



Ampney Close, Eccles

Manchester



Offers in Region of £250,000

# Ampney Close

Eccles, Manchester

Lovely three bedroom semi detached house in Peel Green area, perfect for first-time buyers or families. Bright lounge, spacious conservatory, fitted kitchen, three bedrooms with wardrobes, converted loft, driveway, low-maintenance garden. No chain, convenient location.

Council Tax band: B

Tenure: Leasehold

- Fantastic First Time Buy or Family Home
- Tucked away on a quiet Cul De Sac within the Popular Peel Green Area
- Light & Airy Lounge and a Spacious Conservatory
- Fitted Kitchen & Dining Space with Electric Range Cooker
- Three Bedroom, Two with Fitted Wardrobes & a Fully Converted Loft Room
- Block Paved Drive Way to the Front
- Private Low Maintenance Rear Garden with Decked Seating Area
- Offered with No Onward Chain
- Excellently Located Close to Schools, Shops & Brilliant Transport Links



### Lounge

14' 3" x 12' 4" (4.34m x 3.76m)

A welcoming lounge entered via a uPVC front door. Complete with two ceiling light points, double glazed window and two wall mounted radiators. Fitted with storage cupboard and laminate flooring.

### Kitchen / Diner

15' 6" x 8' 7" (4.72m x 2.62m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a washer, fridge freezer, electric range and cooker. Complete with two ceiling light points, double glazed window and patio doors. Fitted with laminate flooring.

### Conservatory

14' 6" x 12' 3" (4.42m x 3.73m)

A spacious conservatory complete with a ceiling light point and fan, double glazed windows and wall mounted radiator. Fitted with French doors and tiled flooring.

### Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Access to loft space via a ladder.

### Bedroom One

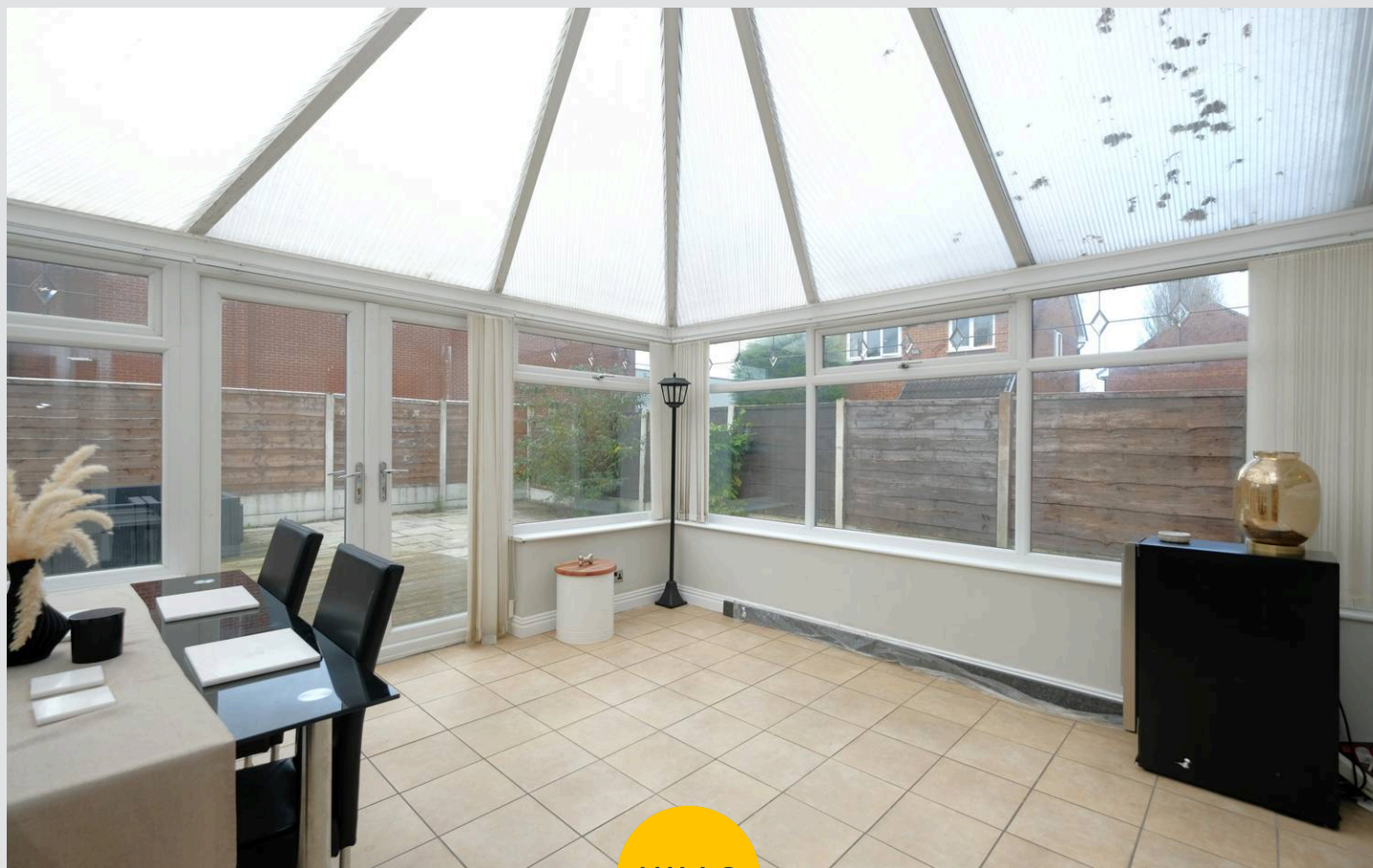
13' 4" x 9' 0" (4.06m x 2.74m)

