



**Newbury Drive, Eccles**

Manchester



In Excess of **£350,000**

# Newbury Drive

Eccles, Manchester

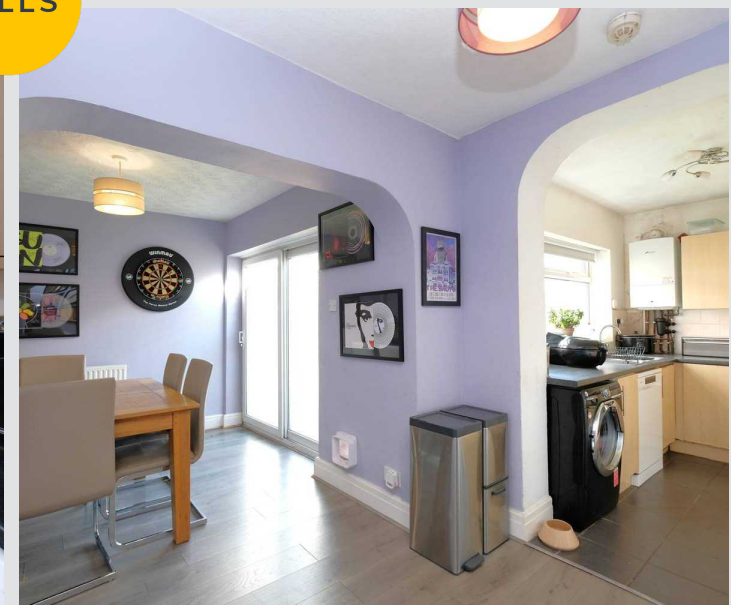
Fantastic family home in sought-after Winton area. Five bed semi-detached with spacious living areas, modern kitchen/dining, en-suite, loft storage, off-road parking. Close to schools, shops, and transport links. Perfect blend of comfort and convenience.

Viewing recommended!

Council Tax band: C

Tenure: Leasehold

- Fantastic Family Home Located in the Desirable Winton Area
- Spacious 21ft Bay Fronted Family Lounge & Snug/Office
- Open Plan Kitchen & Dining Space
- Five Bedrooms, One Complete with a W.C.
- Fully Boarded Loft Space
- Low Maintenance Front & Rear Gardens and Gated Off Road Parking
- Modern Shower Room Updated in 2020
- Located within Catchment for Highly Regarded Schools
- Perfectly Positioned Between Monton & Worsley Villages Offering an Array of Shops, Bars & Restaurants
- Well Connected with Brilliant Public Transport & Motorway Links



### Entrance Hallway

Featuring ceiling light point, two double glazed windows, wall - mounted radiator. Complete with a PVC door. Fitted with laminate flooring.

### Lounge

20' 2" x 11' 0" (6.15m x 3.35m)

Featuring ceiling light point, double glazed bay window, two wall - mounted radiators, power point. Complete with built in storage/seat. Fitted with carpet flooring.

### Kitchen

9' 0" x 7' 11" (2.74m x 2.41m)

Featuring ceiling light point, double glazed window, wall and base units, boiler, gas hob, electric oven, stainless steel sink, extractor. Space for washer, dryer, dishwasher. Fitted with tiled flooring, and part tiled walls.

### Dining room

17' 2" x 8' 9" (5.23m x 2.67m)

Featuring ceiling light point, two wall - mounted radiators, power point. Complete with patio doors. Fitted with laminate flooring.

### Reception Two

9' 7" x 9' 4" (2.92m x 2.84m)

