



**Waterslea, Eccles**

Manchester



In Excess of **£400,000**

# Waterslea

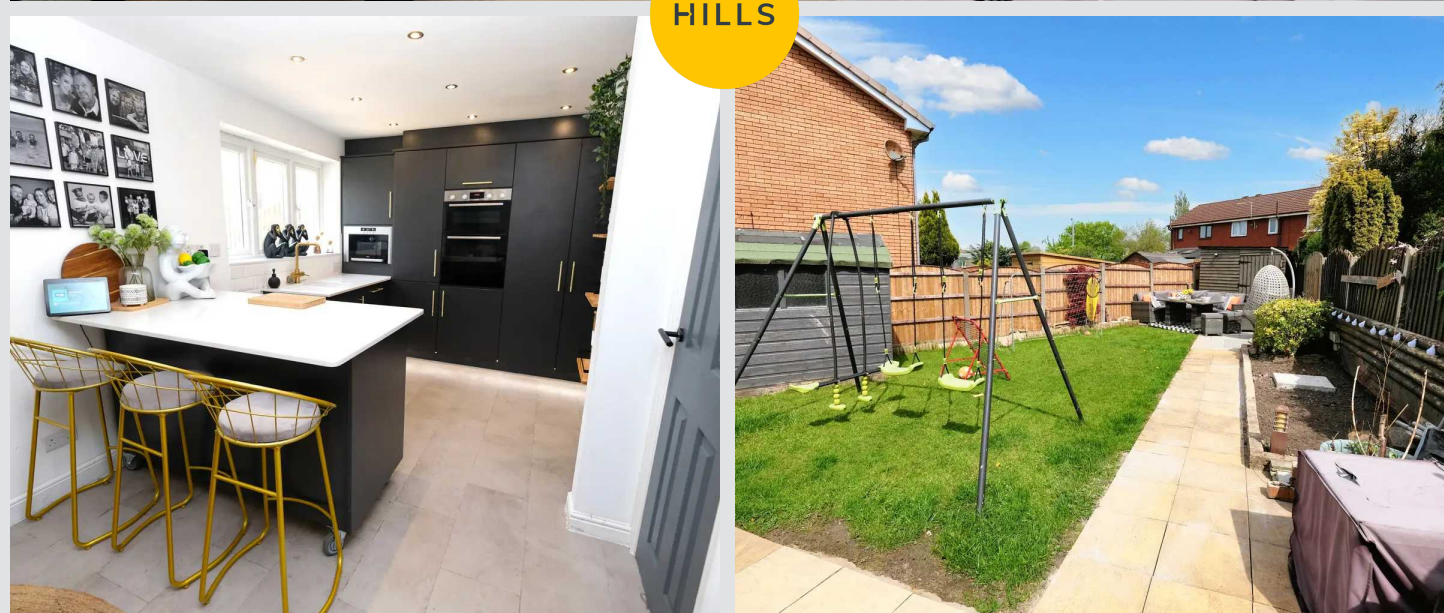
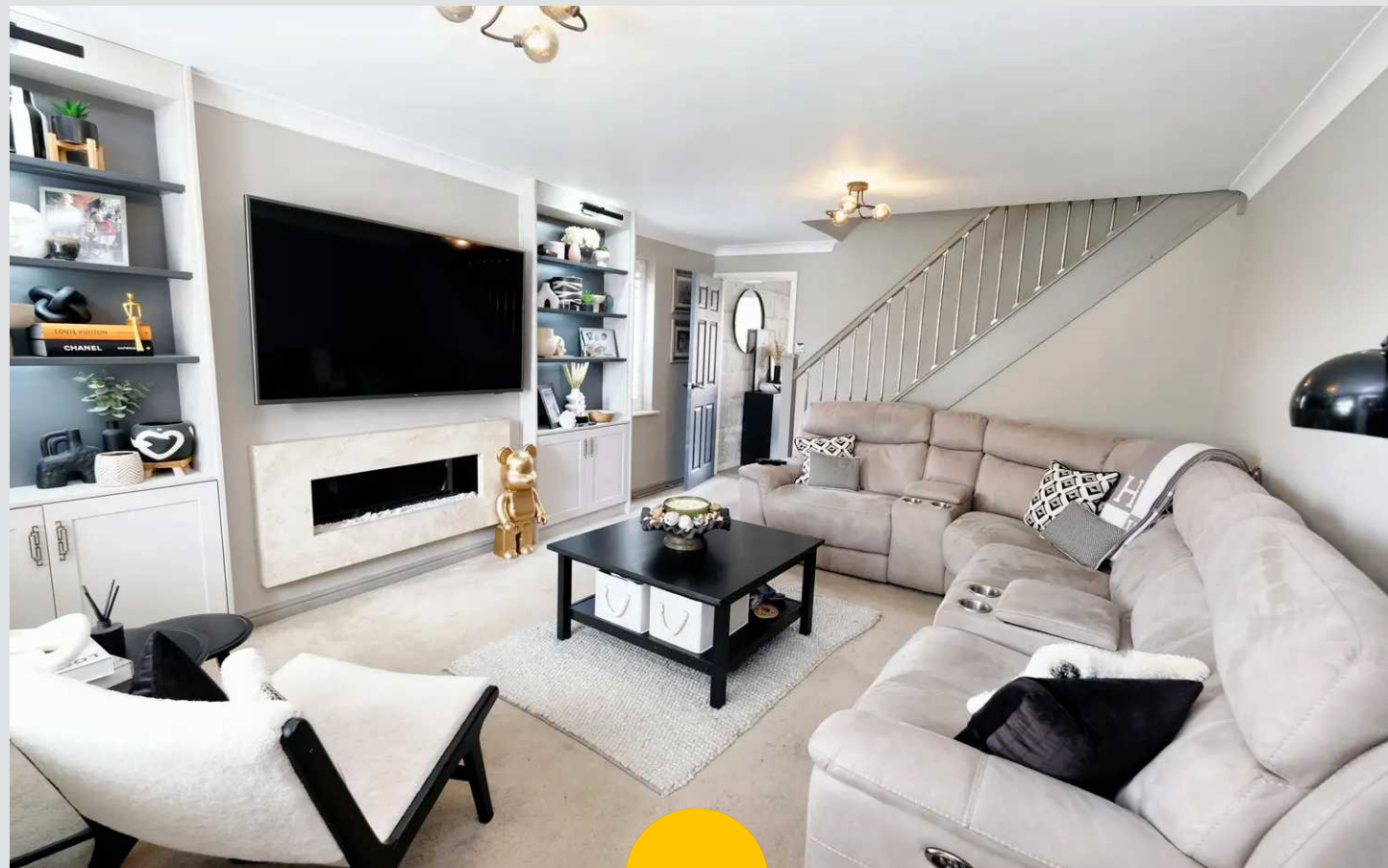
Eccles, Manchester

