

**Austen Road, Eccles**

Manchester



**£240,000**



# Austen Road

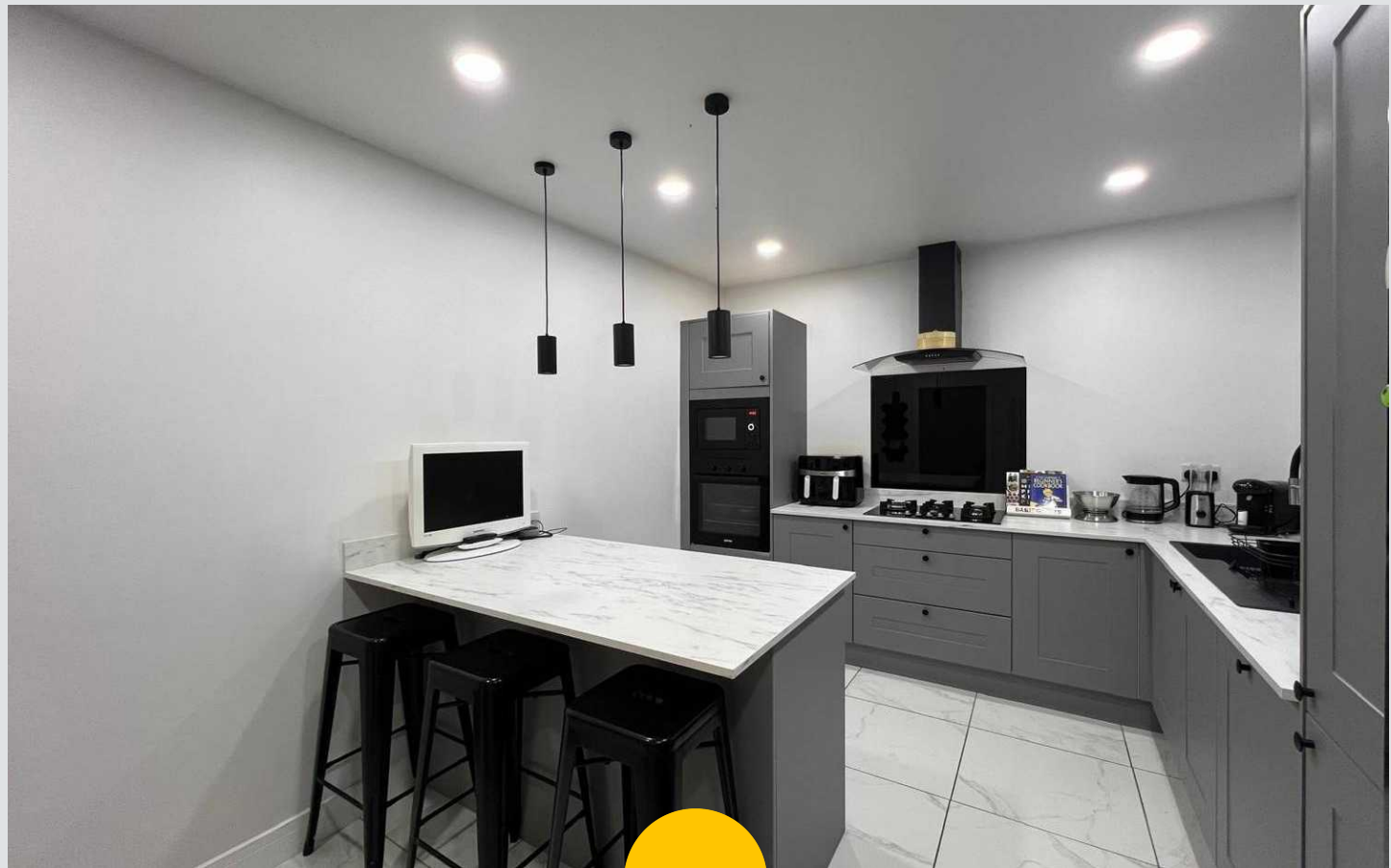
Eccles, Manchester

Extended three bed end terrace with freehold title in popular area. Spacious living/dining areas, contemporary kitchen, three bedrooms, and modern bathroom. Off-road parking, low-maintenance garden. Close to amenities and transport links. Perfect for first-time buyers or families.

