

Peel Green Road, Eccles

Manchester



Offers in Region of £290,000



# Peel Green Road

Eccles, Manchester

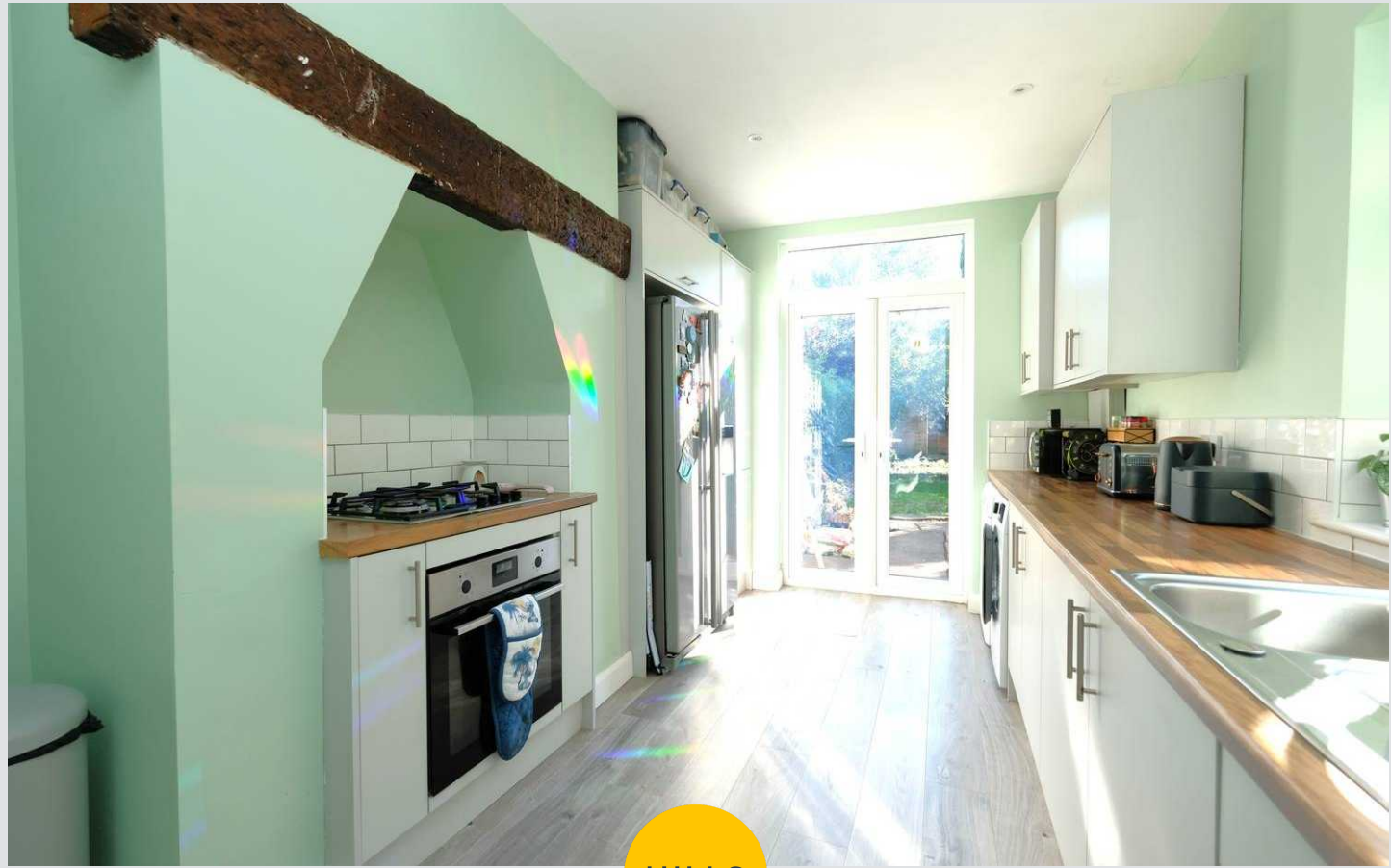
Deceptively spacious family home in sought-after Peel Green area. Bay fronted lounge, central fireplaces, modern 16ft kitchen, four large bedrooms, three piece bathroom. Private 65ft rear garden. Close to shops, parks, schools, Trafford Centre.