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

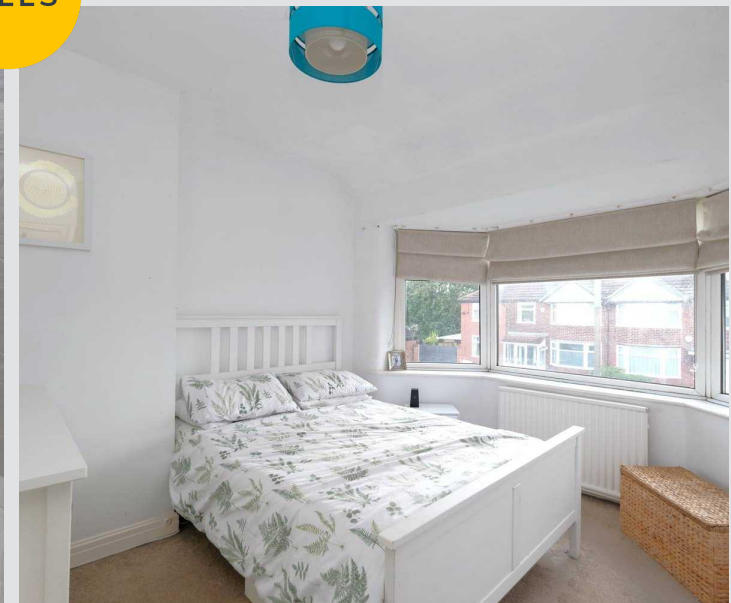
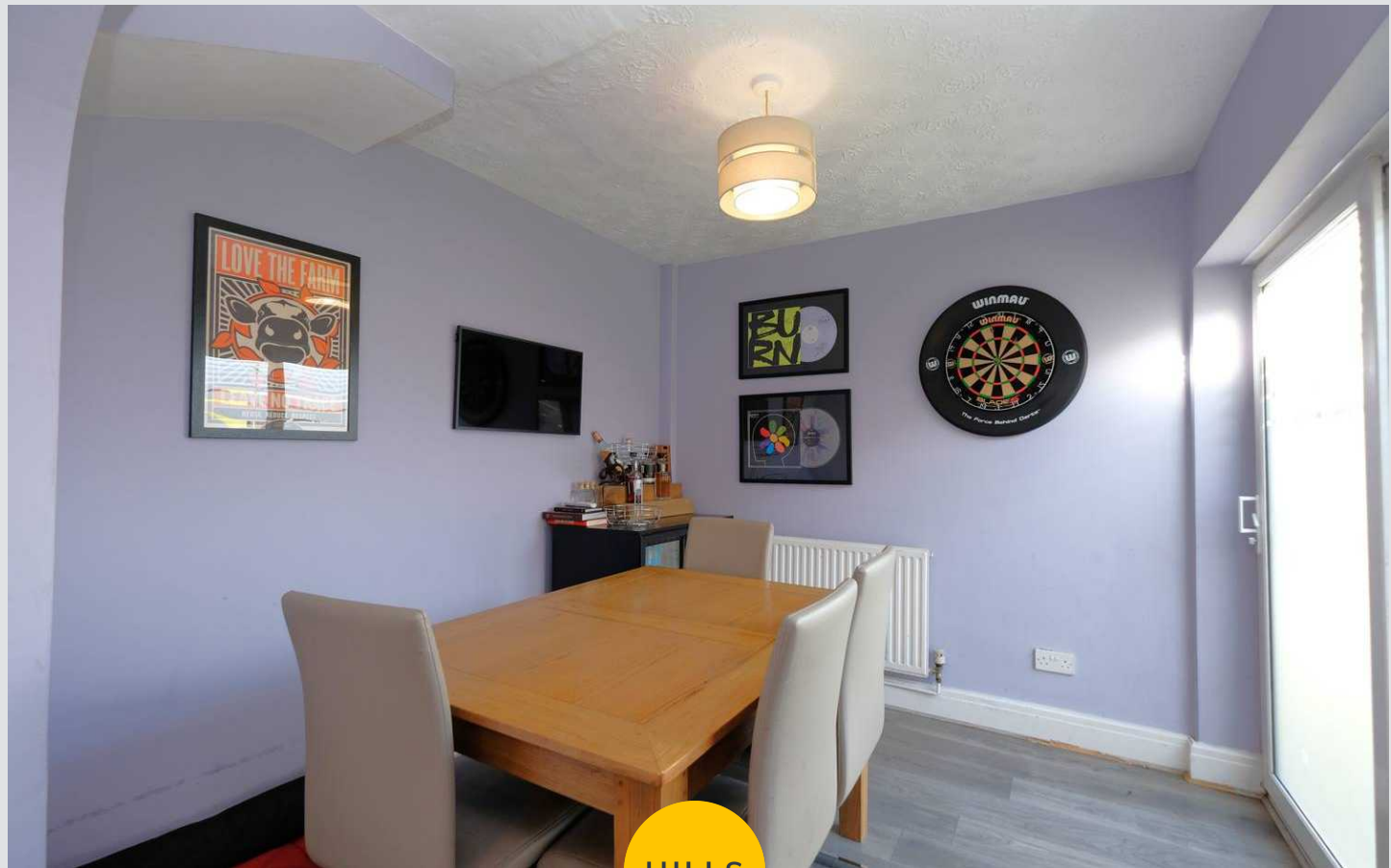
### Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)

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

### En-suite

Featuring a lovely, newly fitted two piece suite including w/c, floating hand wash basin. Complete with a ceiling light point. Fitted with tiled walls and flooring.



