



Walker Road, Eccles

Manchester



Offers in Region of £250,000

# Walker Road

Eccles, Manchester

Charming four bed semi-detached home in Winton, near Monton & Worsley. Spacious lounge, modern kitchen, four double bedrooms. Low-maintenance garden, gated storage, off-road parking for two cars. Close to amenities and outstanding schools.

Council Tax band: B

Tenure: Freehold

- Fabulous Four Bedroom Semi Detached Family Home
- Located between Monton & Worsley Villages
- Spacious Family lounge & Dining Area
- Modern Fitted Kitchen
- Three Piece Modern Bathroom Suite
- Four Generous Double Bedrooms
- Low Maintenance, Sun Drenched Rear Garden with Additional Storage to the Side
- Off Road Parking for Two Cars to the Front
- Perfectly Located Close to Local Amenities & Transport Links



### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, utility cupboard and wall mounted radiator. Fitted with tiled flooring.

### Lounge

18' 3" x 11' 9" (5.56m x 3.58m)

Featuring an electric fire. Complete with two ceiling light points, double glazed window and patio doors. Fitted with laminate flooring.

### Kitchen / Diner

14' 1" x 10' 3" (4.29m x 3.12m)

Featuring modern base units with an integral stainless steel sink and seven ring range cooker. Space for a fridge freezer. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

### Landing

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

### Bedroom One

14' 3" x 10' 3" (4.34m x 3.12m)

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

### Bedroom Two

12' 0" x 9' 8" (3.66m x 2.95m)

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

### Bedroom Three

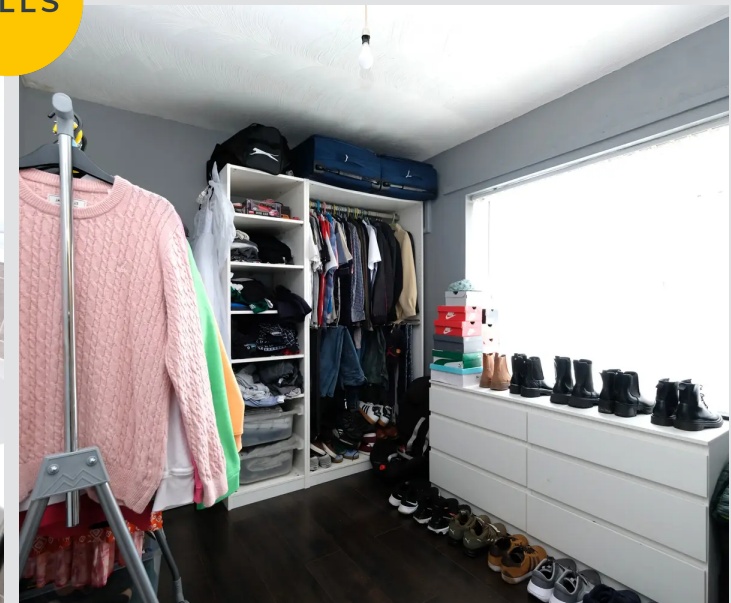
12' 0" x 8' 2" (3.66m x 2.49m)

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

### Bedroom Four

10' 3" x 6' 7" (3.12m x 2.01m)

