



Weymouth Road, Eccles

Manchester



Offers Over £290,000



# Weymouth Road

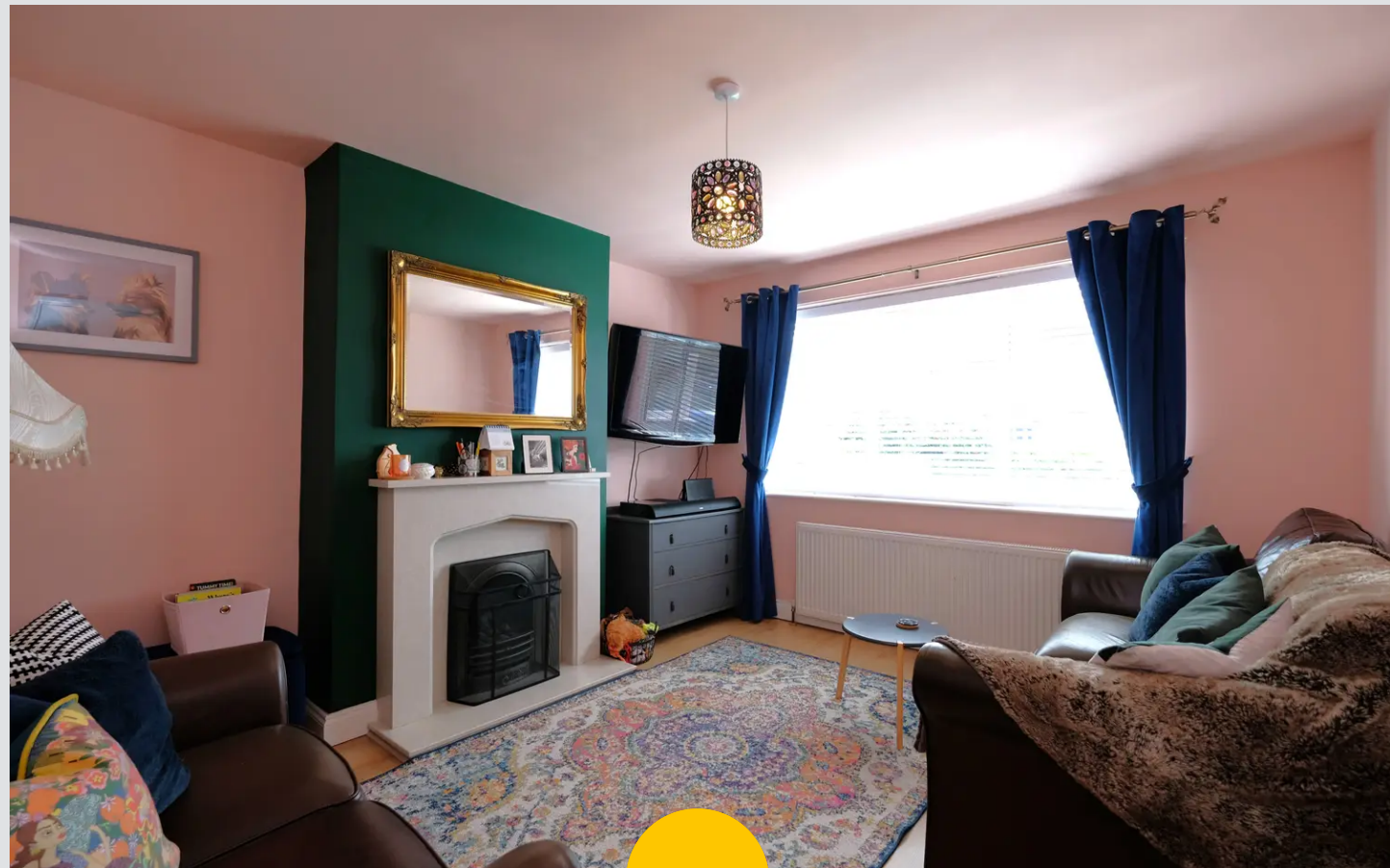
Eccles, Manchester

Beautifully renovated three bed semi-detached house in Winton village. Modern kitchen, three bedrooms with fitted wardrobes, and elegant bathroom. Off-road parking, private garden with decked seating. Close to amenities. Stylish, contemporary, and conveniently located.

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Throughout
- Fully renovated in the Last Five Years
- Located in a Popular Pocket of Winton
- Lounge & Separate Modern Fitted Kitchen & Dining Area
- Three Generously Sized Bedrooms with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Off Road Parking to the Front & Beautifully Kept Rear Garden that benefits from the Sun
- Excellently Located Close to Schools, Shops, Parks & Brilliant Transport Links





### **Porch**

Entered via a uPVC front door. Complete with a double glazed window and tiled flooring.

### **Entrance Hallway**

A welcoming entrance entered via a composite front door. Complete with a ceiling light point, under stairs storage and wall mounted radiator. Fitted with laminate flooring.