**Bedroom Two**

10' 9" x 8' 7" (3.28m x 2.62m)

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

**Bedroom Three**

8' 3" x 7' 2" (2.51m x 2.18m)

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

**Bedroom Four**

9' 0" x 7' 2" (2.74m x 2.18m)

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

**Bedroom Five**

3.35m x 3.02m (11' 0" x 9' 11")

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

**Bathroom**

6' 6" x 5' 2" (1.98m x 1.57m)

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

**Loft**

Loft fully boarded, 9.3 x all the rooms downstairs

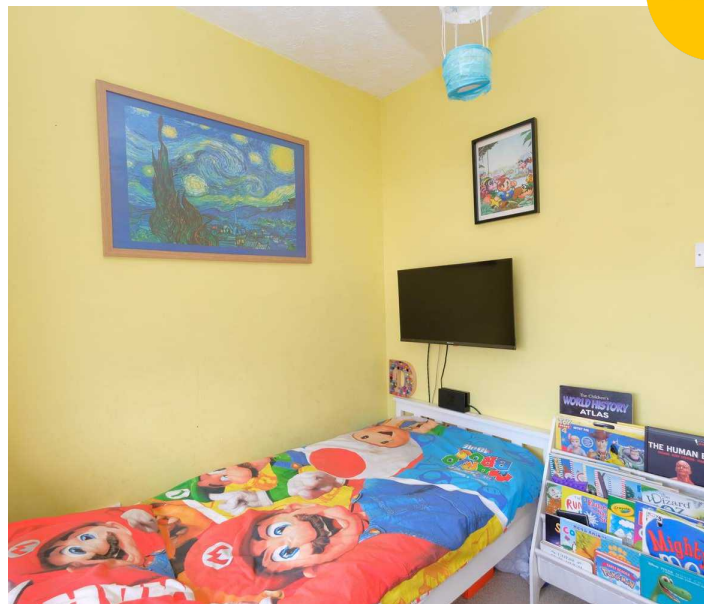
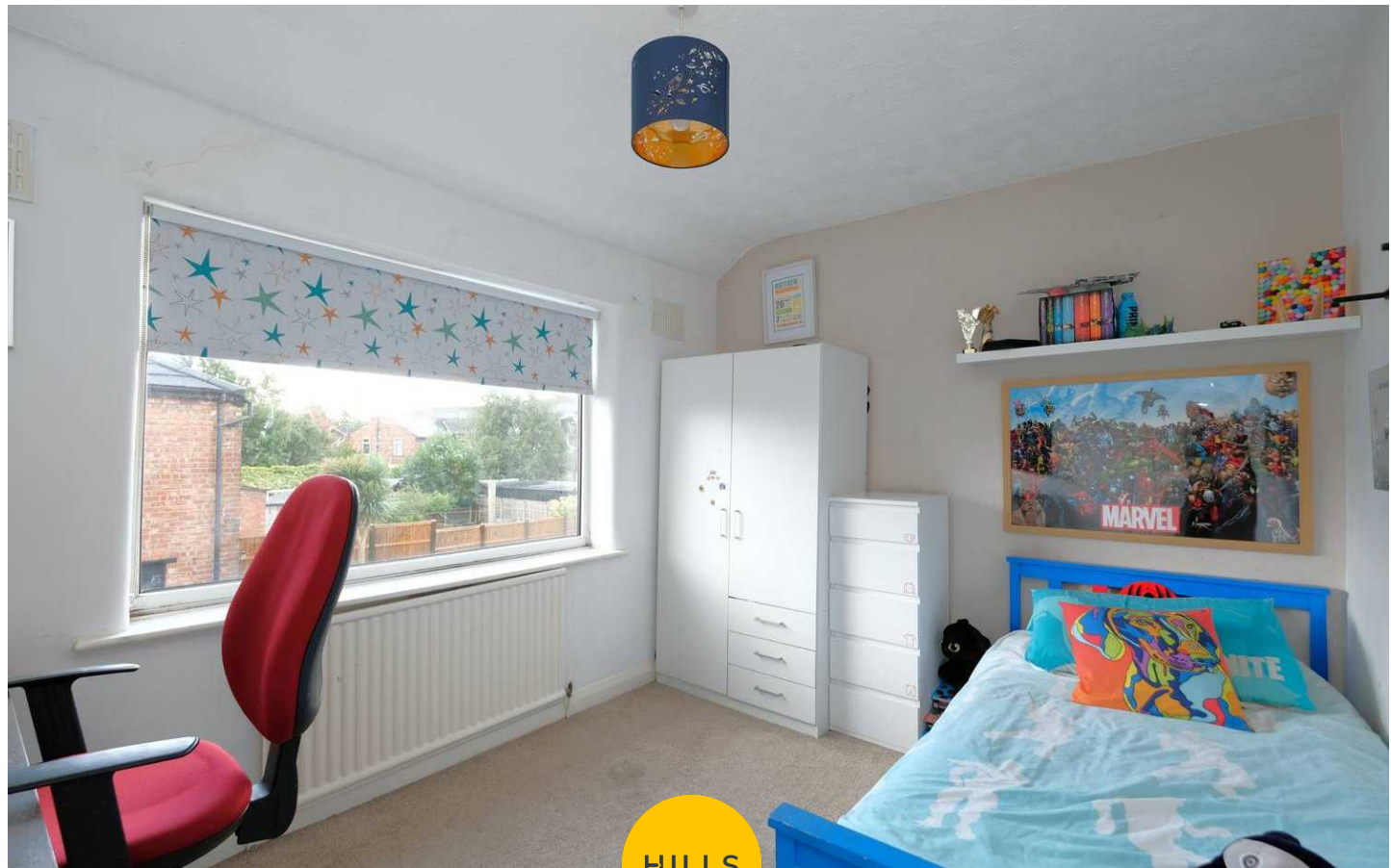
**Large Shed**