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

### Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m)

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



**Bedroom Three**

8' 2" x 6' 4" (2.49m x 1.93m)

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

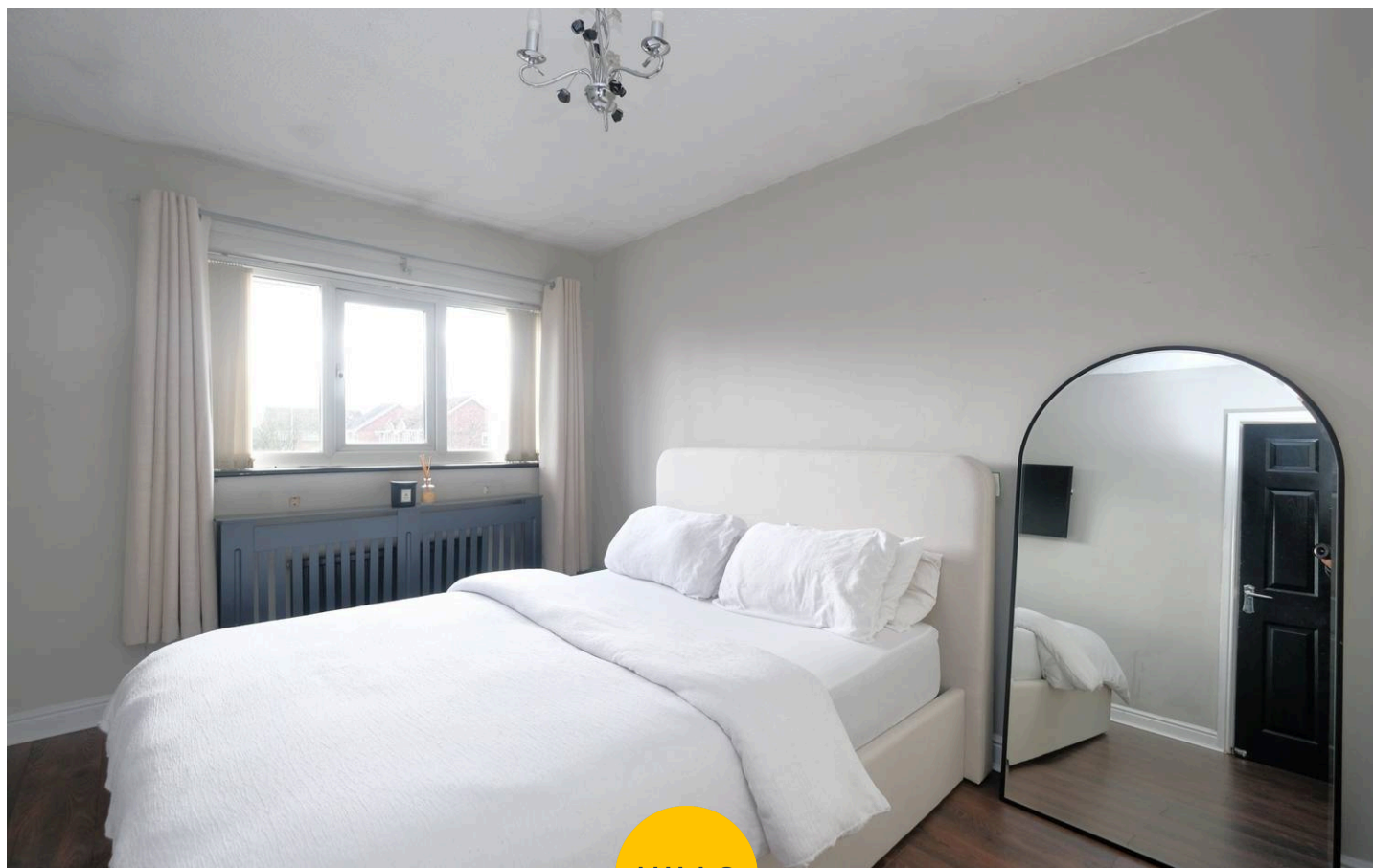
**Bathroom**

6' 2" x 5' 5" (1.88m x 1.65m)

