



Ermen Road, Eccles

Manchester



Offers in Region of £200,000

Ermen Road

Eccles, Manchester

Fabulous three bed semi-detached house for first-time buyers. Modern living with spacious lounge, conservatory, fitted kitchen, shower room, off-road parking, and sun-drenched rear garden. Prime location near Trafford Centre with great amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy
- Spacious Lounge & Conservatory
- Fitted Kitchen & Dining Space
- Contemporary Downstairs Shower Room & Upstairs W.C.
- Three Generously Sized Bedrooms
- Off Road Parking for Multiple Cars
- Sun Drenched Rear Garden
- Located Within Walking Distance to The Trafford Centre
- Surrounded by Excellent Amenities & Brilliant Transport Links



Entrance Hallway

Entered via a uPVC front door. Featuring ceiling light spotlights, wall - mounted radiator, power point. Complete with storage cupboard with plumbing. Fitted with laminate flooring.

Lounge

14' 6" x 9' 5" (4.42m x 2.87m)

Featuring and electric fire. Complete with a ceiling light point, wall - mounted radiator, power point. Complete with French doors. Fitted with laminate flooring.

Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Featuring complementary wall and base units with electric oven, gas hob, stainless steel sink, integrated dishwasher. Space for fridge freezer. Complete with ceiling spotlights, uPVC. Fitted with part tiled walls and tiled flooring.

Conservatory

11' 5" x 9' 1" (3.48m x 2.77m)

Featuring double glazed window, wall - mounted radiator, power point. Complete with French doors. Fitted with tiled flooring.

Downstairs Bathroom

9' 3" x 5' 2" (2.82m x 1.57m)

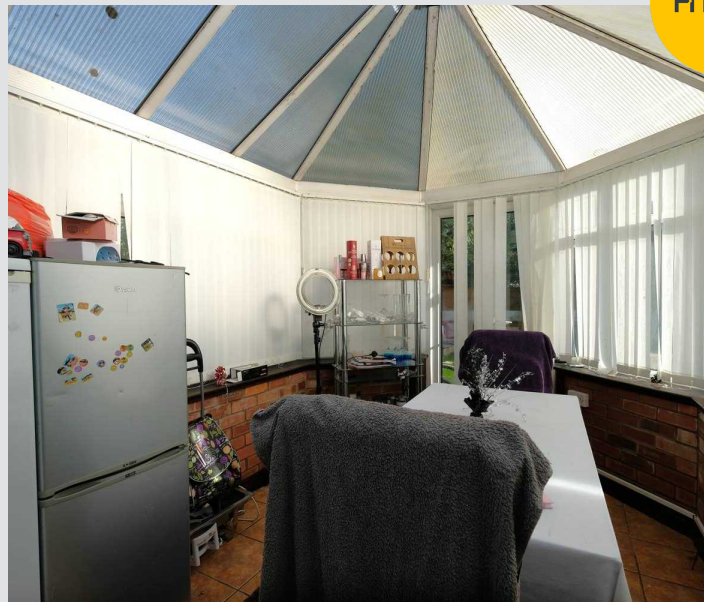
Featuring a shower, vanity unit with hand wash basin and W.C. Complete with ceiling light spotlights, double glazed window. Fitted with part tiled walls and tiled flooring.

Washer Room

6' 2" x 2' 4" (1.88m x 0.71m)

Landing

Featuring ceiling light spotlights, double glazed window, power point. Complete with loft access. Fitted with carpet flooring.



Bedroom One

9' 8" x 6' 3" (2.95m x 1.91m)

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

Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

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

Bedroom Three

8' 5" x 8' 3" (2.57m x 2.51m)