Comfortable, well-connected lifestyle.

Council Tax band: B

Tenure: Leasehold

- Deceptively Spacious Family Home Located in the Desirable Peel Green Area
- Bay Fronted Lounge & Second Reception Room with Stunning Central Fireplaces
- Newly Fitted Impressive 16ft (Approx) Modern Kitchen
- Four Generously Sized Bedrooms
- Contemporary Three Piece Bathroom Suite
- 65ft (Approx) Private Rear Garden that Benefits from the Sun
- Perfectly Located Within Walking Distance to Local Shops, Parks & Schools
- Surrounded By Brilliant Public Transport & Motorway Links
- Located just a Short Walk to the Renowned Trafford Centre



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### Entrance Hallway

Featuring ceiling light point, wall - mounted radiator, power point. Fitted with laminate flooring.

### Lounge

14' 9" x 10' 8" (4.50m x 3.25m)

Featuring two wall light point, double glazed bay window, two wall - mounted radiator, power point. Complete with a capped gas fire. Fitted with carpet flooring.

### Kitchen

15' 8" x 9' 0" (4.78m x 2.74m)

Featuring ceiling light spotlights, double glazed window, wall and base units, four ring gas hob, electric oven, stainless steel sink. Space for washer, fridge freezer, dryer. Fitted with part tiled walls and laminate flooring.

### Reception Two

13' 5" x 11' 7" (4.09m x 3.53m)

Featuring ceiling light point, two wall light points, double glazed window, wall - mounted radiator. Complete with an open fire, cast iron surround. Fitted with laminate flooring.

### Landing

Featuring two ceiling light point, power point, storage cupboard and shelving built in. Fitted with carpet flooring.

