



Gordon Road, Eccles

Manchester



Offers Over £280,000

# Gordon Road

Eccles, Manchester

Beautifully presented 3-bed terraced house in Monton Village. Open plan lounge/dining area, contemporary kitchen, modern bathroom. Off-road parking, private garden. Ideal for first-time buyers. Vibrant community with cafes, shops, and great transport links. A rare opportunity.

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Three Bedroom Terrace Located in the heart of Monton Village
- Open Plan Lounge & Dining Area
- Contemporary Kitchen with Granite Work Surfaces
- Three Generous Bedrooms
- Modern Three Piece Bathroom Suite Updated Last Year
- Off Road Parking for Multiple Vehicles
- Well Kept, Private Garden to the Rear
- Perfect First Home, Surrounded by a Plethora of Amenities & Excellent Transport Links



### Entrance Hallway

A welcoming entrance hallway entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and hardwood oak flooring.

### Lounge / Diner

22' 7" x 15' 0" (6.88m x 4.57m)

Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with patio doors and hardwood oak flooring.

### Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Featuring modern wall and base units with granite worktops, integral stainless sink and electric hob. Complete with a uPVC door, double glazed window and wall mounted radiator. Fitted with laminate tiled flooring.

### Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom One

12' 1" x 8' 6" (3.68m x 2.59m)

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

### Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

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

### Bedroom Three

8' 8" x 6' 1" (2.64m x 1.85m)

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



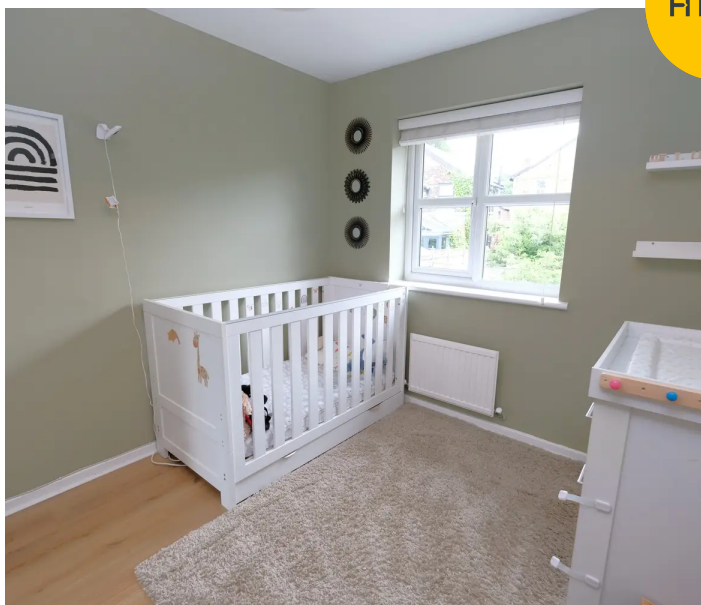
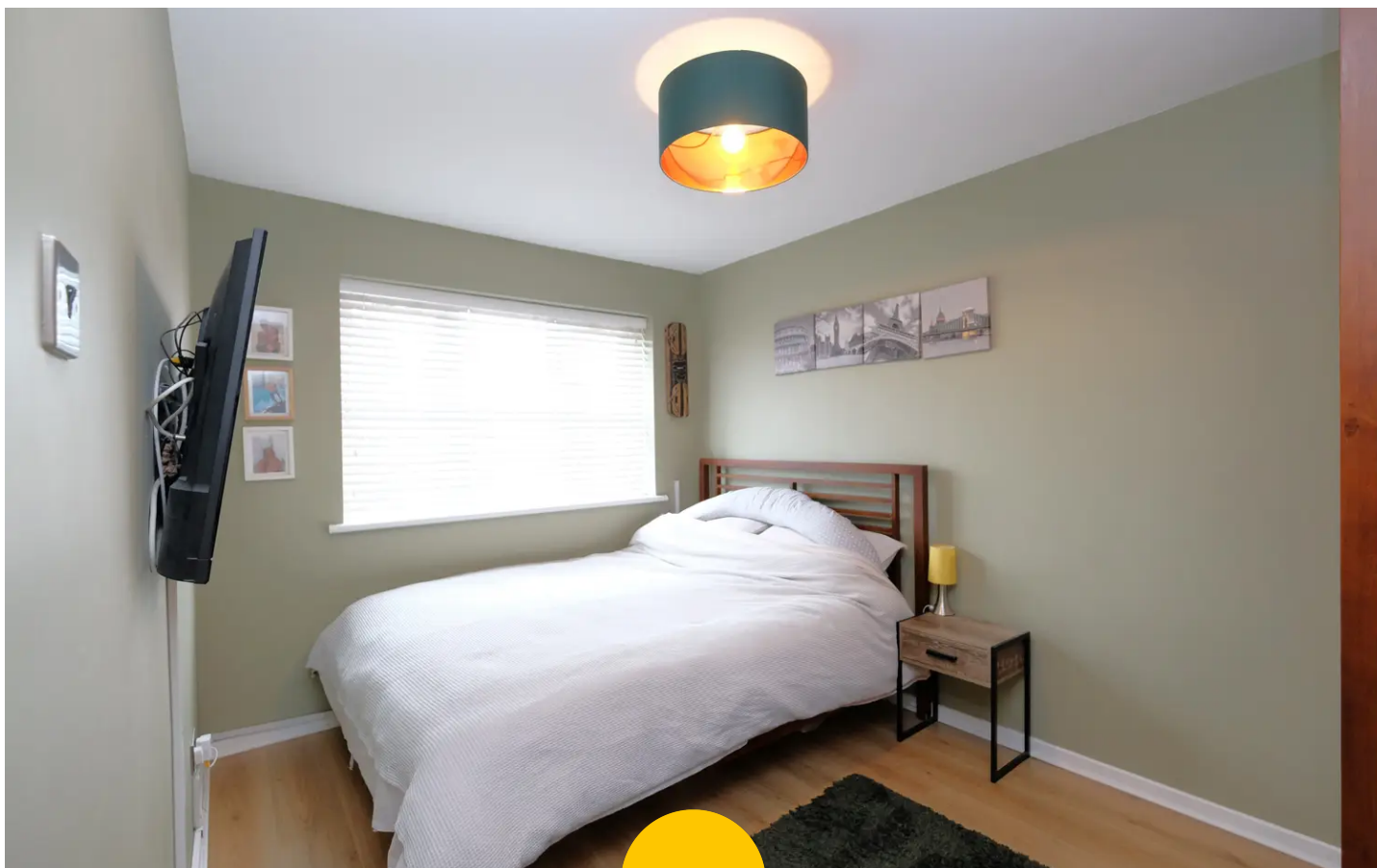
**Bathroom**