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



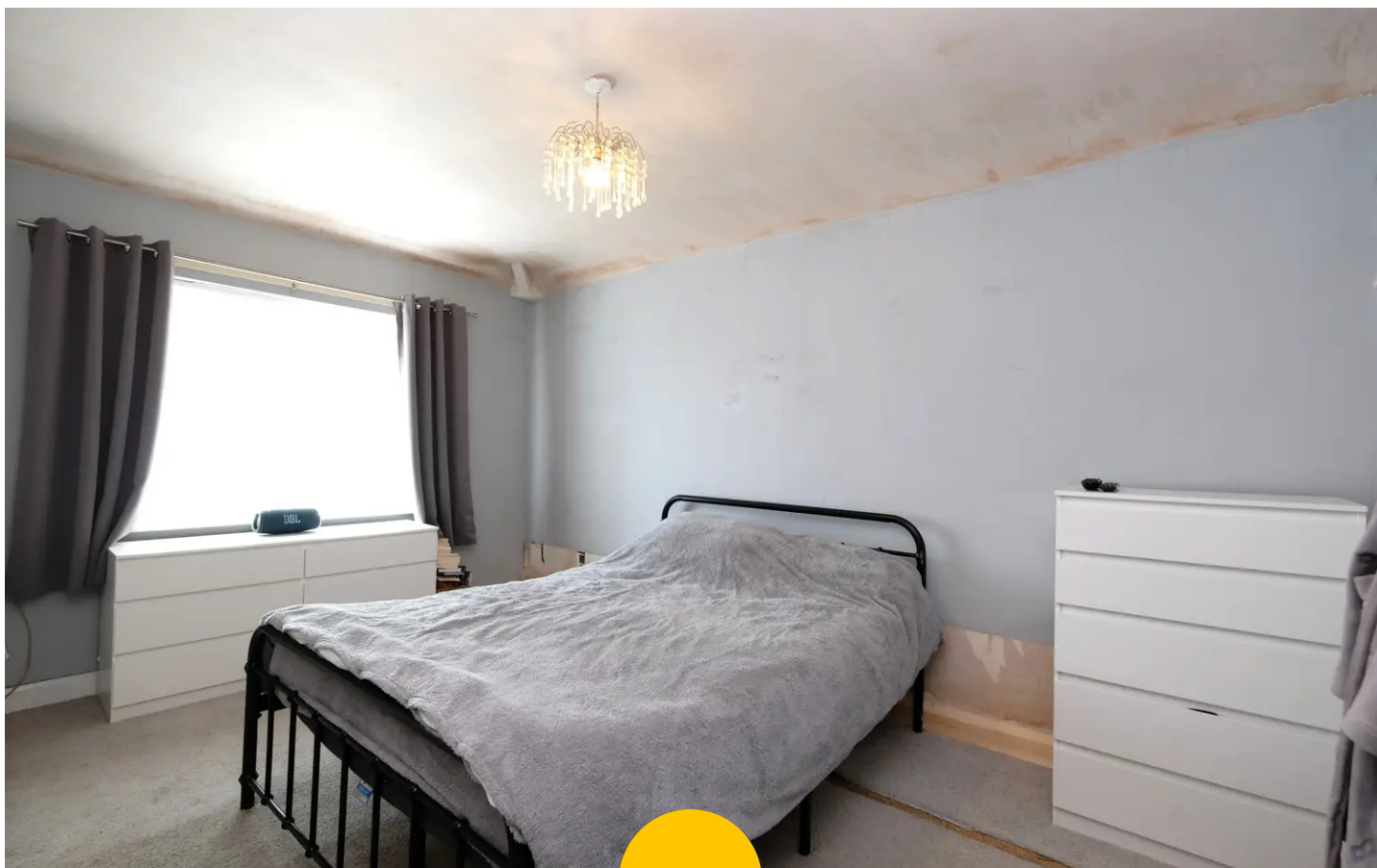
### Bathroom

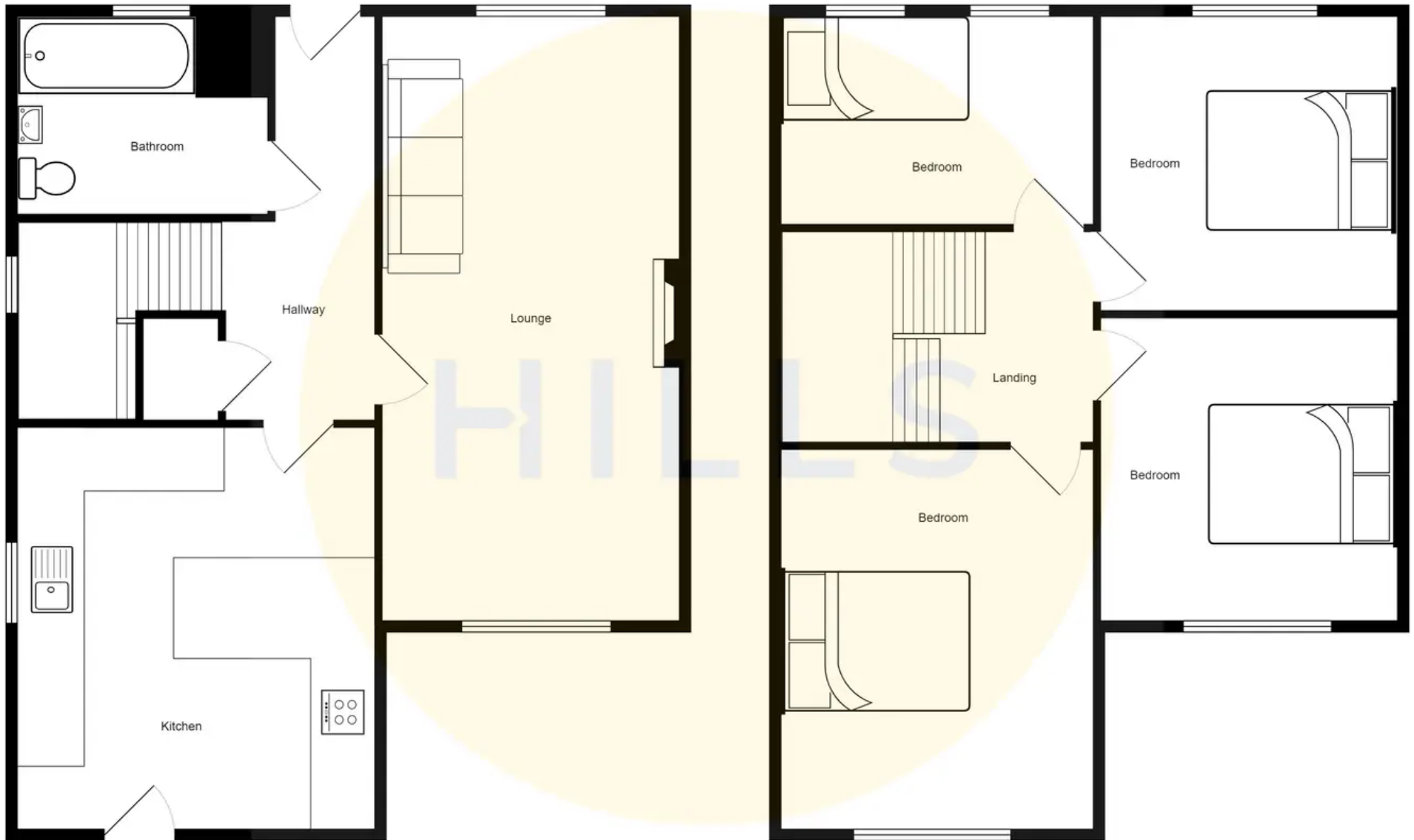
6' 4" x 6' 1" (1.93m x 1.85m)

Featuring a three-piece suite including a bath with shower over, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with tiled walls and flooring.

### External

To the front of the property is off-road parking for multiple cars. To the rear of the property is a sun trap low maintenance garden with a paved raised area and storage sheds. Gated side access. Additional 7/8FT (full width of the garden) to the rear of the garden behind the fence.







## Hills | Salfords Estate Agent

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