19' 5" x 7' 5" (5.92m x 2.26m)

Featuring ceiling light point, power point, electrics fitted. Complete with front and rear access, space for a small car.

**External**

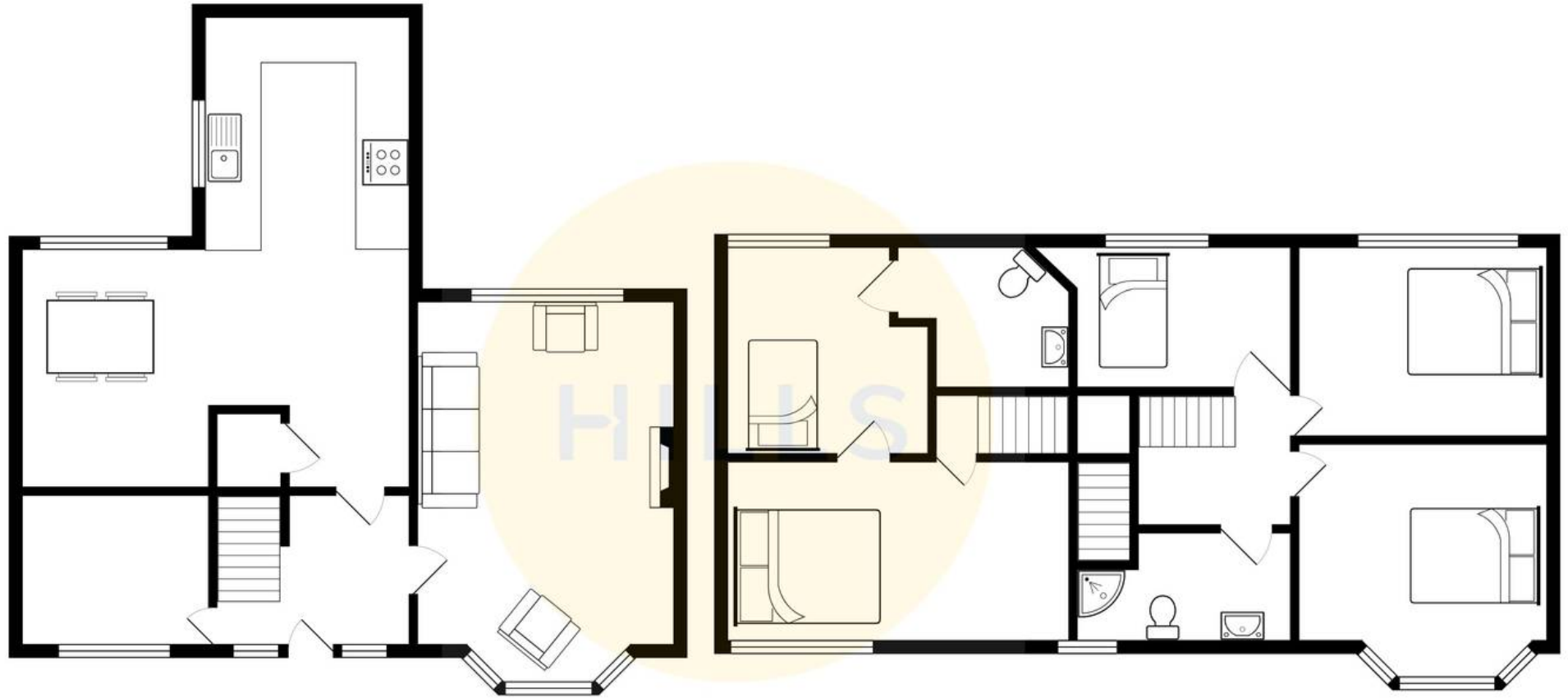
To the front of the property off road parking (gated), artificial lawn. To the rear of the property is concrete seating area, external tap.





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.