



Parrin Lane, Eccles
Manchester



£220,000

Parrin Lane

Eccles, Manchester

Two bed end terraced house in desirable location, situated between Worsley & Monton villages. Bay-fronted lounge, versatile layout, well-equipped kitchen, four piece bathroom, spacious double bedrooms, master with fitted wardrobes. Front and rear gardens, detached garage. Close to amenities and transport links. Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

- Bay Fronted Lounge & Second Reception Room
- Fitted Kitchen & Four Piece Bathroom Suite
- Two Generous Double Bedrooms, Master with Fitted Wardrobes
- Gardens to the Front & Rear along with a Detached Garage
- Sandwiched between Worsley and Monton Villages
- Close by Scenic walks along the Bridgewater Canal & The Worsley Loop Line
- Excellently Located Close to Amenities & Transport Links
- A Perfect First Time Buy
- ****Pictures taken prior to tenancy****



Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Reception Room

14' 2" x 11' 5" (4.32m x 3.48m)

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

Dining Room

13' 2" x 12' 1" (4.01m x 3.68m)

Featuring a gas fire. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Understairs storage cupboard. Fitted with laminate flooring.

Kitchen

9' 1" x 7' 9" (2.77m x 2.36m)

Featuring complementary wall and base units with an integral stainless steel sink. Space for a washer, undercounter fridge freezer and cooker. Complete with a ceiling light point, two double glazed windows and uPVC door. Fitted with tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

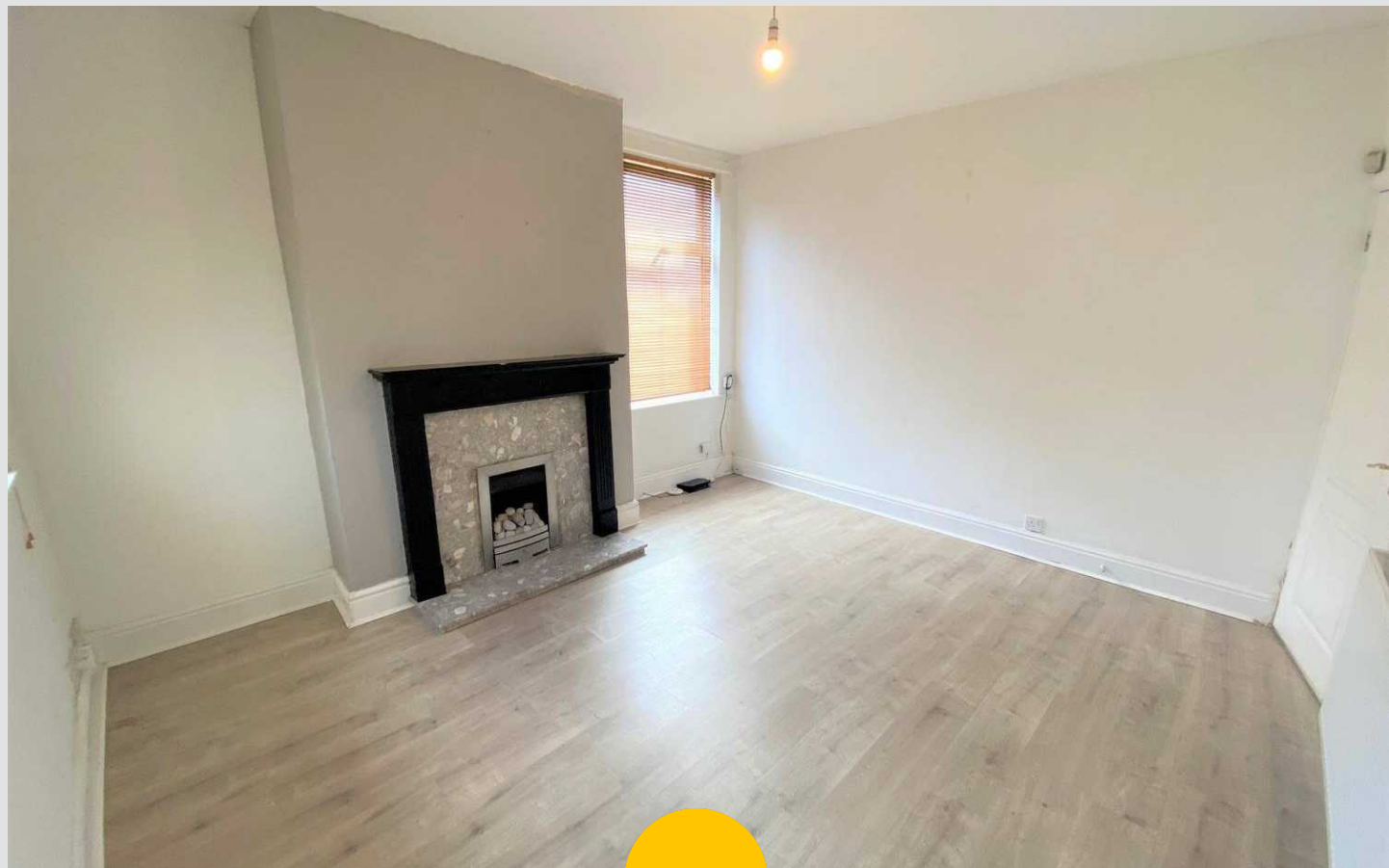
14' 0" x 11' 8" (4.27m x 3.56m)