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

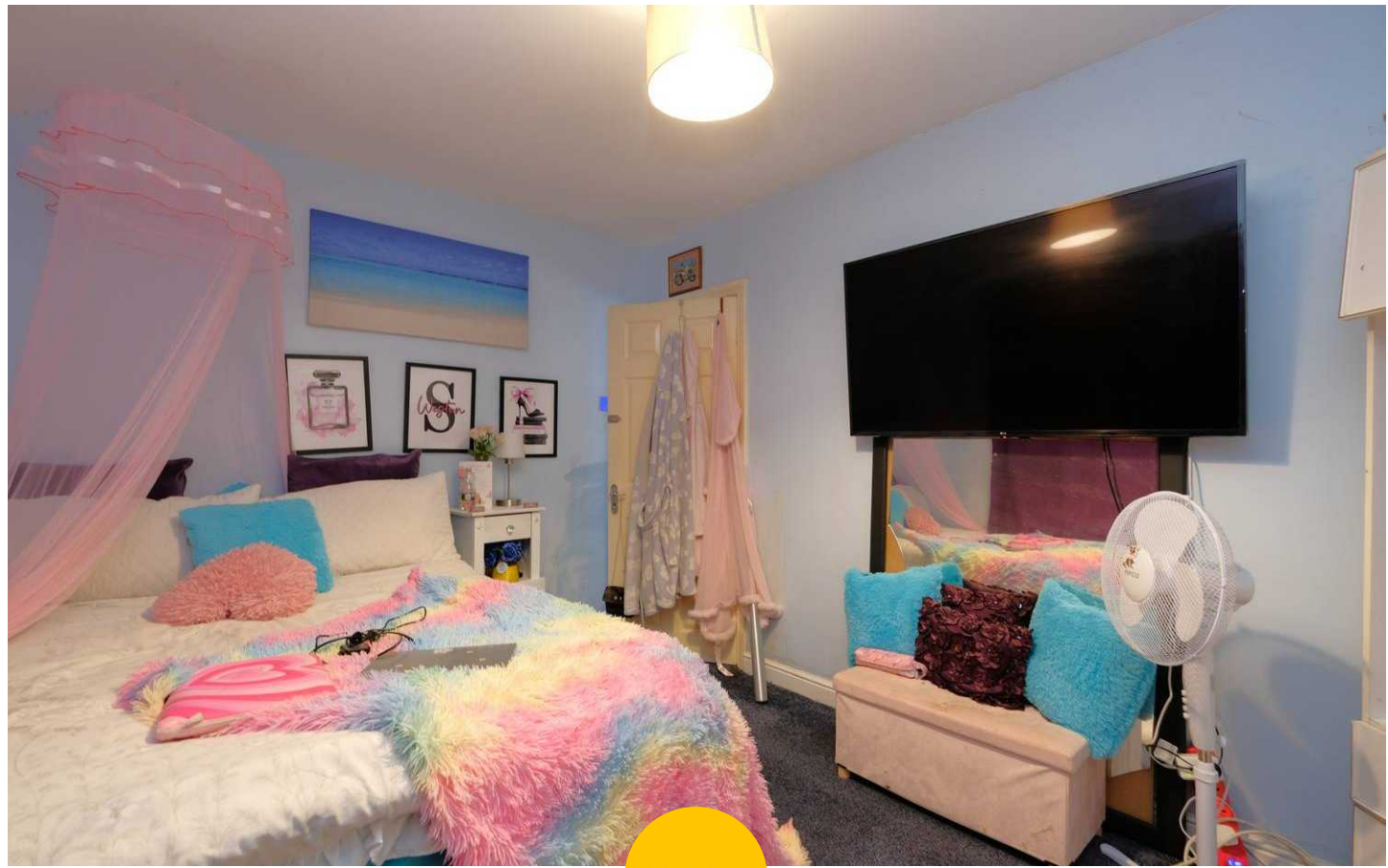
Upstairs W/C

8' 2" x 2' 7" (2.49m x 0.79m)

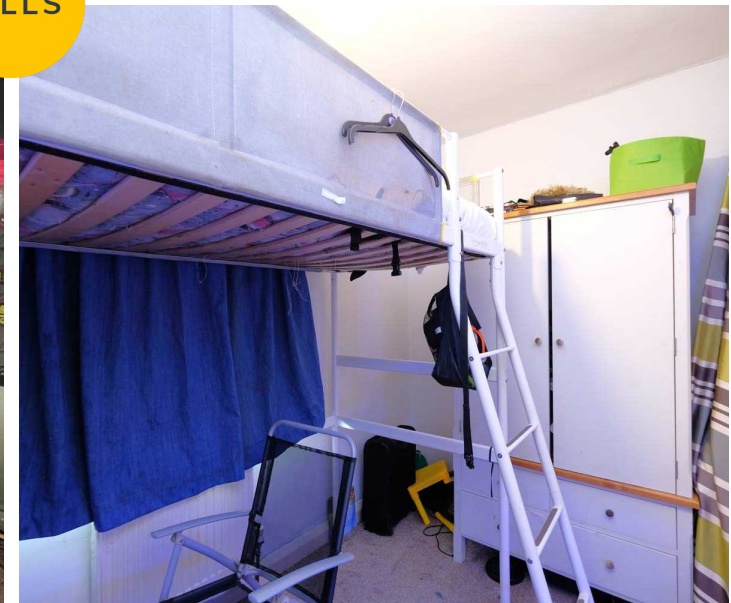
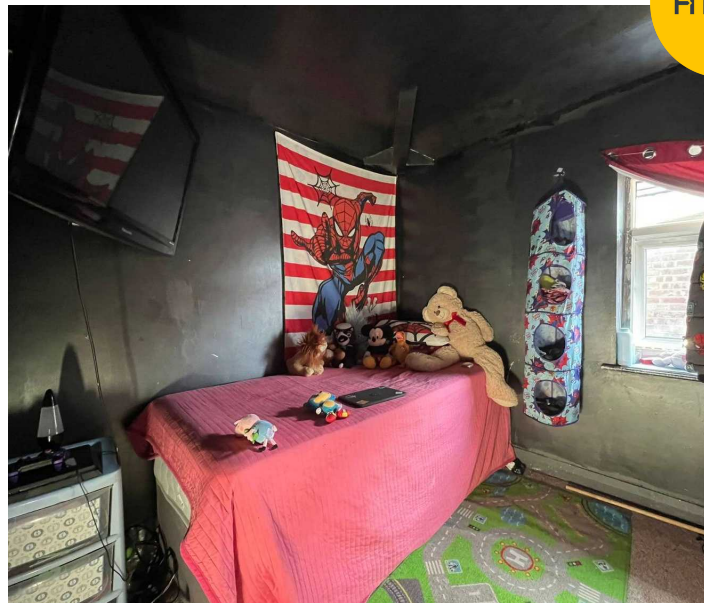
Featuring ceiling light point, double glazed window. Complete with hand wash basin, w/c. Fitted with tiled walls and laminate flooring.

