

Liverpool Road, Eccles

Manchester



In Excess of £170,000



# Liverpool Road

Eccles, Manchester

Fantastic opportunity in sought-after location! Spacious two bed mid-terrace with bay-fronted lounge, modern kitchen, two double bedrooms, fitted bathroom, low-maintenance front garden, rear courtyard & shared lawned garden, that can be fenced off creating a private space. Conveniently close to amenities, schools, transport & motorway links.

Council Tax band: A

Tenure: Leasehold

- Fantastic First Time Buy
- Deceptively Spacious Two Bedroom Mid Terrace
- Bay Fronted Lounge & Second Reception Room
- Modern Fitted Kitchen
- Two Double Bedrooms
- Spacious Fitted Bathroom
- Low Maintenance Front Garden & Courtyard to the Rear with Additional Lawned Garden
- Close to Local Shops, Schools, Public Transport & Motorway Links



### Entrance Hallway

Featuring ceiling wall point, radiator. Fitted with carpet flooring.

### Lounge

14' 4" x 11' 4" (4.37m x 3.45m)

Featuring ceiling light point, side wall point, radiator, double glazed window, power point. Fitted with carpet flooring.

### Reception Two

12' 9" x 11' 8" (3.89m x 3.56m)

Featuring ceiling light point, radiator, double glazed window. Complete with an electric fire. Fitted with laminate flooring.

### Kitchen

10' 5" x 6' 7" (3.18m x 2.01m)

Featuring ceiling light point, radiator, wall and base units, two double glazed windows, stainless steel sink, electric oven, gas hob. Space for washer, dryer. Complete with uPVC stable door, part tiled walls, storage under stairs. Fitted with lino flooring.

### Landing

Featuring ceiling light point, side wall point. Complete with access to fully renovated loft, electric fire, ladder. Complete with an air vent.

### Bedroom One

14' 9" x 12' 0" (4.50m x 3.66m)

Featuring a ceiling light point, power point, two radiators, double glazed windows. Complete with laminate flooring.

### Bedroom Two

13' 1" x 9' 7" (3.99m x 2.92m)

Featuring ceiling light point, power point, radiator, double glazed windows. Fitted with laminate flooring.

### External

To the front of the property is a gated front garden. To the rear of the property is a concrete paved court, with gated access to a shared garden.



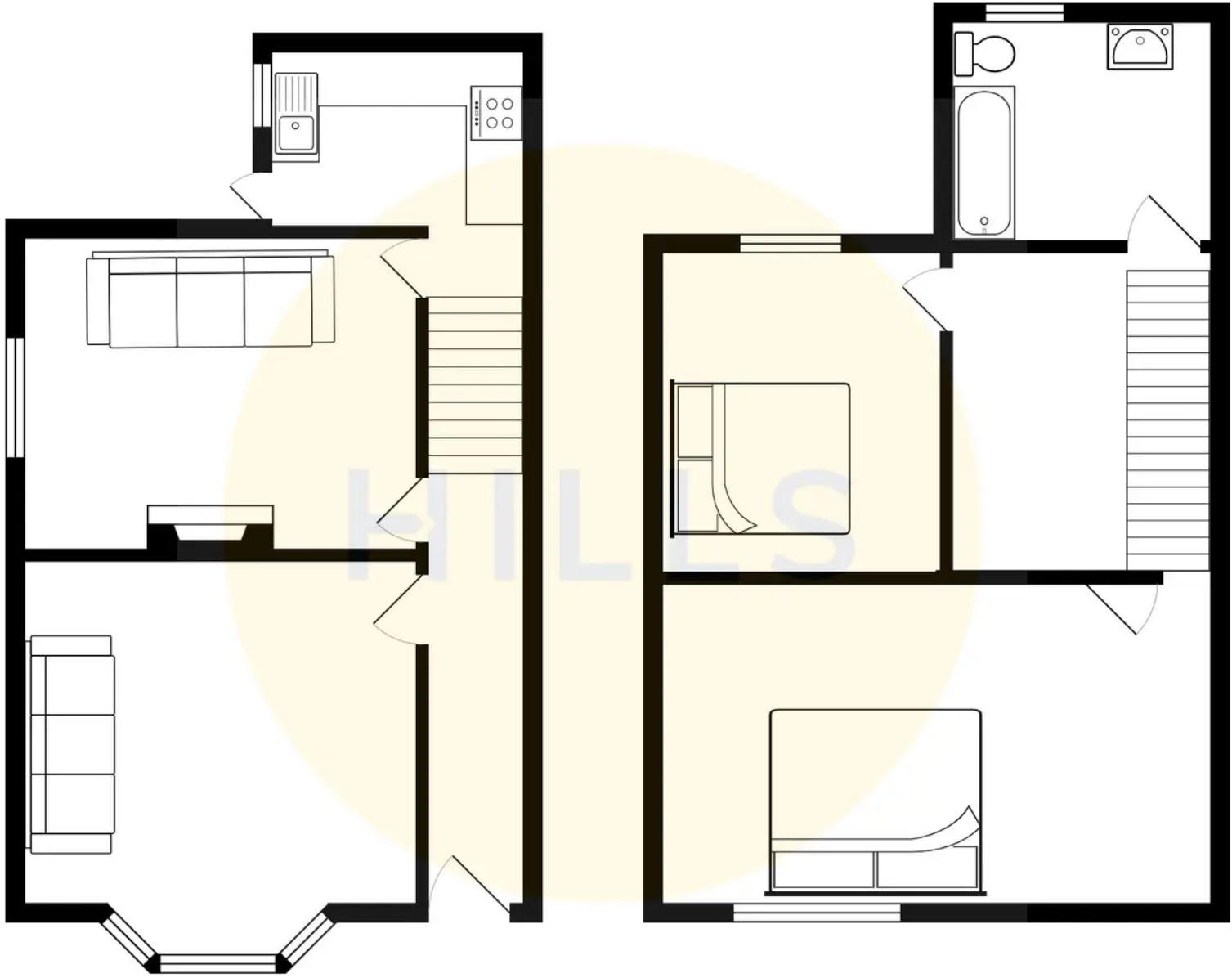




HILLS











## 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/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.