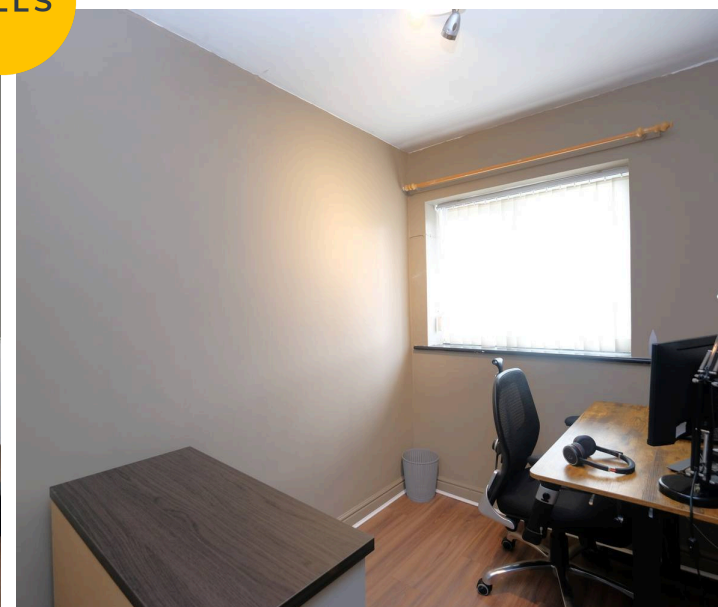
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and lino flooring.

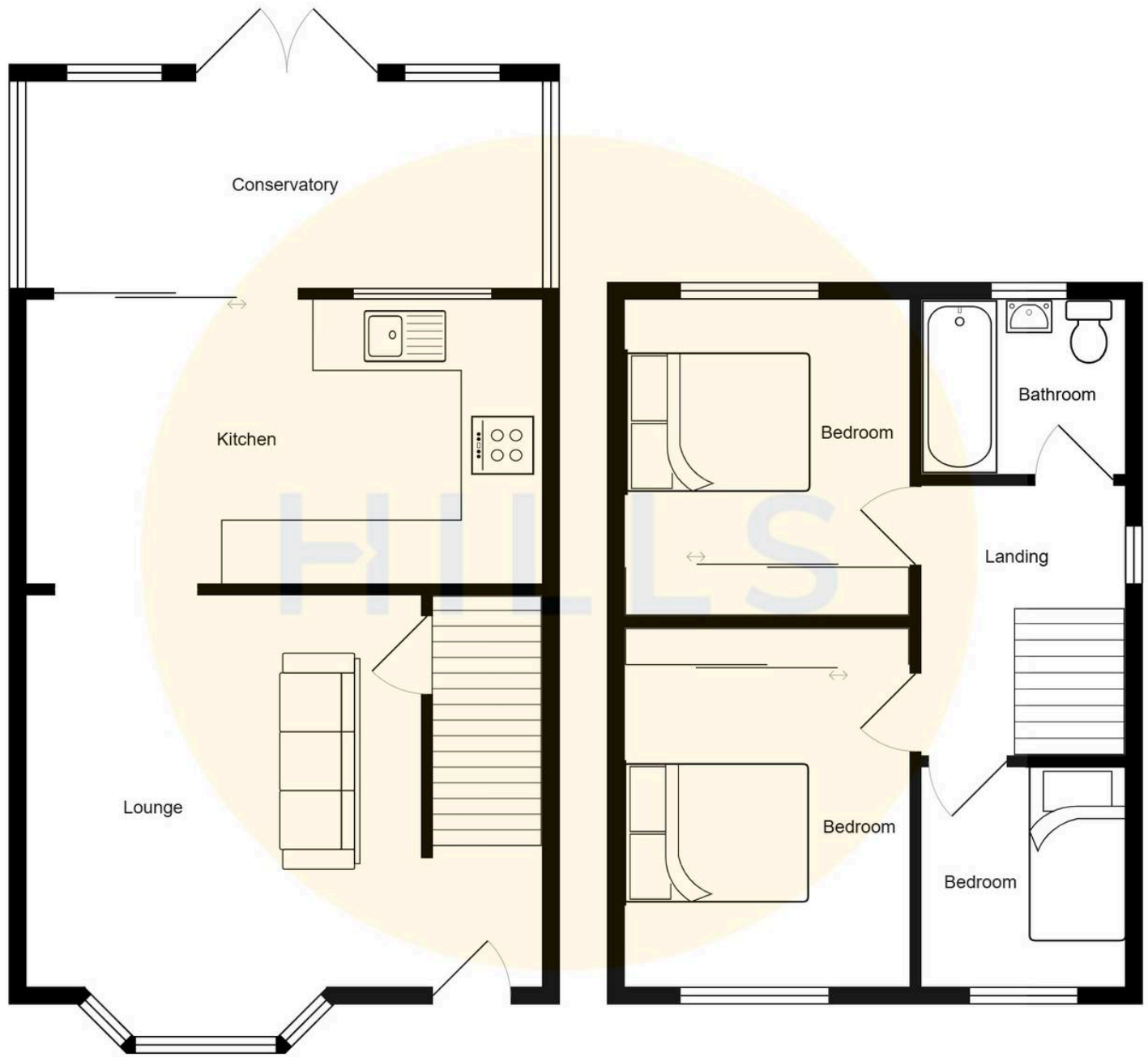
**External**

To the front of the property is a block paved driveway with gated side access to the rear. To the rear of the property is a low maintenance paved garden with raised decked seating area.



HILLS







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