

Harecastle Avenue, Eccles

Manchester



Offers Over £225,000

# Harecastle Avenue

Eccles, Manchester

Fantastic extended two bed semi-detached home ideal for first-time buyers or downsizers. Modern kitchen & bathrooms, off-road parking, & private garden. Quiet cul-de-sac with great amenities & transport links. A must-see for those seeking comfort & style in a desirable location.

Council Tax band: B

Tenure: Leasehold

- Fabulous First Time Buy or Downsize
- Extended to The Rear
- Two Reception Rooms
- Modern Fitted Kitchen & Bathroom Installed in 2021
- Two Double Bedrooms, Master with Fitted Wardrobes
- Off Road Parking for Multiple Cars
- Lawned Garden to the Rear that Benefits from the Sun
- Tucked Away on a Cul De Sac within a Popular Development Close to Excellent Amenities & Transport Links



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**Porch**

Featuring a ceiling light point, PVC door. Fitted with carpet flooring.

**Lounge**

13' 1" x 10' 2" (3.99m x 3.10m)

Featuring a ceiling light point, four wall points, power point and wall - mounted radiator. Complete with under the stairs storage. Fitted with carpet flooring.

**Dining Room**

13' 7" x 8' 2" (4.14m x 2.49m)

Featuring ceiling spotlights, double glazed window and a wall - mounted radiator. Complete with double internal doors, boiler. Fitted with laminate flooring.

**Kitchen**

12' 8" x 8' 6" (3.86m x 2.59m)

Featuring ceiling spotlights, sky light, double glazed window and wall - mounted radiator. Complete with wall and base units including composite sink, uPVC door. Space for fridge freezer, washer, cooker, dryer. Fitted with laminate flooring and part tiled walls.

**Landing**

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

**Bedroom One**

11' 5" x 10' 3" (3.48m x 3.12m)

Featuring ceiling spotlights, double glazed window, wall - mounted radiator, power point. Complete with two fitted wardrobes. Fitted with carpet flooring.



**Bedroom Two**

9' 9" x 7' 9" (2.97m x 2.36m)

Featuring ceiling light point, double glazed window and wall - mounted radiator. Complete with loft access. Fitted with carpet flooring.

**Bathroom**

6' 9" x 5' 5" (2.06m x 1.65m)

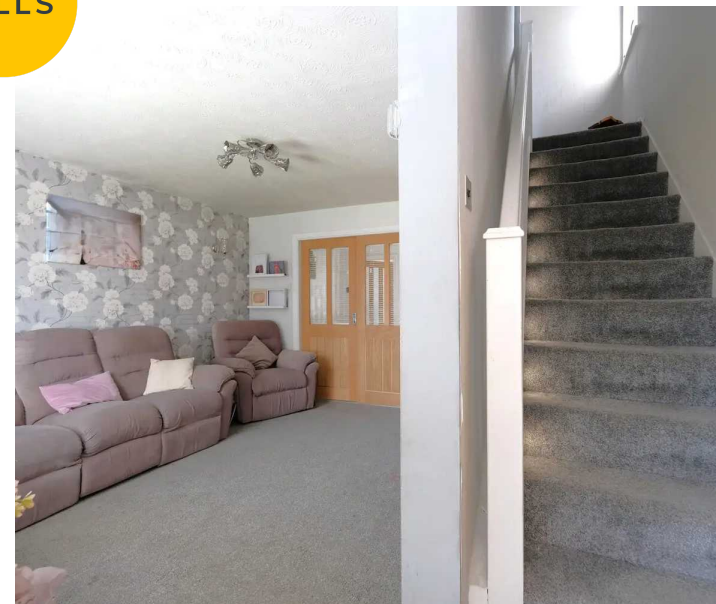
Featuring a three piece suite including w/c, vanity unit with hand wash basin, bath with a shower overhead. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.