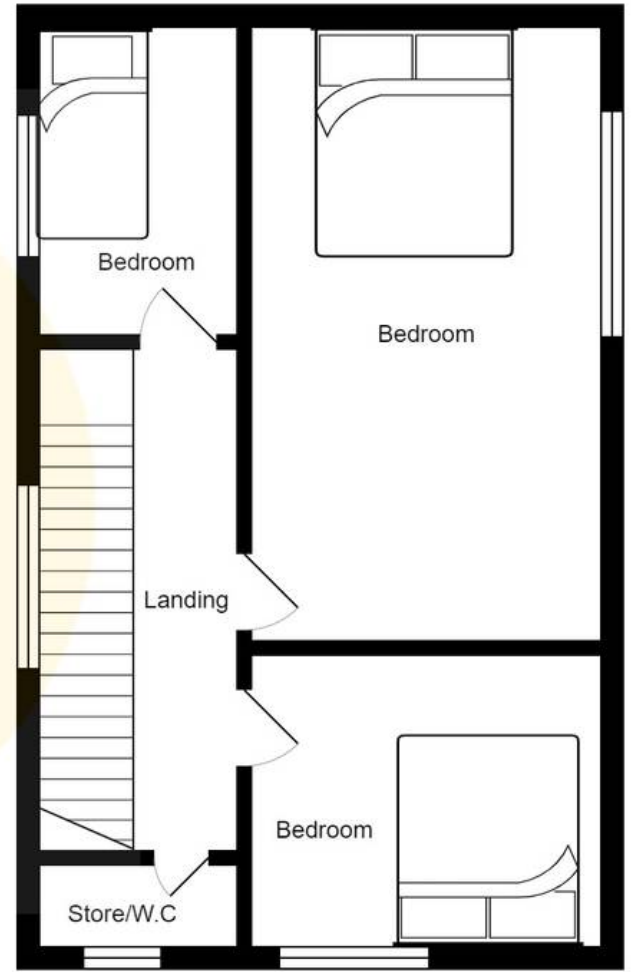
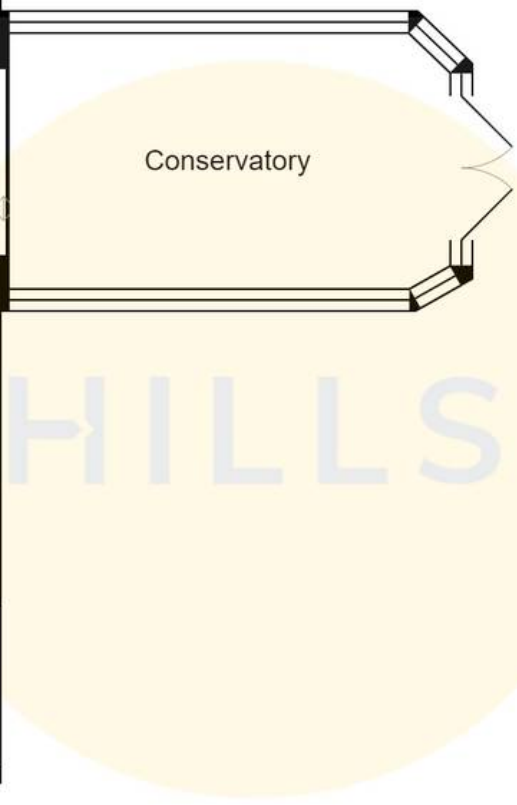
External

To the rear of the property is artificial lawn, seating area, grass lawn divided by a paved path. A wooden shed, raised flower bed. Complete with gated side access.



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