



Edison Road, Eccles

Manchester



In Excess of £220,000

# Edison Road

Eccles, Manchester

Fabulous three bed semi-detached home in Peel Green. Bay fronted lounge, second reception room, fitted kitchen with new appliances. Well-maintained with new windows, doors and gardens. Potential for off-road parking. Close to Trafford Centre and Eccles Centre, amenities, and transport links. Ideal for first time buyers and families.

Council Tax band: B

Tenure: Leasehold

- Fabulous Three Bedroom Semi Detached Property
- Two reception Rooms & Fitted Kitchen
- Three Bedrooms
- Timeless white Bathroom Suite
- New Windows and Doors
- Well Maintained Gardens to the Front & Rear
- Potential for Off Road Parking
- Located within Walking Distance to the Trafford Centre & Eccles Centre
- Surrounded by a Plethora of Amenities & Transport Links
- Boiler Four Years Old with One Year Still Left on the Warranty



**Reception Room One**

15' 5" x 10' 11" (4.70m x 3.32m)

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

**Reception Room Two**

8' 4" x 10' 10" (2.55m x 3.30m)

Complete with a ceiling light point, patio doors and laminate flooring.

**Kitchen**

11' 7" x 7' 9" (3.52m x 2.37m)

Featuring complementary wall and base units with integral cooker and hob. Space for a washing machine and dishwasher. Complete with a ceiling light point, double glazed window and laminate flooring.

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

11' 6" x 6' 2" (3.50m x 1.88m)

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

**Bedroom Two**

8' 0" x 11' 0" (2.45m x 3.35m)

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

**Bedroom Three**

8' 4" x 7' 10" (2.55m x 2.39m)