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy or Family Home
- Freehold Title
- Three Reception Rooms
- Newly Fitted Shaker Style Kitchen & Separate Utility Cupboard
- Three Generous Bedrooms
- Modern Three Piece Bathroom Suite
- Off Road Parking & Low Maintenance Rear Garden with Artificial Lawn
- Excellently Located Close to Shops, Schools, Parks & Brilliant Transport Links



HILLS



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with ceiling light point, and tiled flooring.

### Reception One

13' 3" x 12' 8" (4.04m x 3.86m)

Featuring an electric fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring. Understairs storage cupboard.

### Reception Two

10' 5" x 9' 3" (3.18m x 2.82m)

Complete with a ceiling light point, French doors and wall mounted radiator. Fitted with tiled flooring.

### Reception Three

15' 0" x 7' 6" (4.57m x 2.29m)

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

### Kitchen

14' 4" x 10' 2" (4.37m x 3.10m)

Featuring a modern range of wall and base units with breakfast bar, composite sink and glass splashback. Integral dishwasher and five ring gas hob. Complete with ceiling spotlights, three ceiling light points, double glazed window and wall mounted radiator. Fitted with tiled flooring.

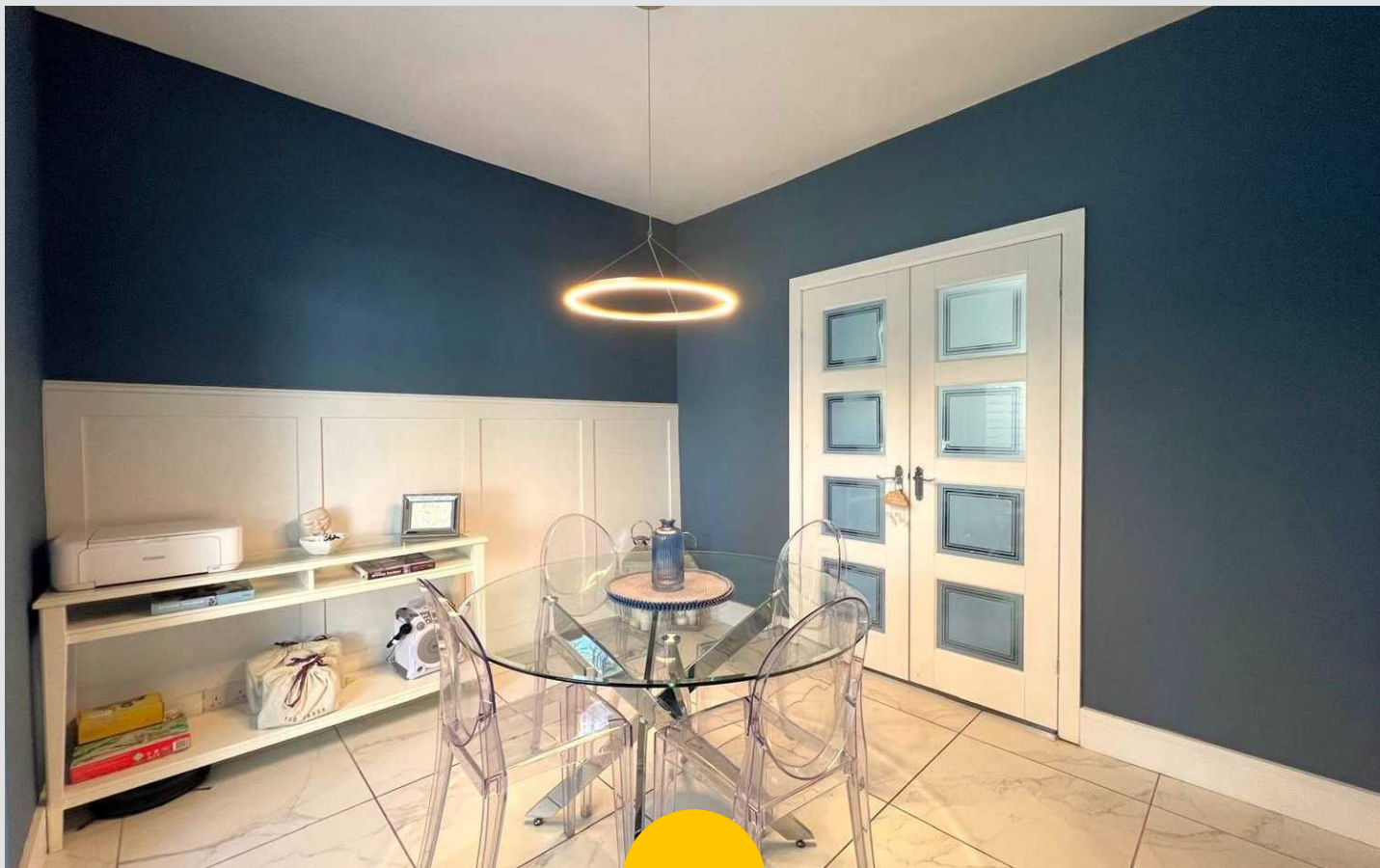
### Utility

18' 1" x 7' 7" (5.50m x 2.30m)

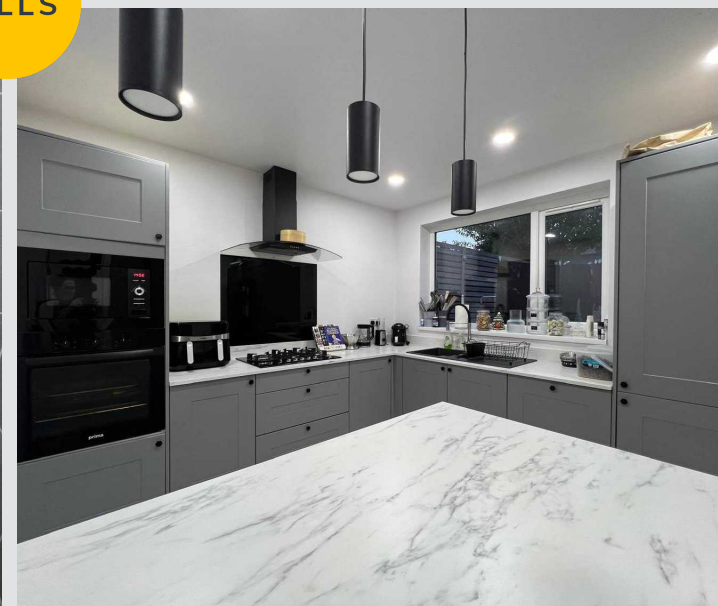
Featuring ceiling light point, power point, plumbing for washer. Fitted with tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring.



HILLS





**Bedroom One**

12' 11" x 9' 9" (3.93m x 2.97m)

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

**Bedroom Two**

6' 5" x 9' 11" (1.95m x 3.02m)

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

**Bedroom Three**

9' 7" x 10' 2" (2.92m x 3.10m)