### **Lounge**

13' 0" x 11' 5" (3.96m x 3.48m)

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

### **Kitchen / Diner**

17' 8" x 8' 3" (5.38m x 2.51m)

Featuring modern wall and base units with ceramic sink, gas hob and electric oven. Integral fridge freezer and stainless steel extractor. Space for a washer / dryer. Complete with two ceiling light points, French doors and wall mounted radiator. Fitted with laminate flooring.

### **Landing**

Complete with a double glazed window and carpet flooring. Loft access.

### **Bedroom One**

10' 7" x 10' 6" (3.23m x 3.20m)

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

### **Bedroom Two**

10' 6" x 10' 1" (3.20m x 3.07m)

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



**Bedroom Three**

7' 1" x 6' 9" (2.16m x 2.06m)

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

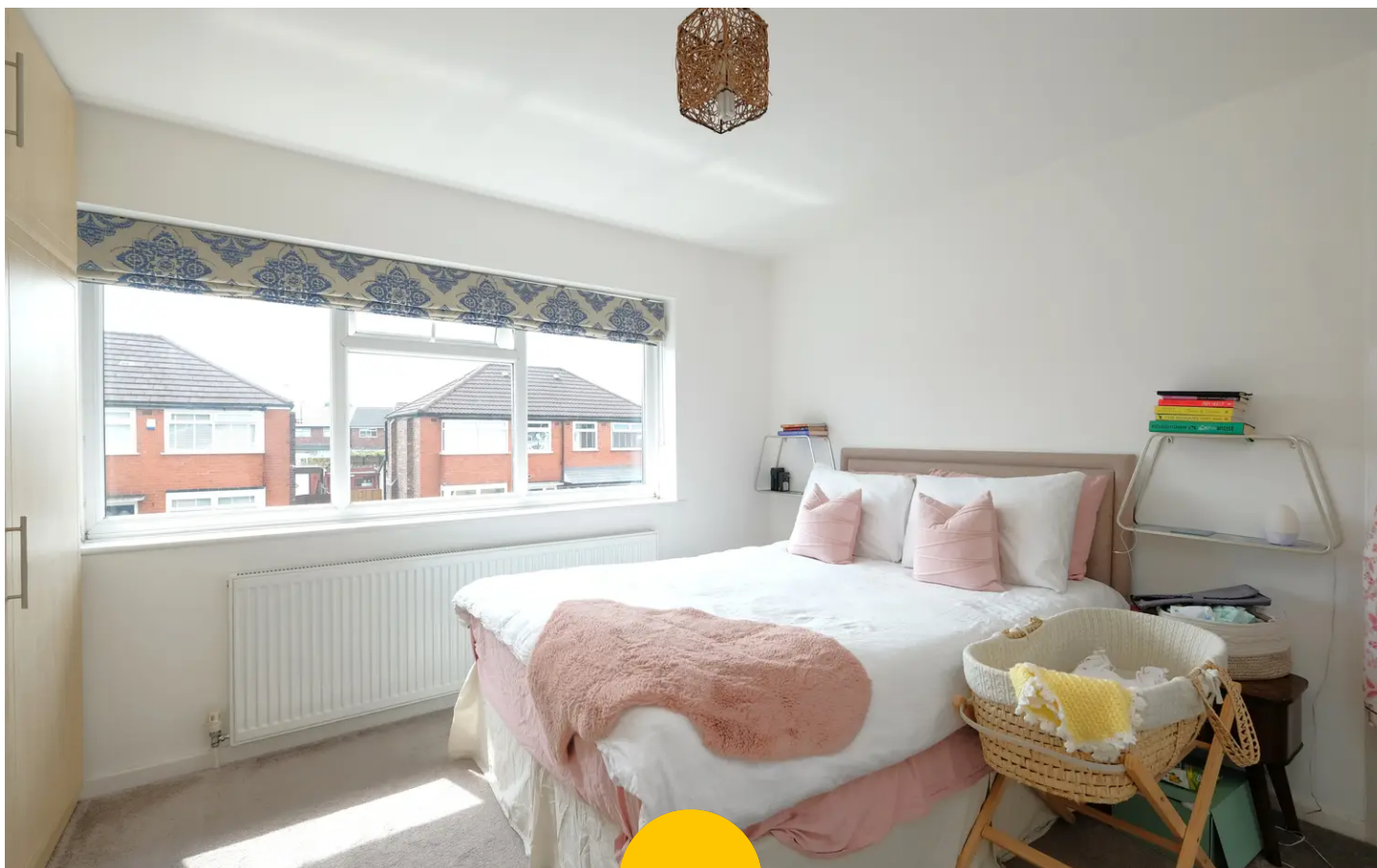
**Bathroom**

7' 2" x 5' 6" (2.18m x 1.68m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Built in storage. Fitted with tiled walls and flooring.

