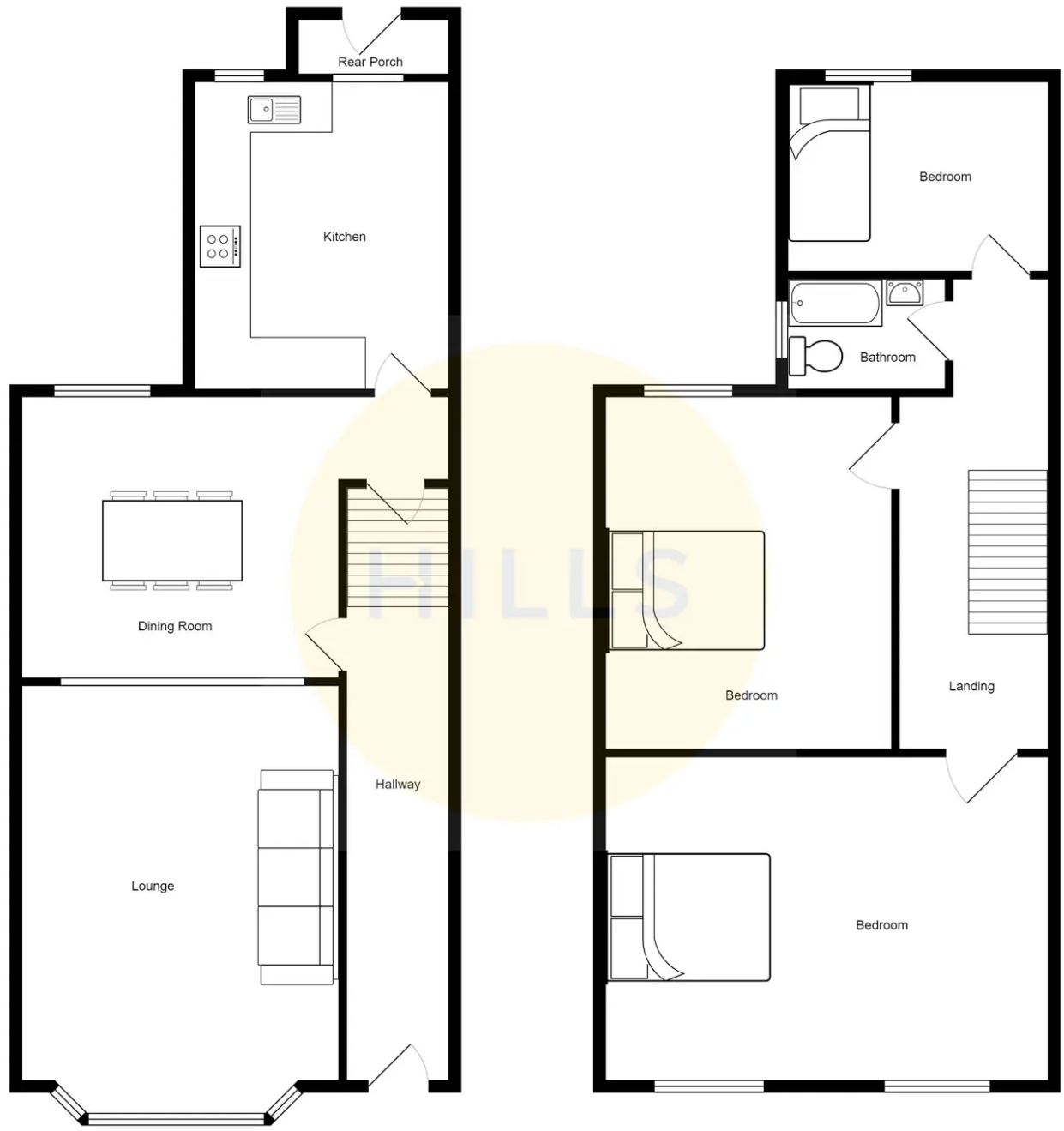
**External**

To the rear of the property is a low maintenance garden with lawn and rear access.



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