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

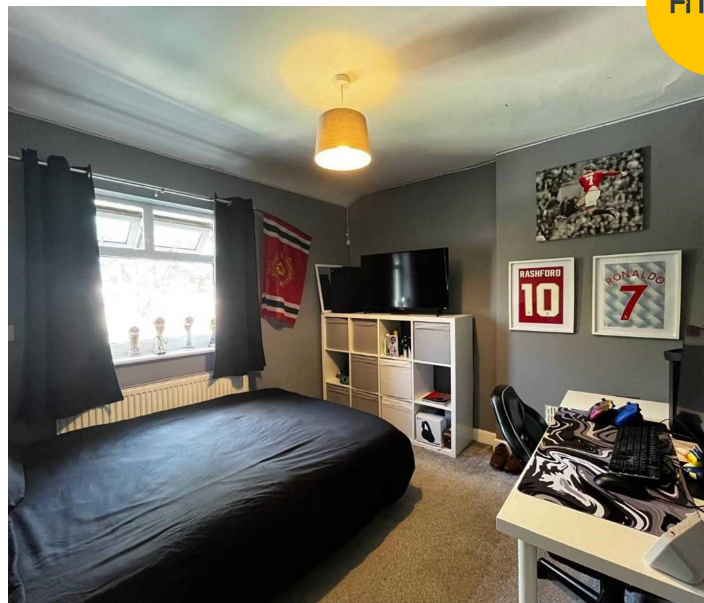
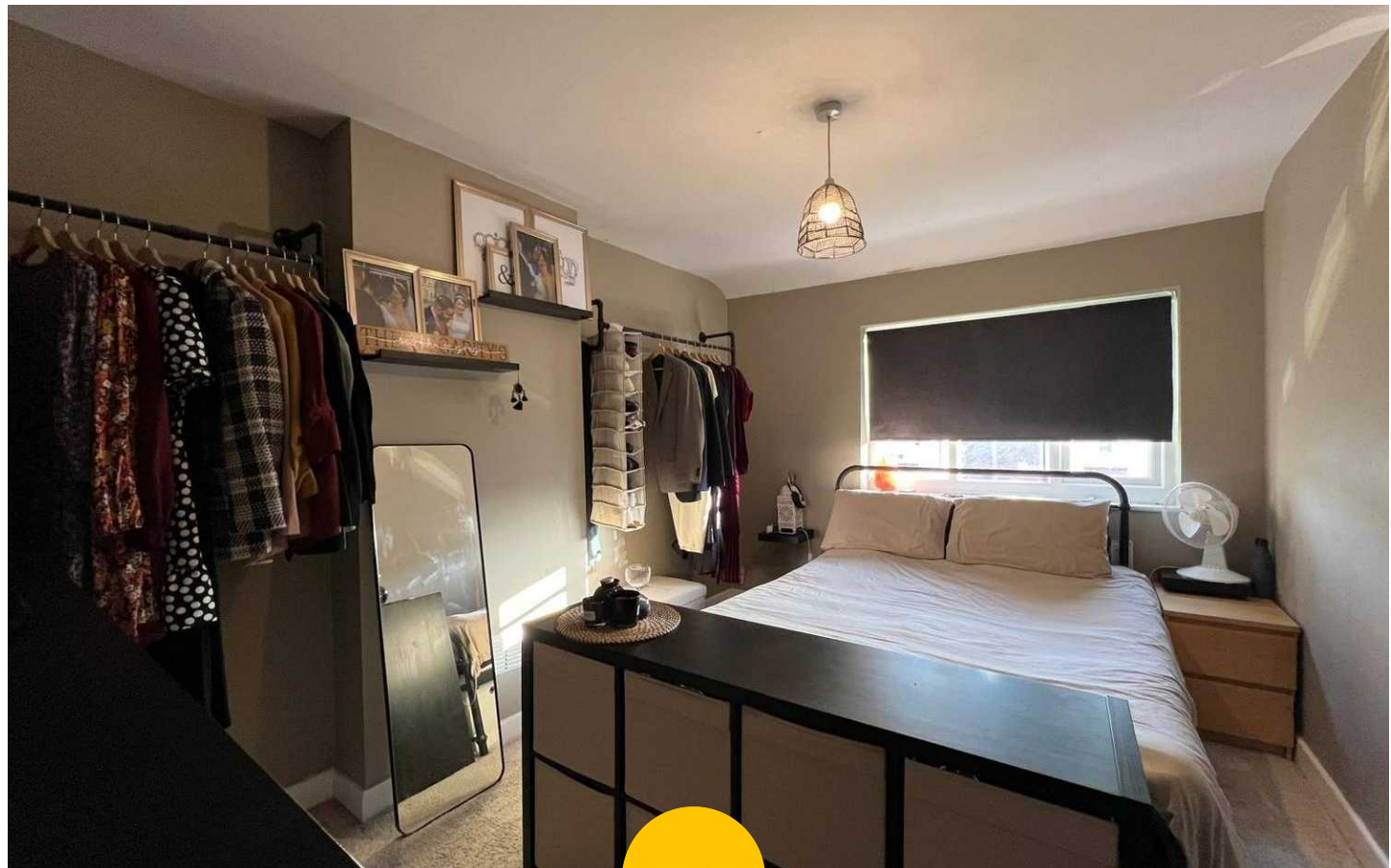
**Bathroom**

5' 10" x 6' 3" (1.78m x 1.90m)

Featuring a three-piece suite including a bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

**External**

To the front of the property is off road parking and a well - maintained lawn. To the rear of the property is a paved patio, raised artificial lawn and raised stoned area. Complete with 10ft x 12ft wooden shed.