**External**

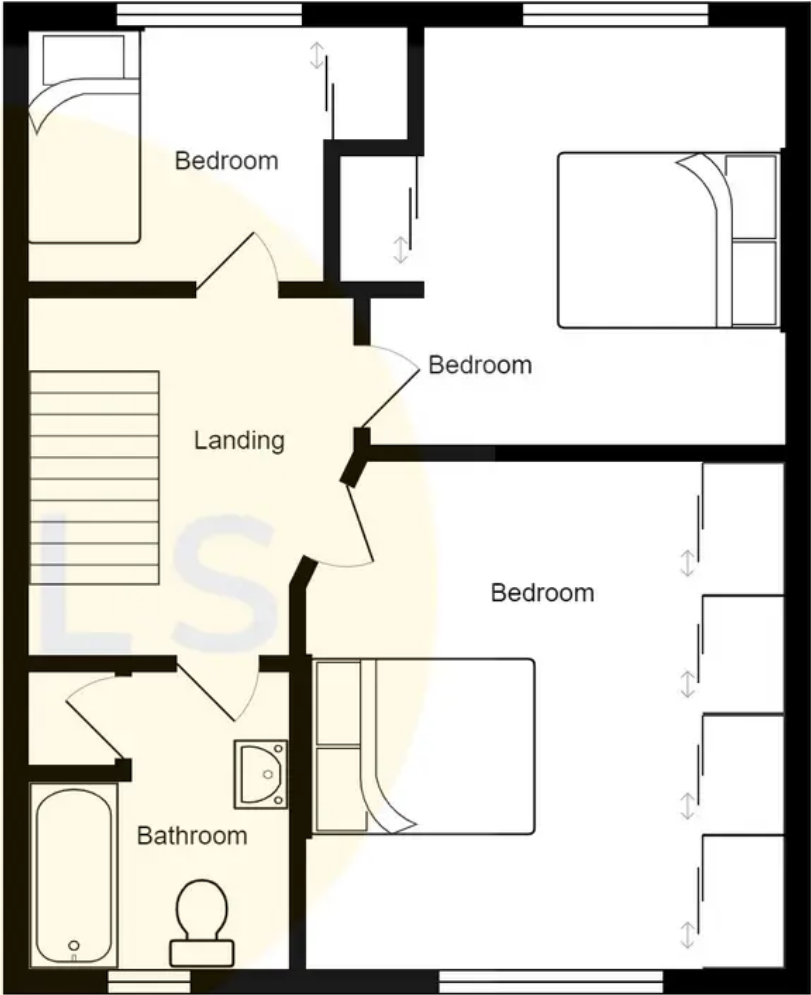
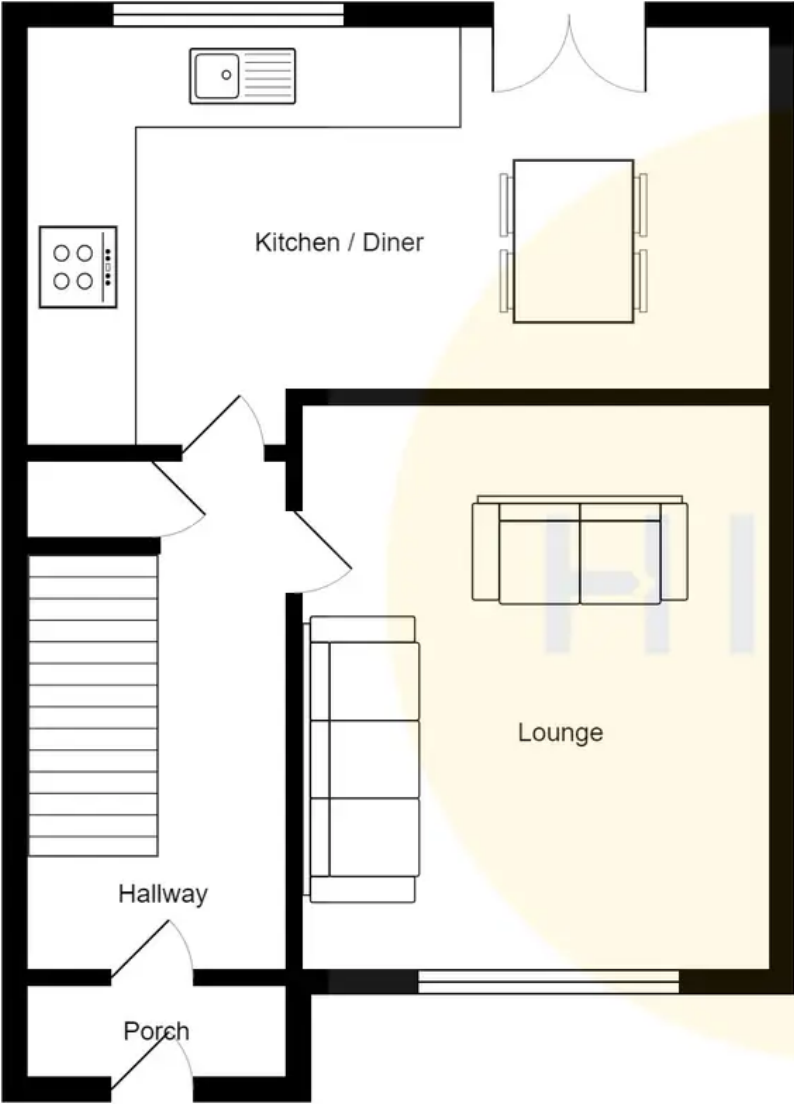
To the rear of the property is a paved patio with lawn, wooden shed and raised decked seating area. Side access.



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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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