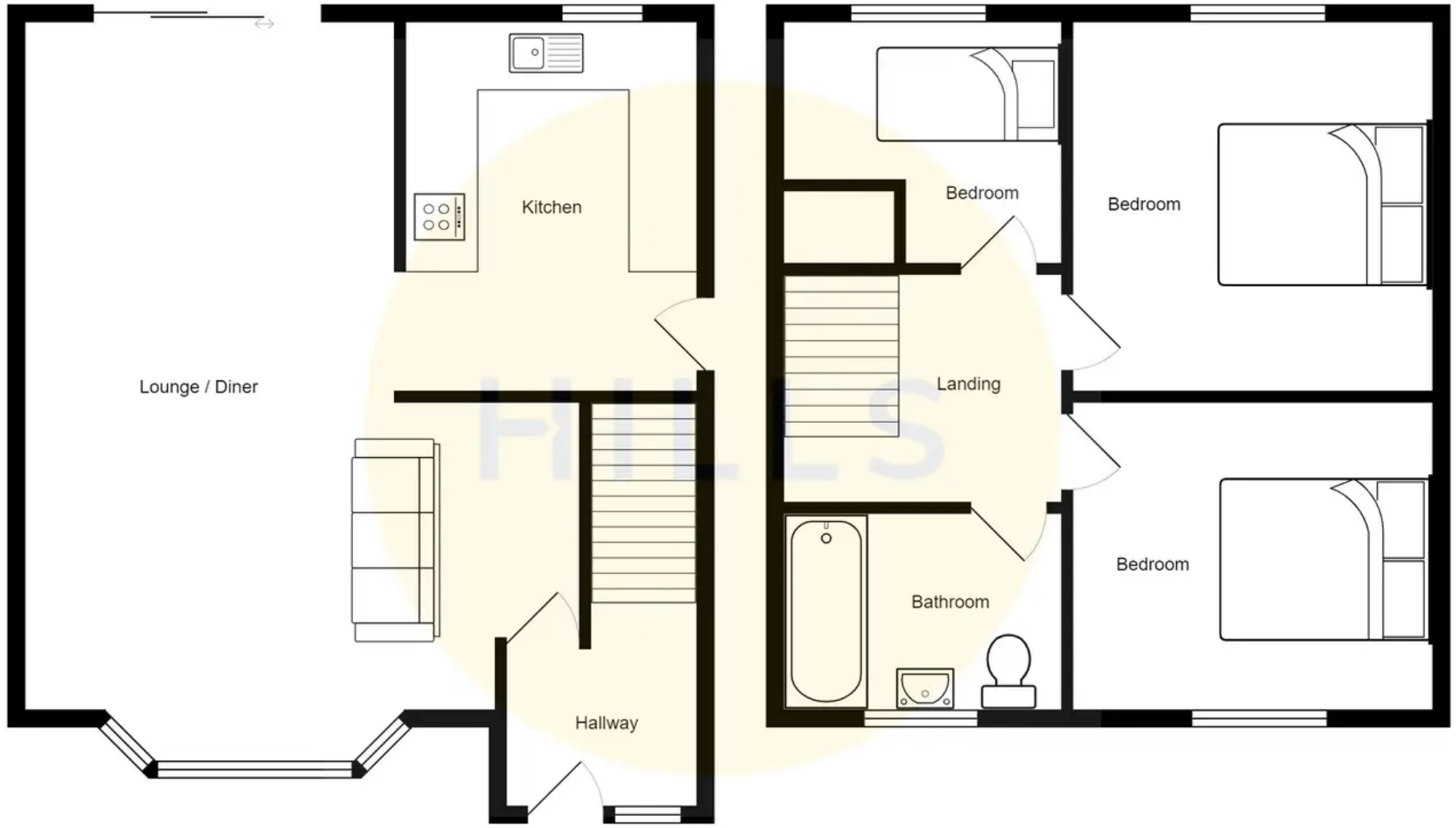
6' 0" x 5' 4" (1.83m x 1.63m)

Featuring a shower cubicle with electric shower, vanity unit hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and tiled flooring.

**External**

To the front of the property is off road parking for two cars, lawn and paved path. To the rear of the property is a lawn with paving, planted borders and wooden shed. Fence panels newly installed with gated side access.







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