### Bedroom One

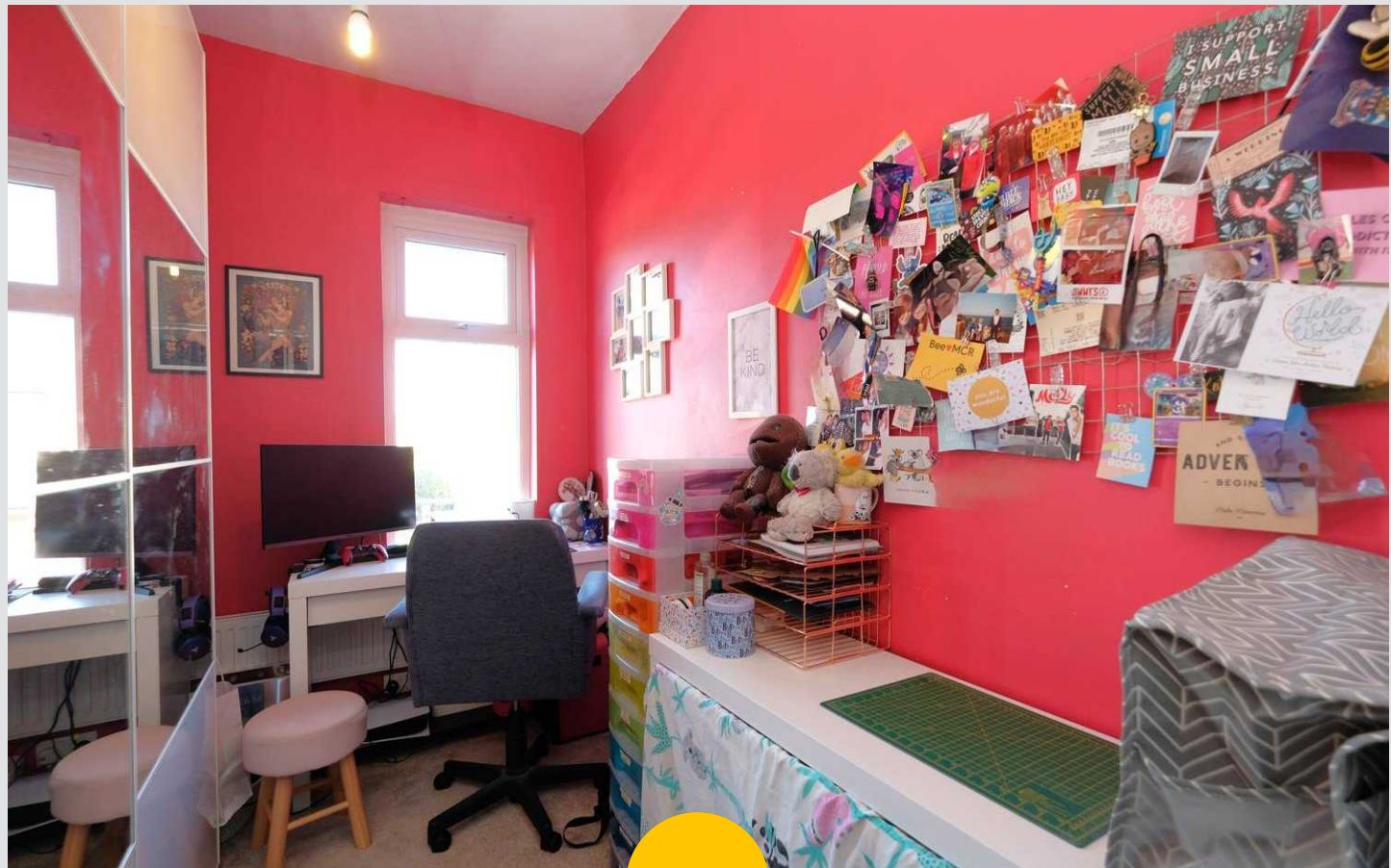
13' 4" x 9' 4" (4.06m x 2.84m)

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

### Bedroom Two

11' 0" x 9' 0" (3.35m x 2.74m)

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



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**Bedroom Three**

12' 4" x 9' 8" (3.76m x 2.95m)

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

**Bedroom Four**

9' 2" x 6' 6" (2.79m x 1.98m)

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

**Bathroom**

5' 9" x 5' 8" (1.75m x 1.73m)

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

**Rear**

6' 4" x 5' 0" (1.93m x 1.52m)

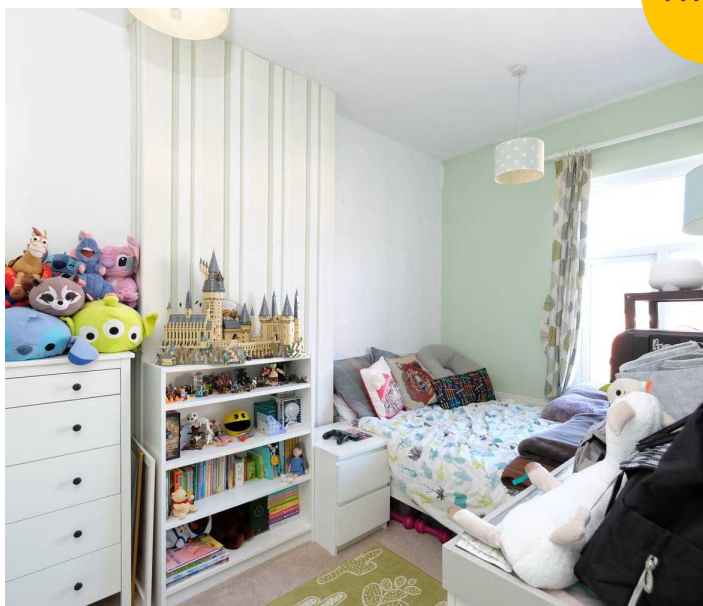
To the rear of the property is a paved patio, lawn, apple tree.

