



Gleaves Road, Eccles

Manchester



Offers Over £200,000

Gleaves Road

Eccles, Manchester

Deceptively spacious three bed semi-detached home, ideal for first-time buyers or families. Features two reception rooms, fitted kitchen, three double bedrooms, low-maintenance garden, and great location near amenities, schools, and transport links.

Council Tax band: B

Tenure: Leasehold

- Fabulous Three Bedroom Family Home
- Two Spacious Reception Rooms
- Approx 18ft Fitted Kitchen
- Three Generous Double Bedrooms
- Fitted Three Piece Bathroom Suite
- Low Maintenance Garden to the Rear with External W.C.
- Within Catchment for Outstanding Schools
- Perfectly Located within Walking Distance to Local Amenities
- Surrounded by Excellent Transport Links



Entrance Hallway

Ceiling light point, wall mounted radiator and carpeted flooring. Hardwood front door.

Lounge

15' 6" x 11' 2" (4.72m x 3.40m)

A spacious family sized lounge that comes complete with a double glazed bay window to the front, ceiling light point and a wall mounted radiator. Carpeted flooring and a gas fire with feature surround.

Dining Room

14' 8" x 11' 8" (4.47m x 3.56m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Carpeted flooring and a gas fire with feature surround.

Kitchen

17' 7" x 8' 9" (5.36m x 2.67m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. With space for a cooker, washing machine and fridge/freezer. Cushioned flooring, double glazed window, wall mounted radiator and a ceiling light point. Serviced boiler and hardwood door leading out to the rear garden. Part tiled walls.

Landing

Ceiling light point and loft access. Carpeted flooring.

Bedroom One

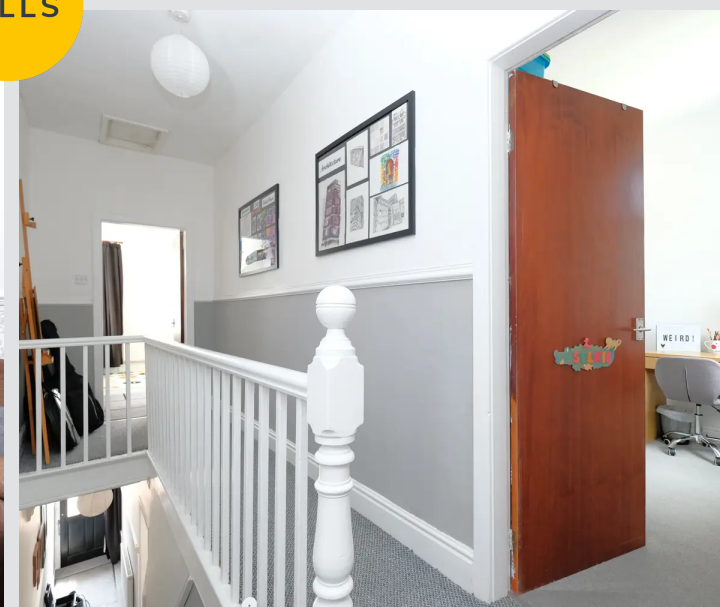
14' 9" x 13' 0" (4.50m x 3.96m)

Ceiling light point, wall mounted radiator and two double glazed windows to the front elevation. Hardwood flooring.

Bedroom Two

15' 0" x 9' 4" (4.57m x 2.84m)

Ceiling light point, wall mounted radiator and a double glazed window to the rear elevation. Carpeted flooring.



Bedroom Three

11' 3" x 8' 9" (3.43m x 2.67m)

Ceiling light point, wall mounted radiator and a double glazed window. Carpeted flooring.