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

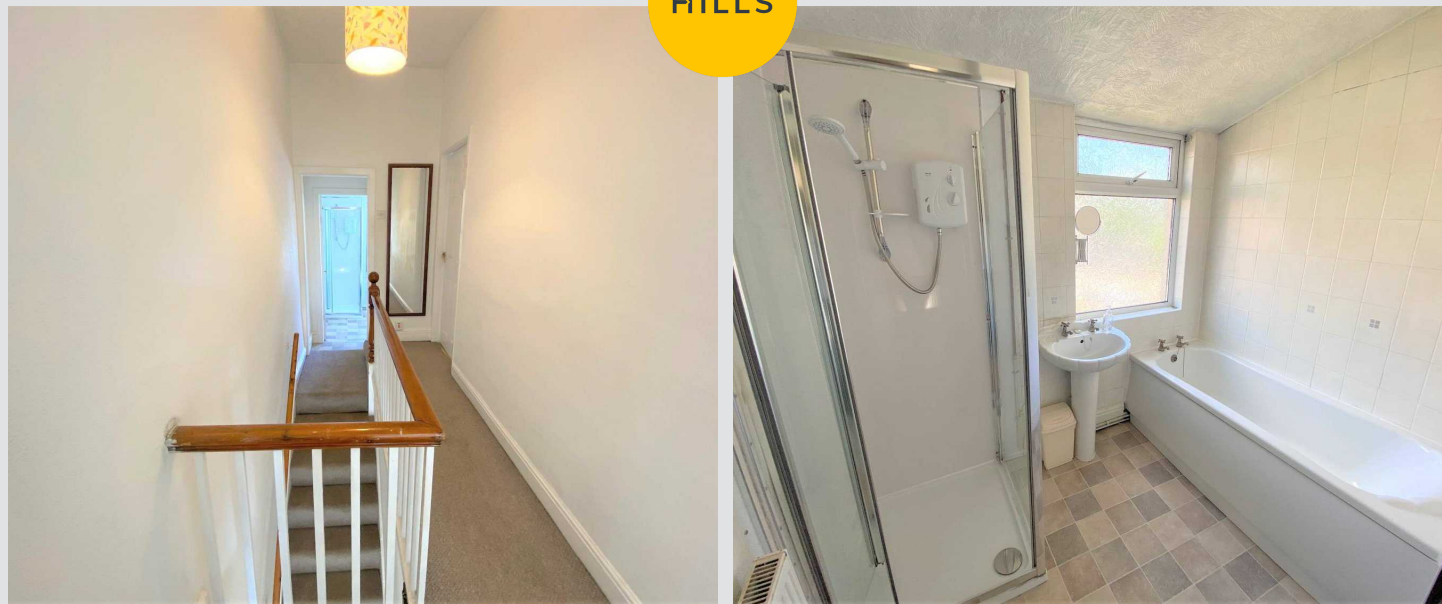
Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m)

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



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Bathroom

7' 9" x 6' 0" (2.36m x 1.83m)

Featuring a three-piece suite including bath, shower cubicle and hand wash basin. Complete with double glazed window, wall mounted radiator, part tiled walls and lino flooring.