Fabulous detached family home on quiet cul de sac with modern kitchen, conservatory, utility room, en suite bathroom, off-road parking, double garage and large garden. Close to amenities, transport links and local schools.

Council Tax band: D

Tenure: Leasehold

- Fabulous Four Bedroom Detached Family Home
- Freehold Title
- Ideally Positioned on a Quiet Cul De Sac
- Two Reception Rooms & Conservatory
- Modern Fitted Kitchen & Dining Area with Under Floor Heating, Installed in the last Three Years
- Four Generous Bedrooms with Fitted Wardrobes
- Family Bathroom, En Suite to Master & Guest W.C.
- Off Road Parking for Multiple cars & Double Garage
- Excellently Located Close to Amenities & Transport Links
- Planning Permission for Double Story Extension to the Rear (Planning Photos Attached)



### Lounge

Dimensions: 14' 7" x 12' 6" (4.44m x 3.81m). Double glazed window to the front, two ceiling light points, two wall light points, wall-mounted radiator, media wall and carpeted floors.

### Kitchen

Dimensions: 11' 1" x 13' 6" (3.38m x 4.11m). Fitted with a range of wall and base units with complimentary roll top quartz work surfaces. Integrated four ring electric hob and oven, integrated microwave and dishwasher. Double glazed windows and patio doors to the rear, ceiling spotlights, tiled splashbacks, under flooring heating and tiled flooring.

### Utility Room

Dimensions: 7' 9" x 17' 10" (2.36m x 5.43m). Double glazed window to the front, uPVC door to the side, ceiling light point and wall-mounted radiator. Wall and base units complete with space for a washing machine and tumble dryer.