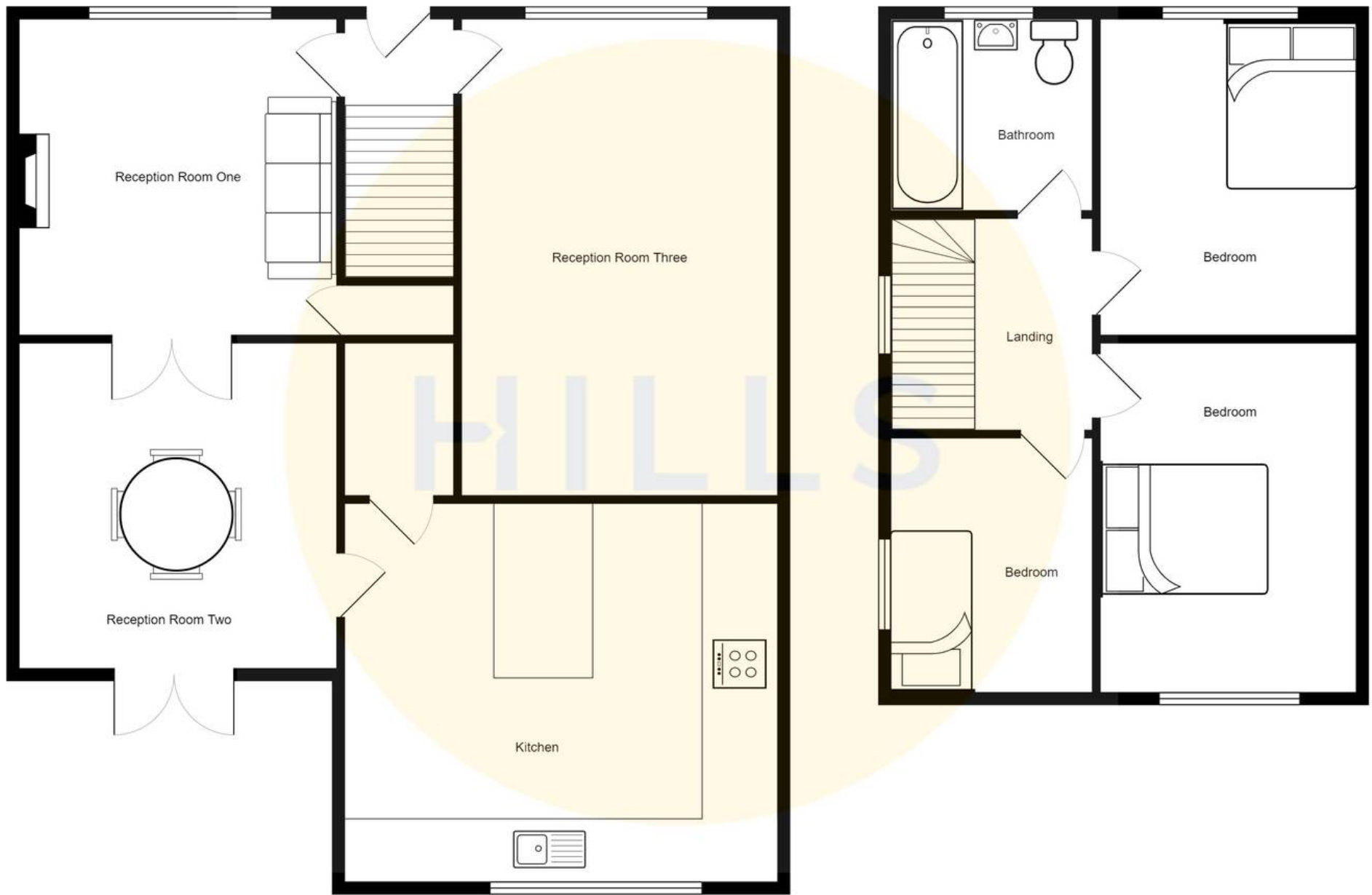






HILLS









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.