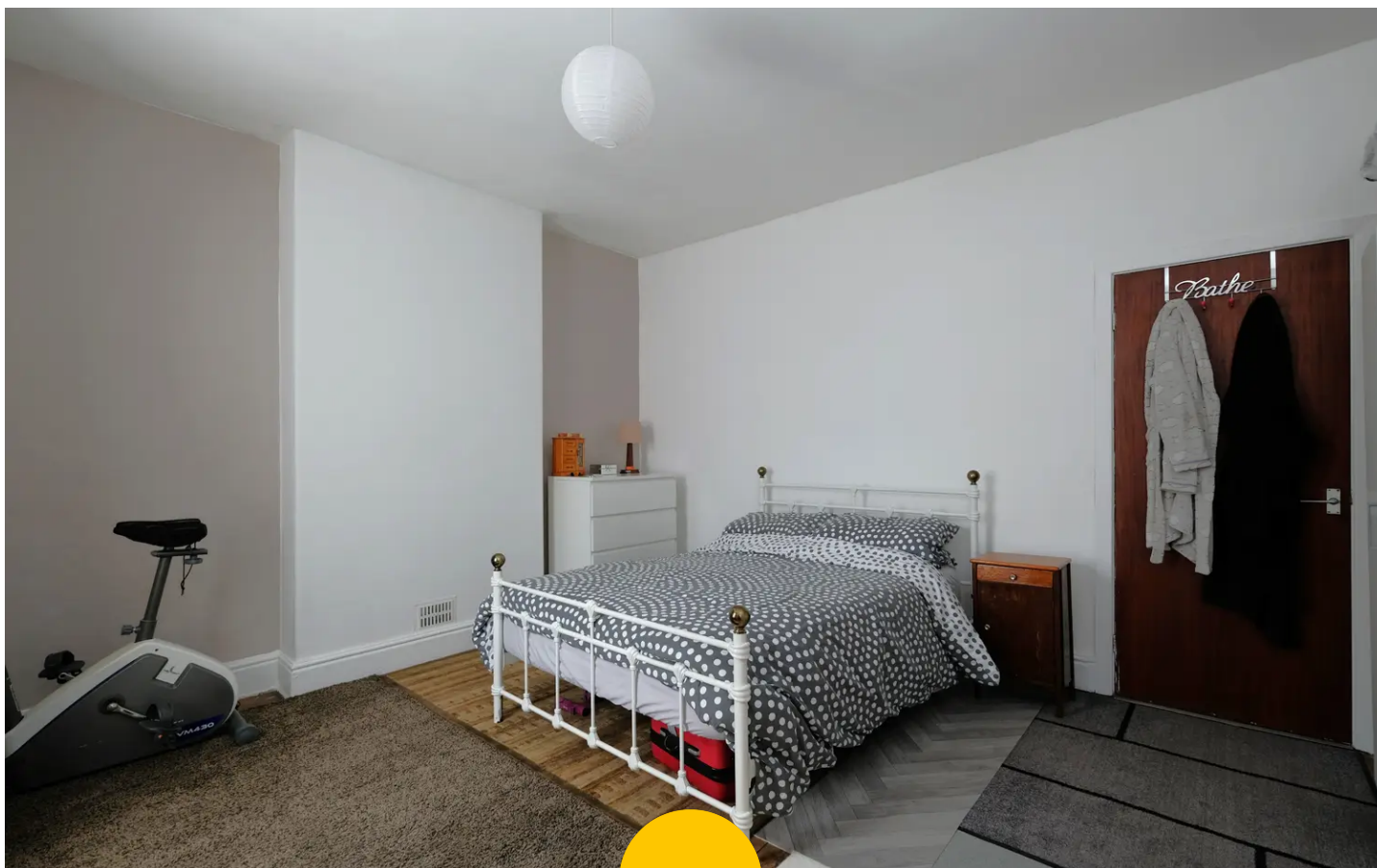
Bathroom

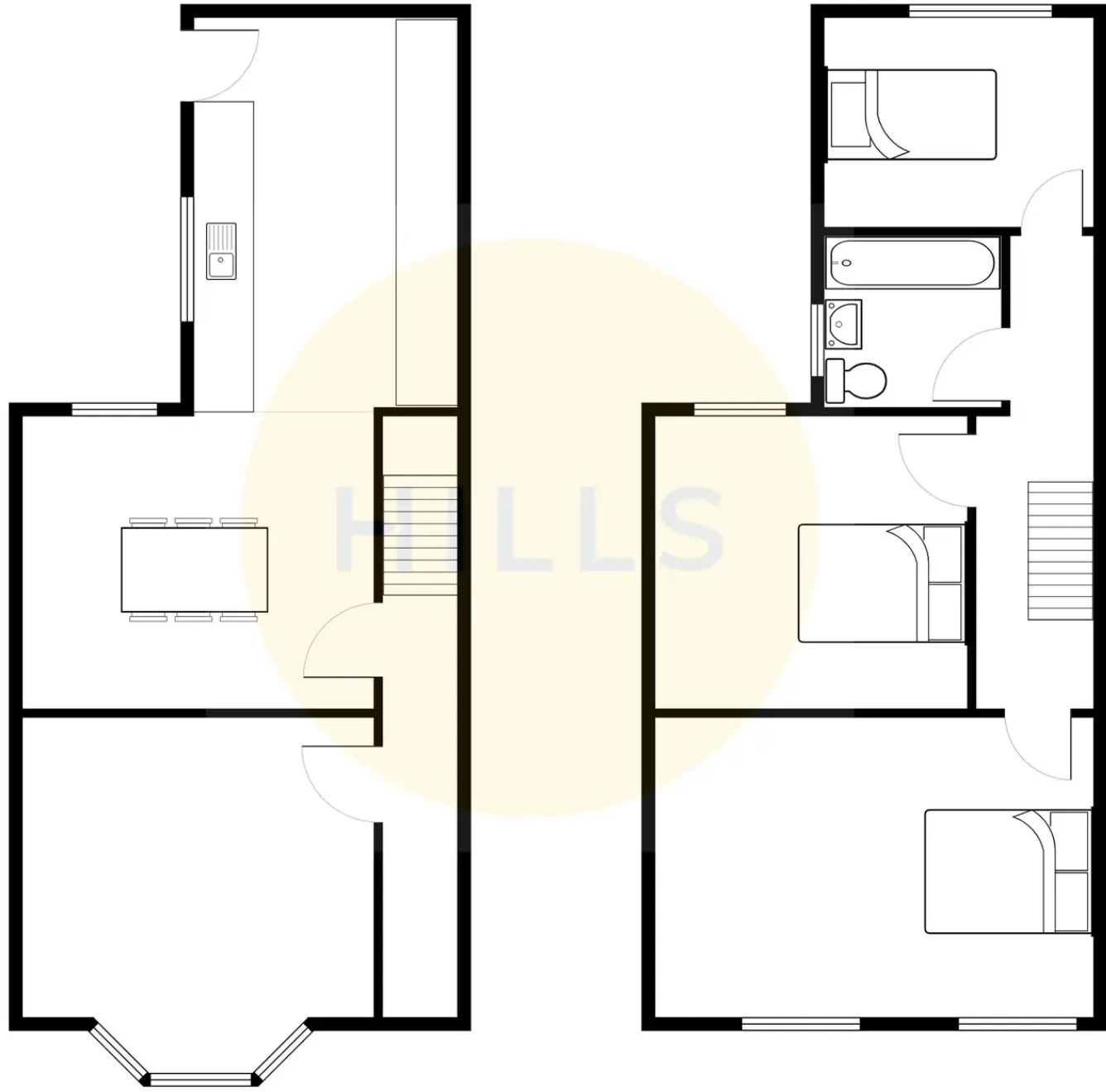
5' 9" x 5' 6" (1.75m x 1.68m)

Fitted with a three piece suite that includes a bath with shower over, low level W.C and a hand wash basin. Part tiled walls, double glazed window and cushioned flooring.

Externally

To the rear is a garden laid to lawn, with a separate paved seating area. To the front is a small gated garden.







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