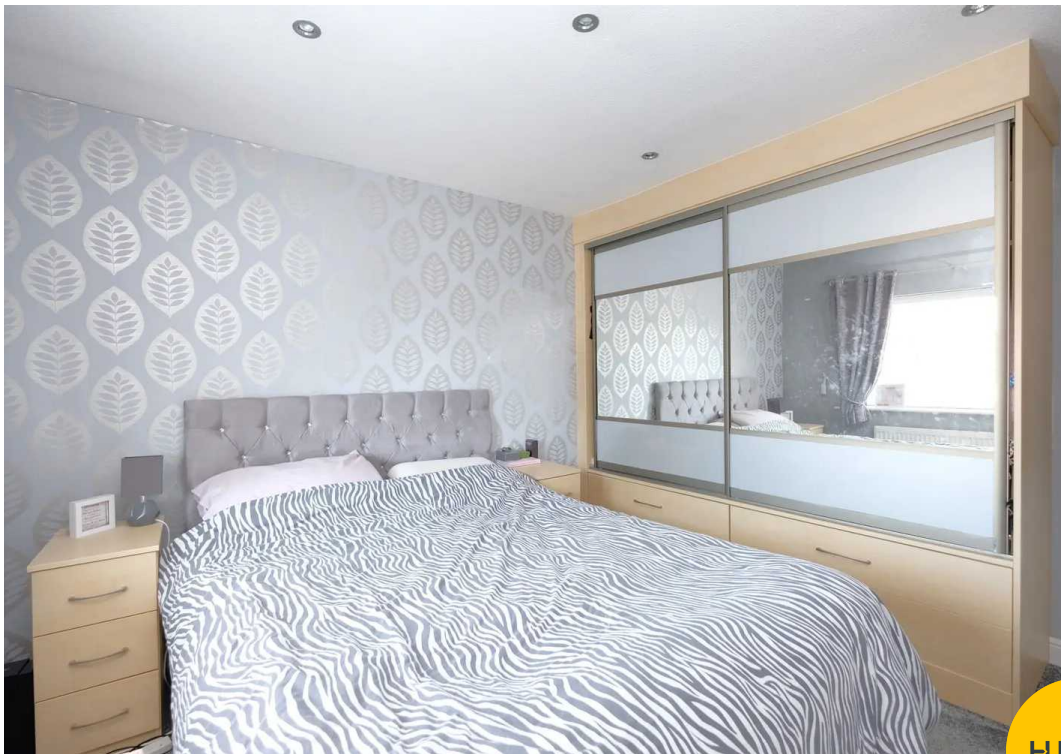
**External**

To the front of the property is a lawn with a paved border and gated side access. To the rear of the property is an enclosed fenced garden to the front of the property. Complete with off road parking for two cars.



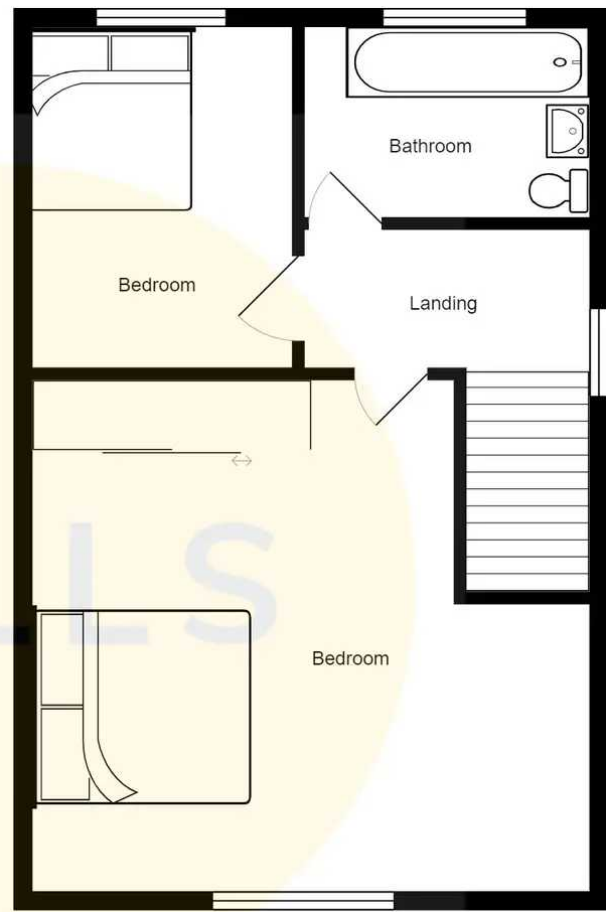
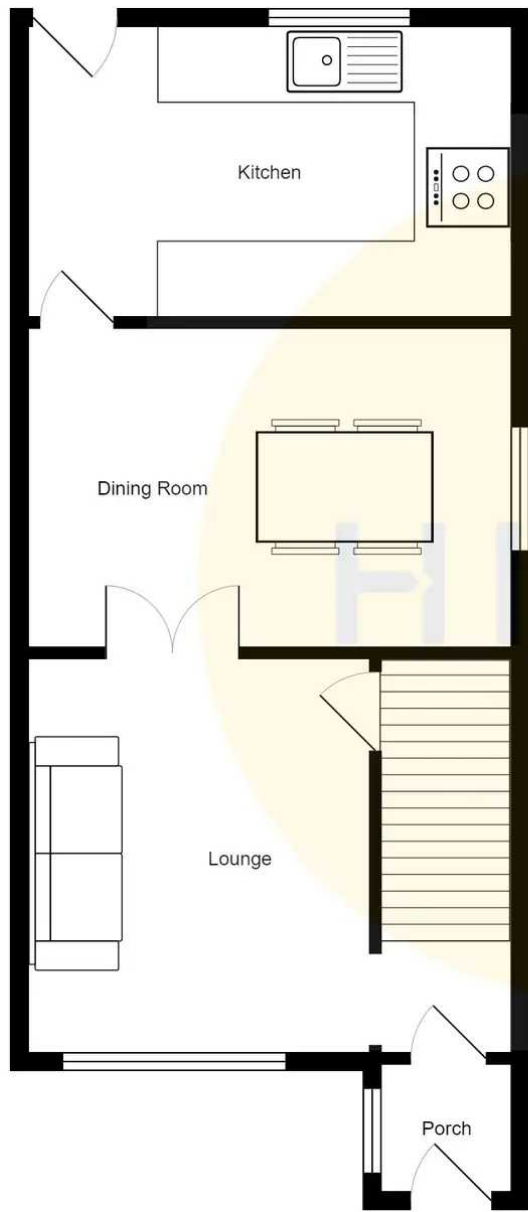
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