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



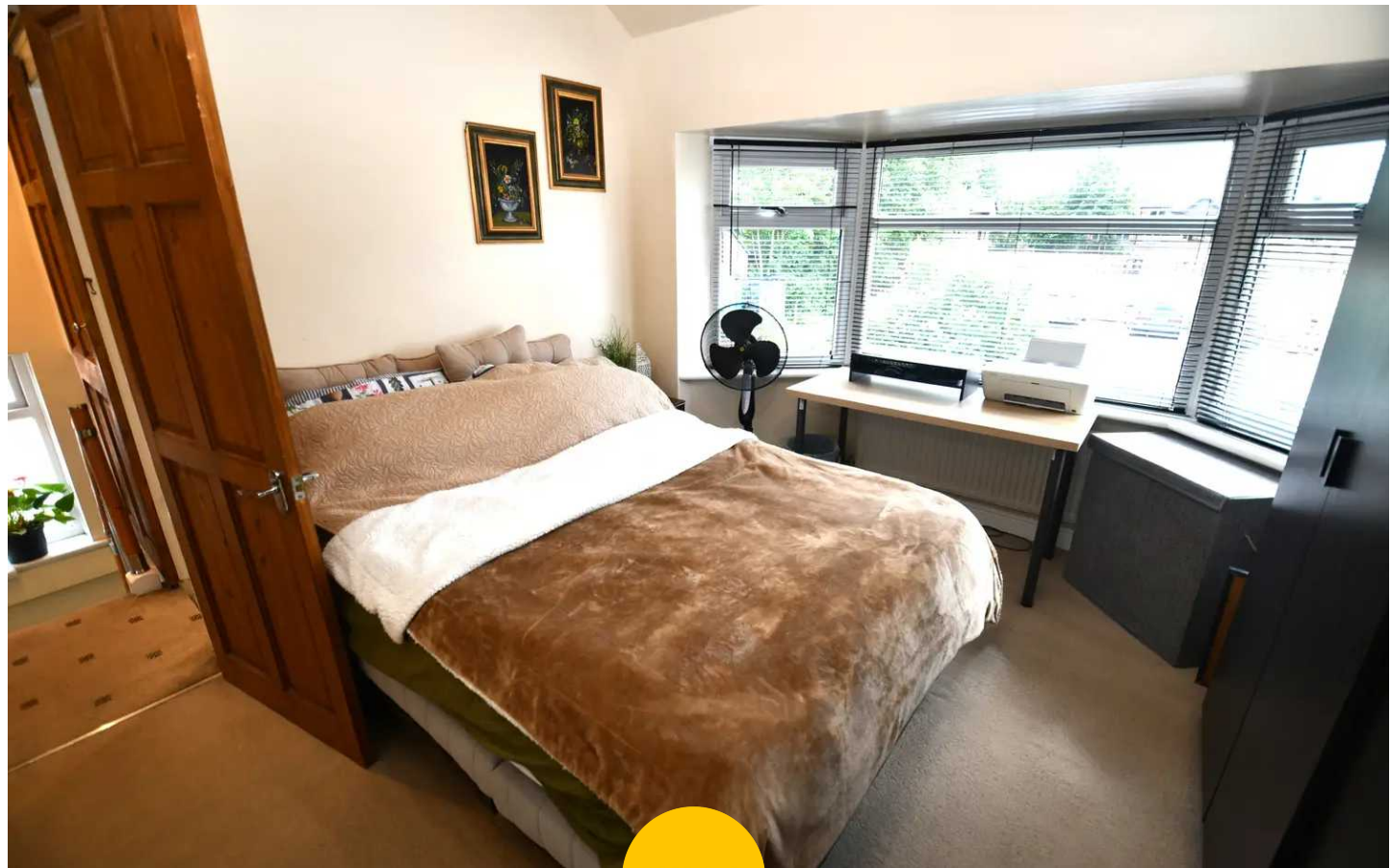
**Bathroom**

6' 2" x 7' 9" (1.89m x 2.37m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and heated towel rail. Featuring lino flooring.

**External**

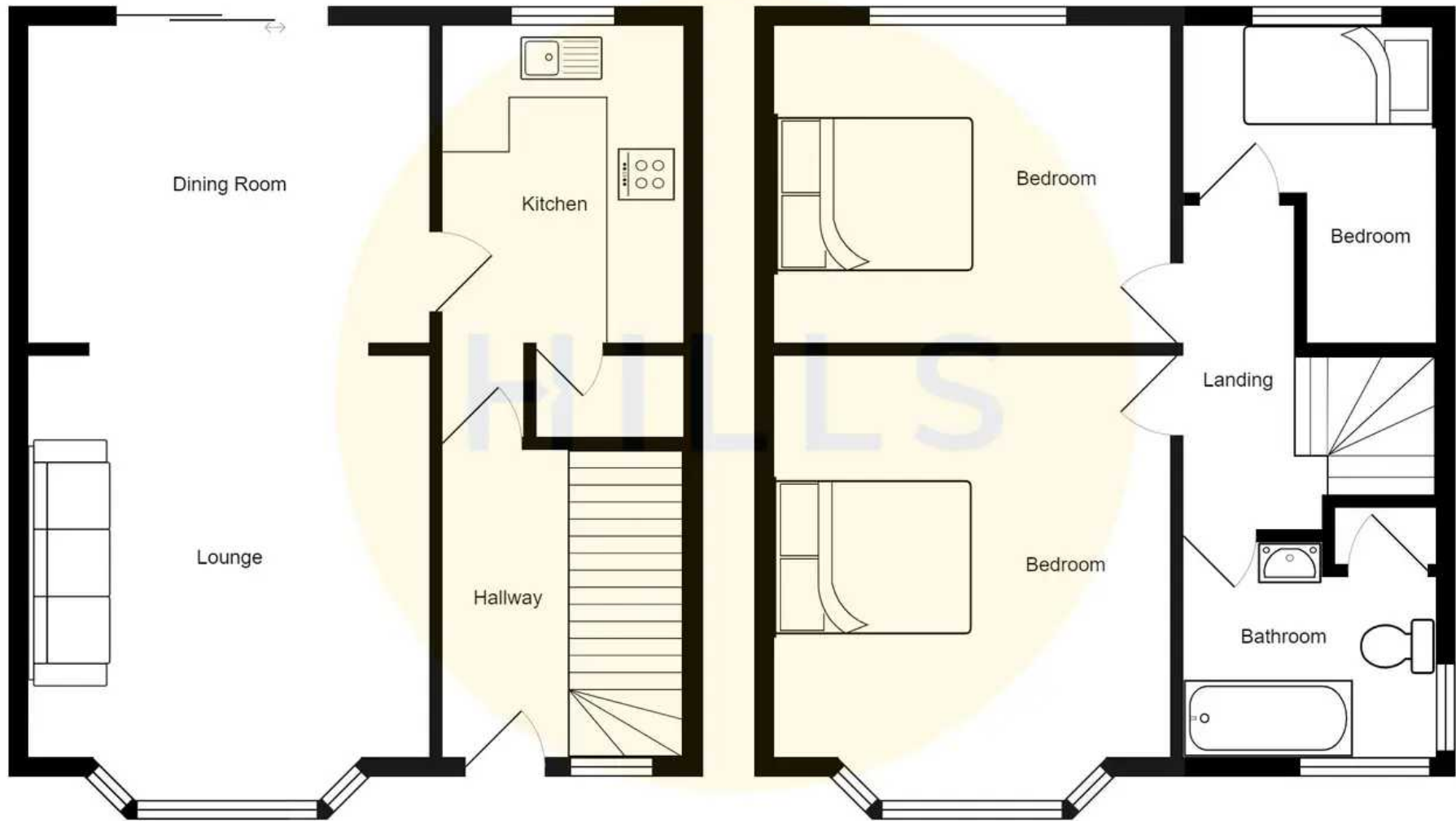
To the rear of the property is a garden with lawn and paved area.





HILLS







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