### Conservatory

Dimensions: 11' 9" x 13' 5" (3.58m x 4.09m). Double glazed surround, French doors to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

### First Floor Landing

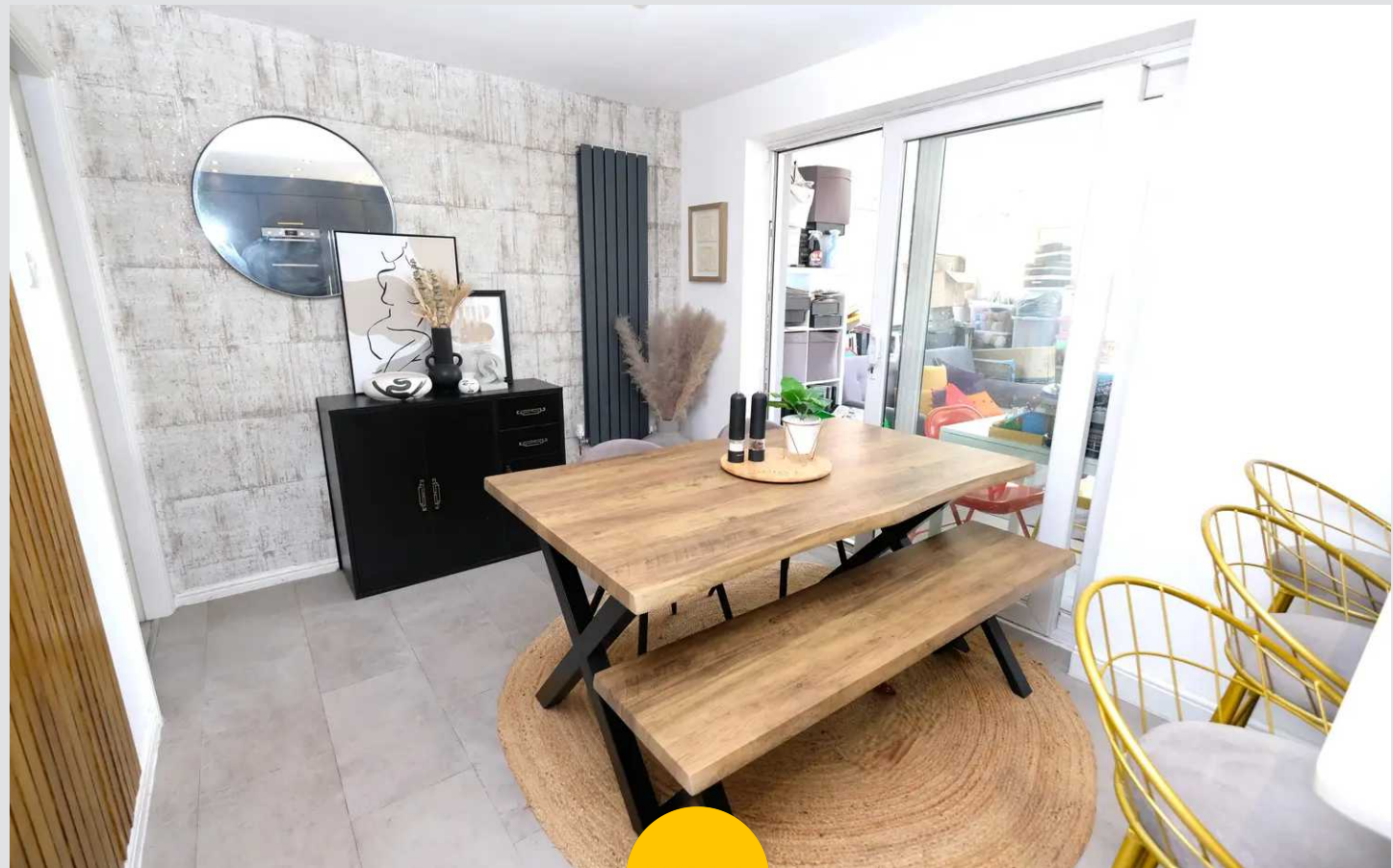
Ceiling light point, access to a boarded loft via hatch, wall-mounted radiator and carpeted floors.

### Bedroom One

Dimensions: 14' 3" x 12' 2" (4.34m x 3.71m). Double glazed window to the front, ceiling light point, wall-mounted radiator, built-in wardrobes and carpeted floors.

### En-Suite

Dimensions: 5' 8" x 8' 3" (1.73m x 2.51m). Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with thermostatic shower over. Double glazed window to the side, ceiling light point, wall-mounted towel radiator, tiled walls and tiled flooring.