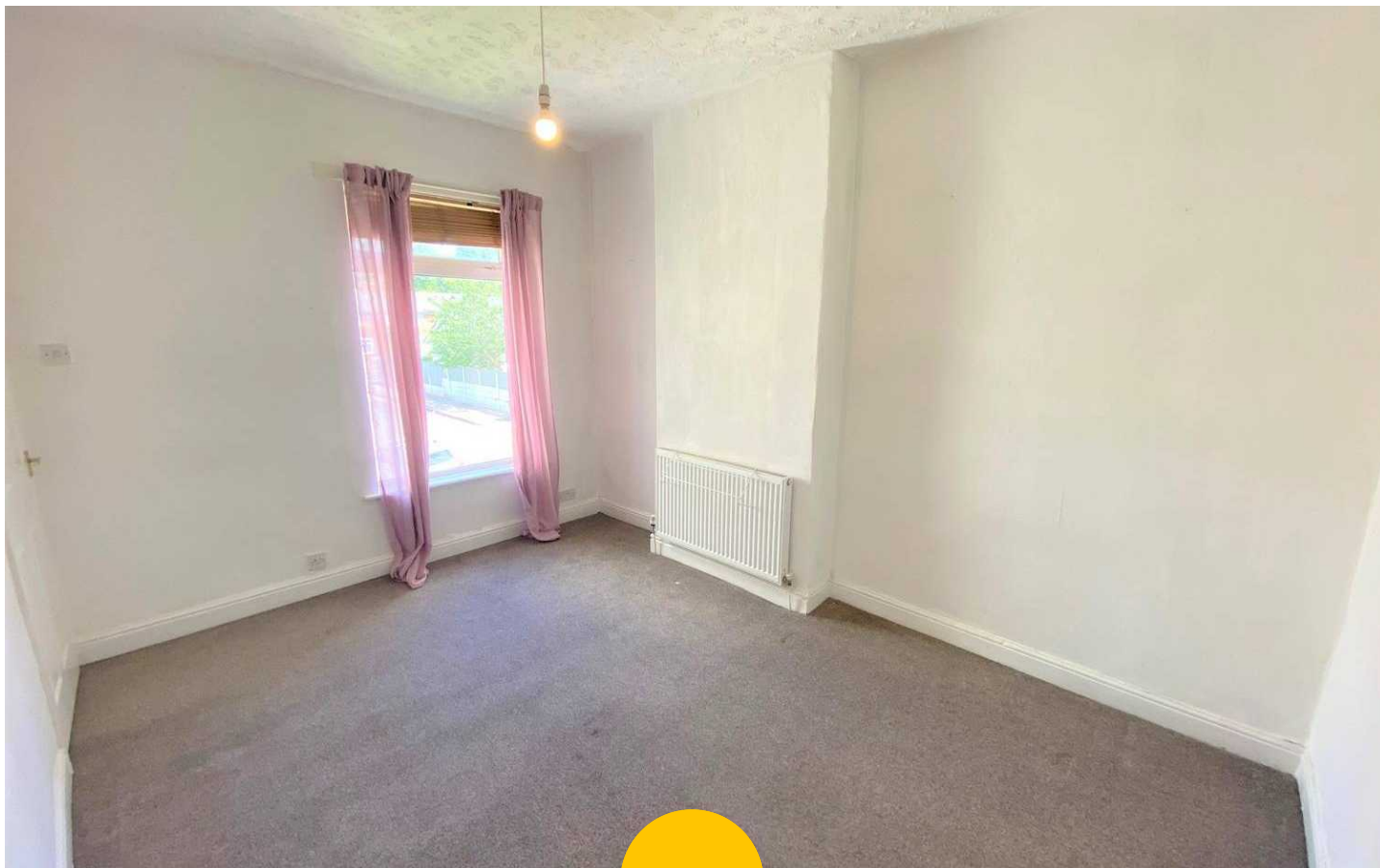
W.C.