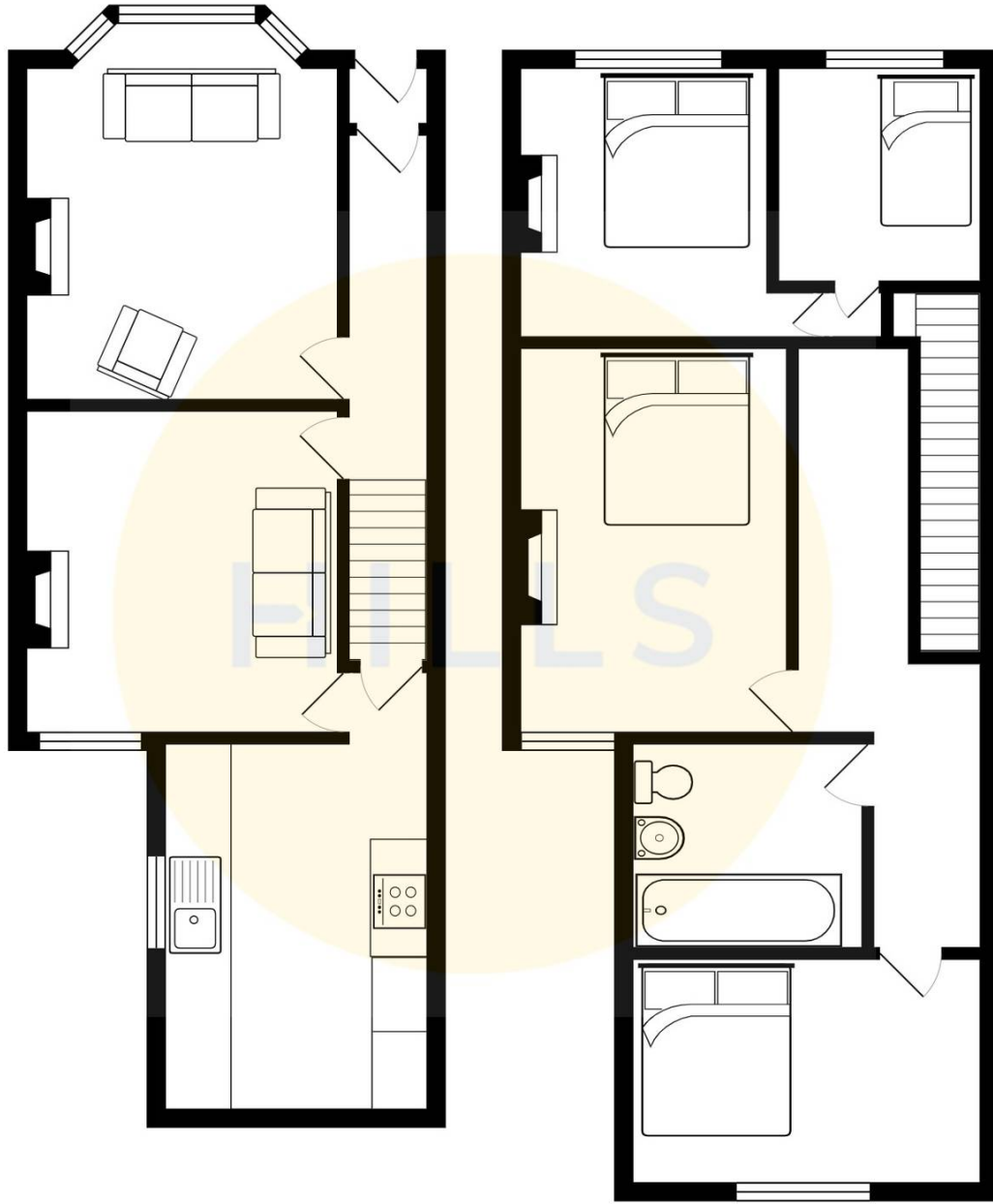
**External**

To the front of the property is a low maintenance garden.



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