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### Bedroom Two

Dimensions: 10' 3" x 8' 7" (3.12m x 2.61m). Double glazed window to the front, ceiling light point, wall-mounted radiator, built-in wardrobes and laminate flooring.

### Bedroom Three

Dimensions: 10' 3" x 8' 4" (3.12m x 2.54m). Double glazed window to the rear, ceiling light point, wall-mounted radiator, built-in wardrobes and laminate flooring.

### Bedroom Four

Dimensions: 6' 4" x 8' 7" (1.93m x 2.61m). Double glazed window to the rear, ceiling light point, wall-mounted radiator, built-in wardrobes and laminate flooring.

### Bathroom

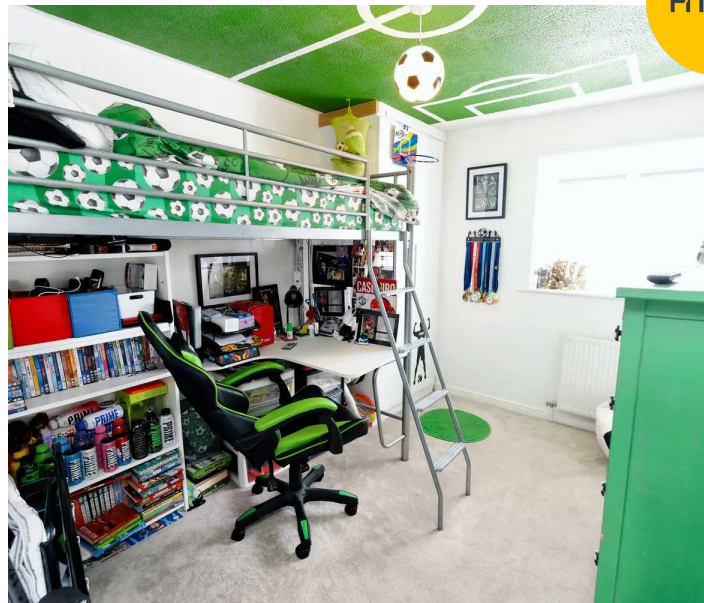
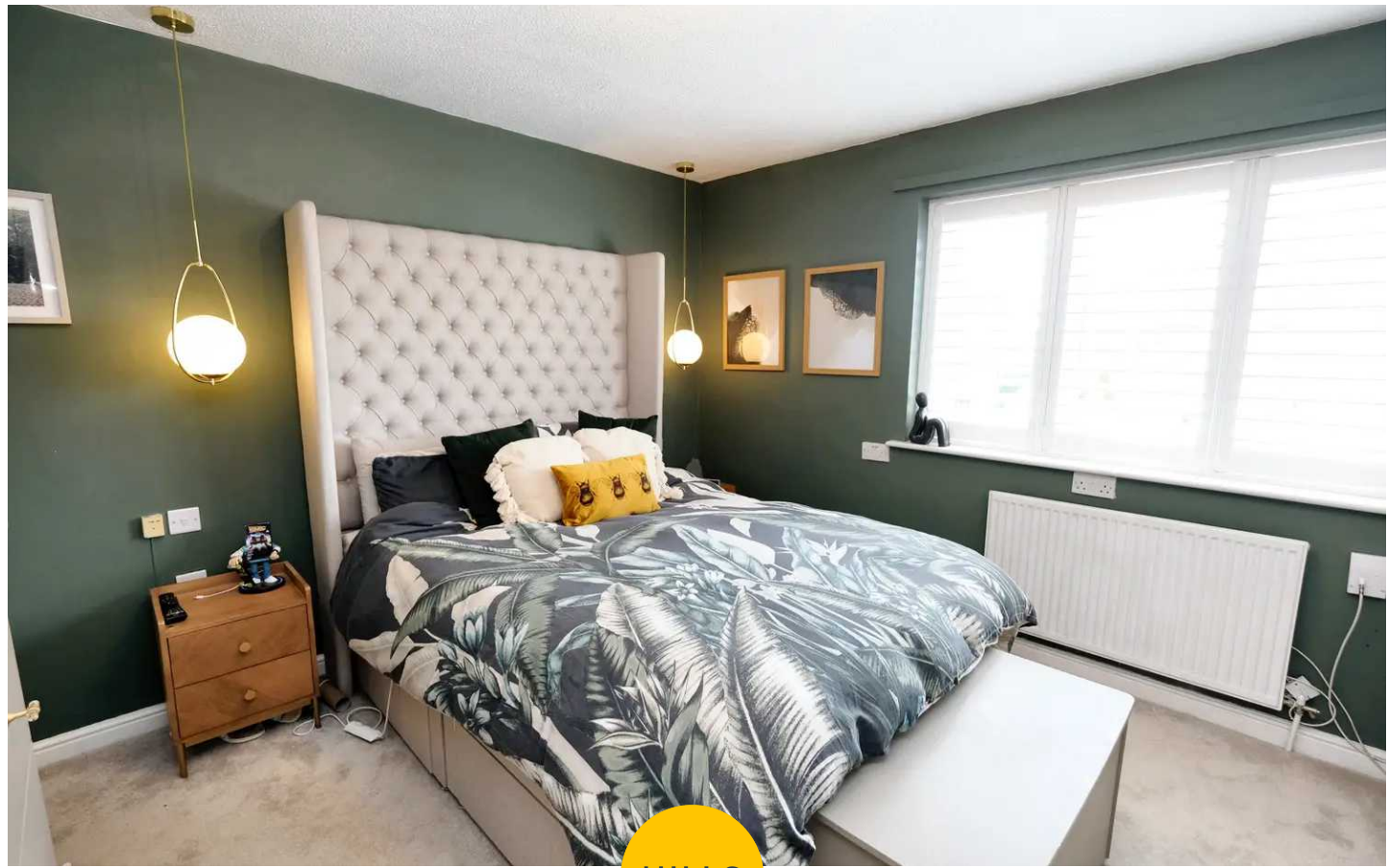
Dimensions: 5' 4" x 8' 4" (1.62m x 2.54m). Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with thermostatic shower over. Double glazed window to the side, ceiling light point, wall-mounted towel radiator, tiled walls and tiled flooring.