4' 8" x 2' 3" (1.42m x 0.69m)

Complete with a ceiling light point, W.C. and laminate flooring.

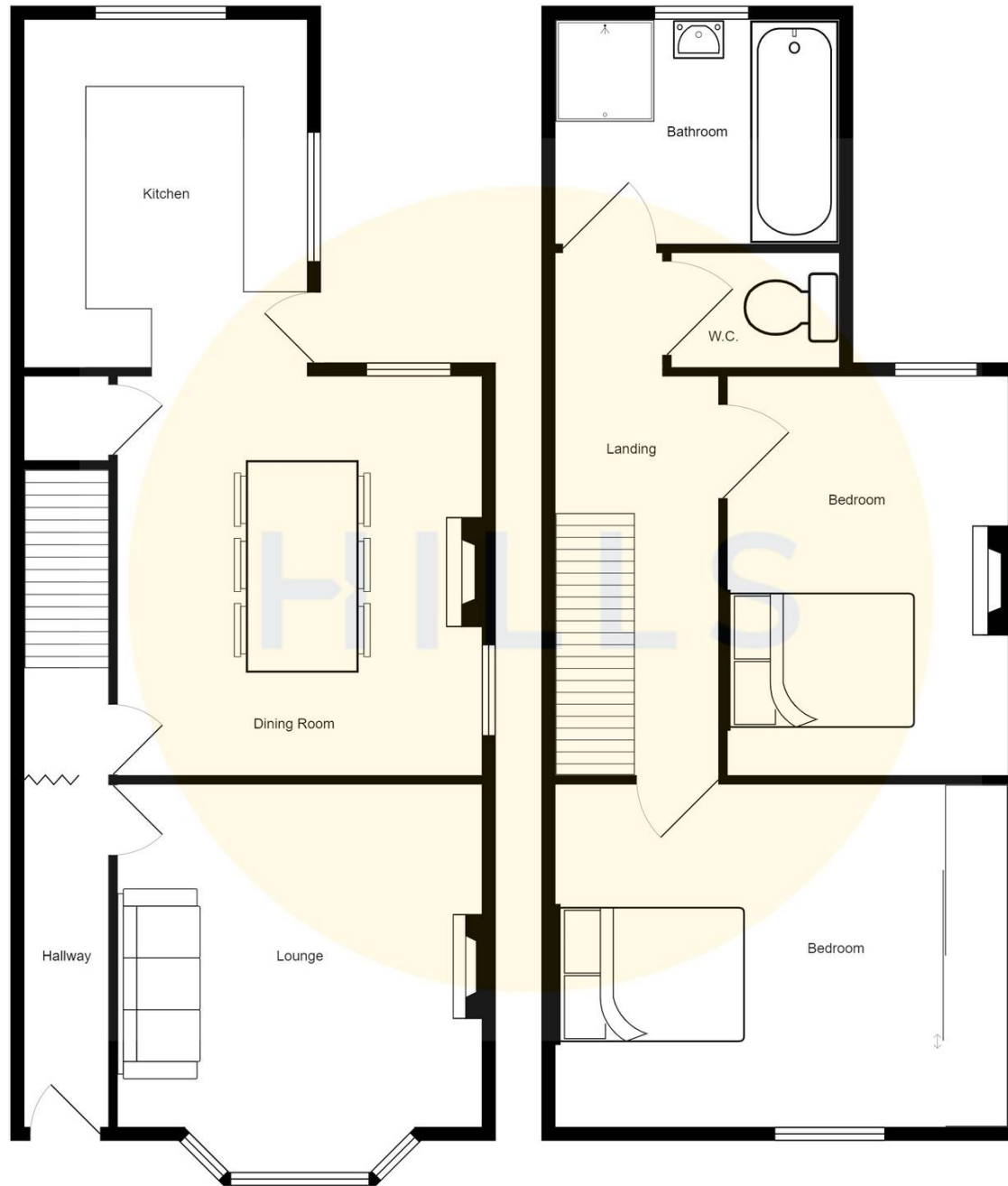
External

To the rear of the property is a paved garden with gated side access.



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