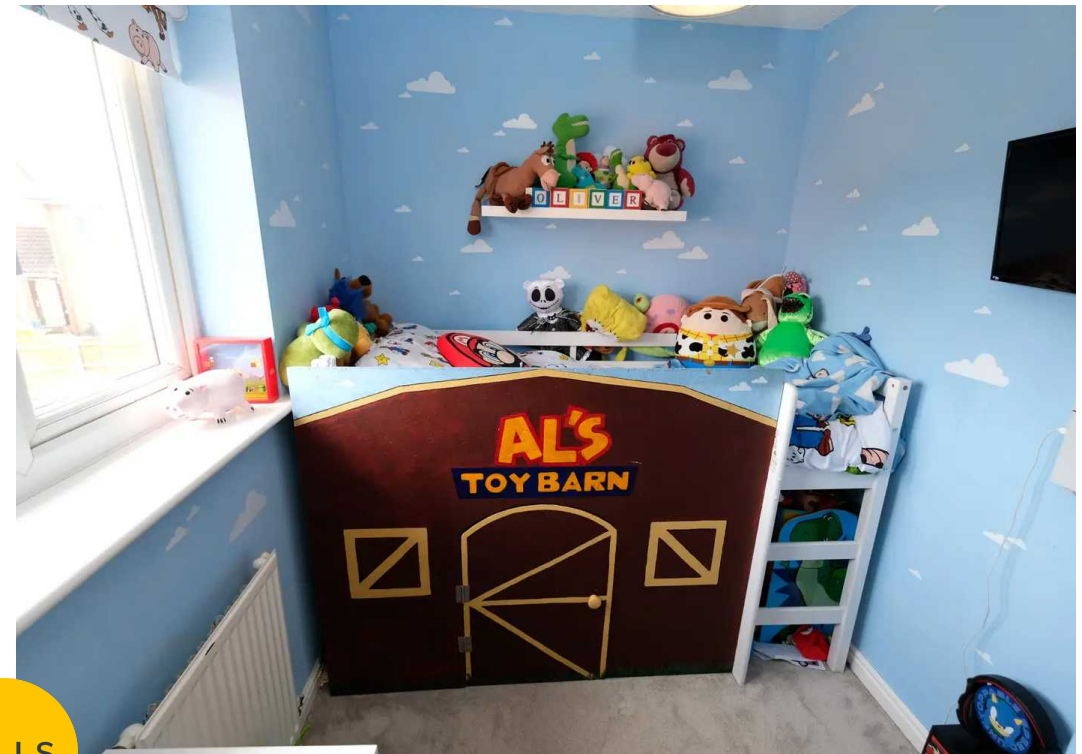
### Downstairs WC

Fitted two piece suite comprising of low level WC and pedestal hand wash basin. Ceiling spotlights, extractor, tiled walls and tiled flooring.

### Externally

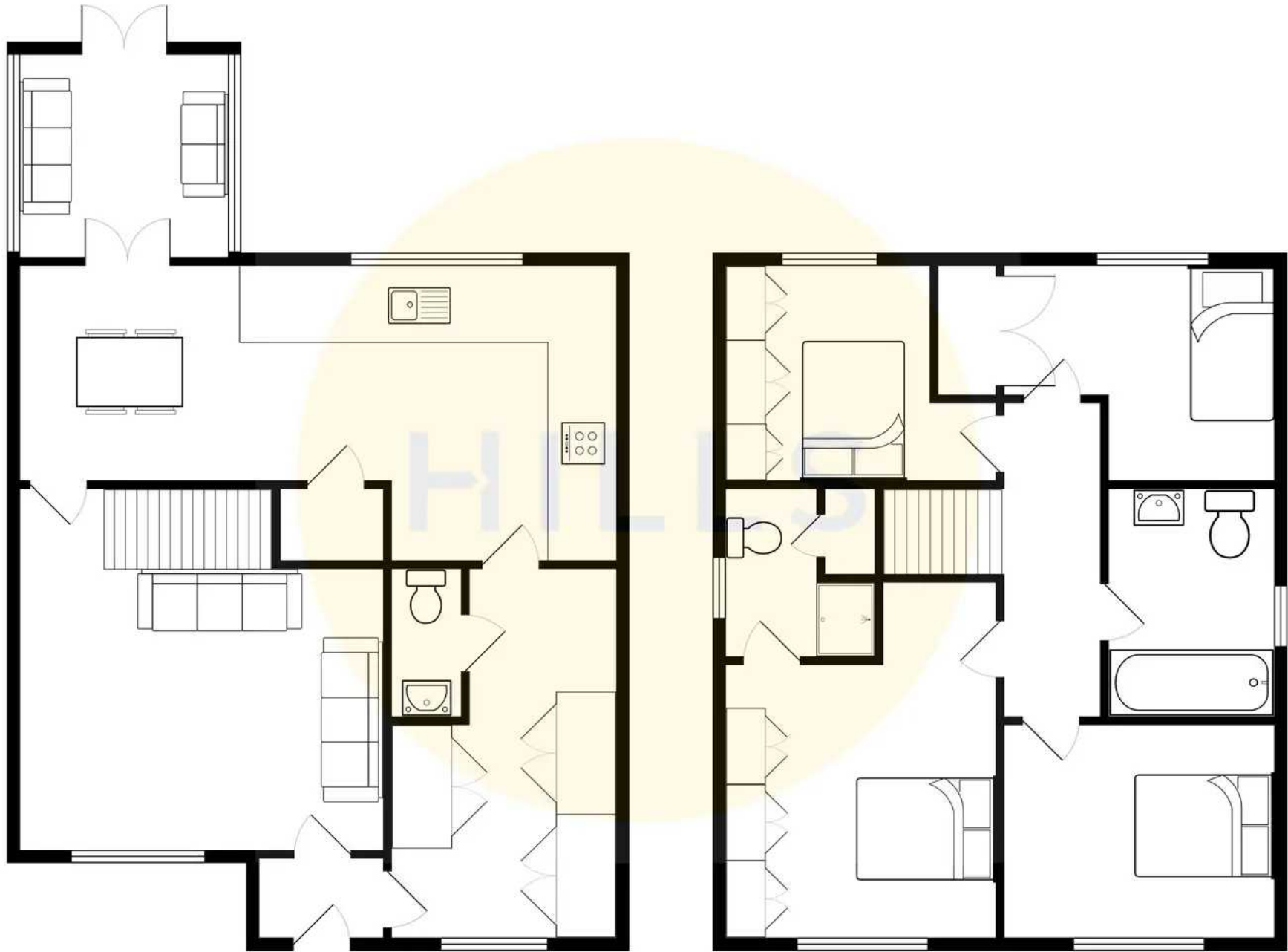
To the front is a laid to lawn garden and off road parking, whilst to the side is a lain to lawn garden and to the rear is a spacious garden benefiting from the sun for most of the day.





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