



Brodie Close, Eccles

Manchester



In Excess of **£200,000**

Brodie Close

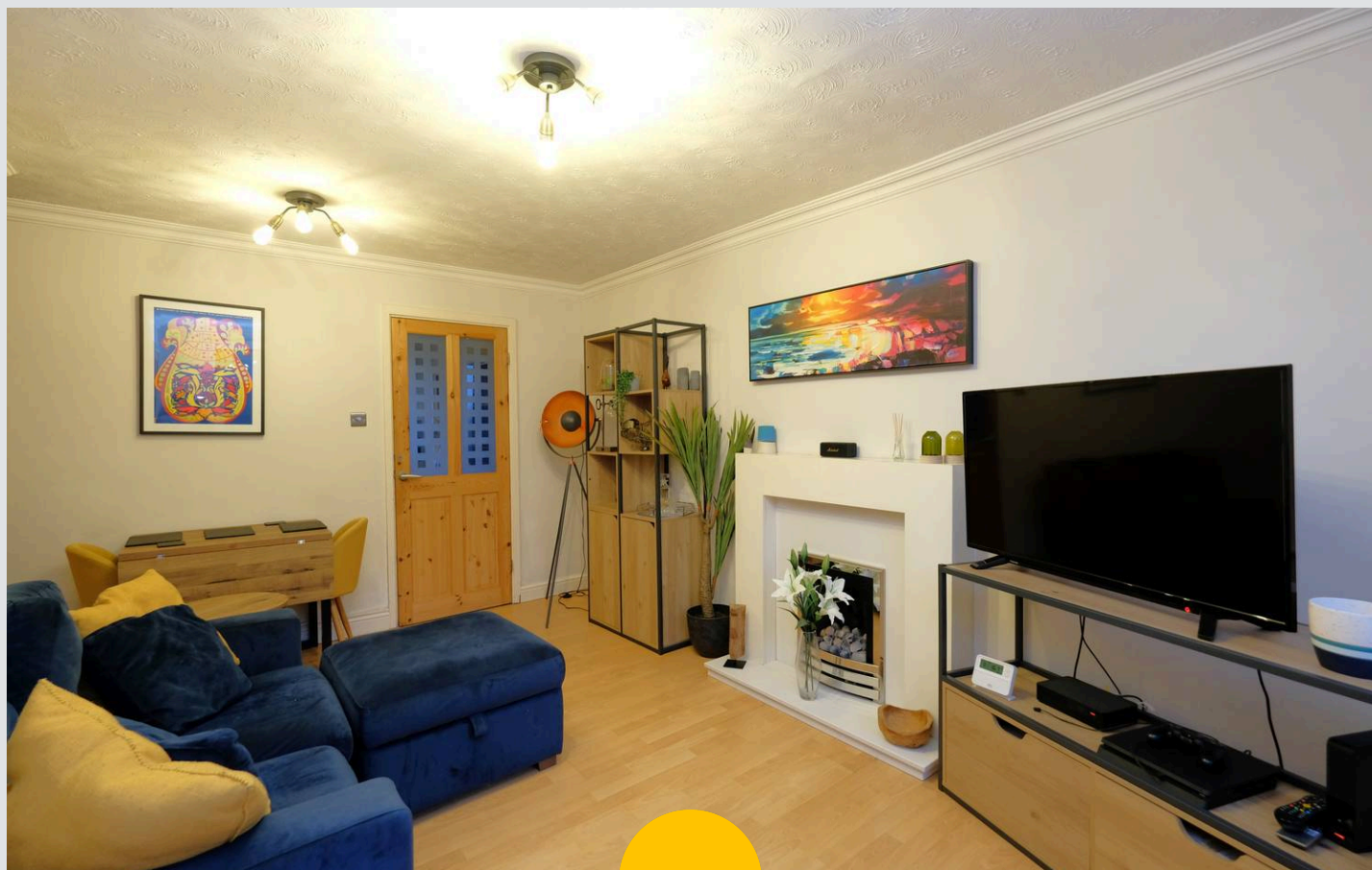
Eccles, Manchester

Charming two bedroom Semi-Detached house in Winton Village. Spacious lounge, modern kitchen, two double bedrooms, private garden, off-road parking, garage. Close to amenities, transport links, and motorways. Ideal for first-time buyers or downsizers.

Council Tax band: B

Tenure: Freehold

- Tucked Away on a Quiet Cul De Sac Within Winton Village
- Perfect First Time Buy or Downsize Ready to Move Straight in to
- Spacious Open Plan Lounge & Dining Room
- Modern Fitted Kitchen
- Two Generous Bedrooms, Master with a Fitted Closet
- Three Piece Bathroom Suite
- Low Maintenance Gardens to the Front & Rear
- Off Road Parking for Multiple Cars & Detached Garage
- Perfectly Positioned Close to Excellent Amenities, Public Transport & Motorway Links



HILLS



Entrance Hallway

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

Lounge

15' 2" x 12' 9" (4.62m x 3.89m)

Featuring a gas fire. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen

12' 9" x 7' 1" (3.89m x 2.16m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a fridge freezer, washing machine, dishwasher, electric hob and oven. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with uPVC door, part tiled walls and lino flooring.

Landing

Complete with a double glazed window, storage, hardwood stairs and tiled flooring. Loft access.

Bedroom One

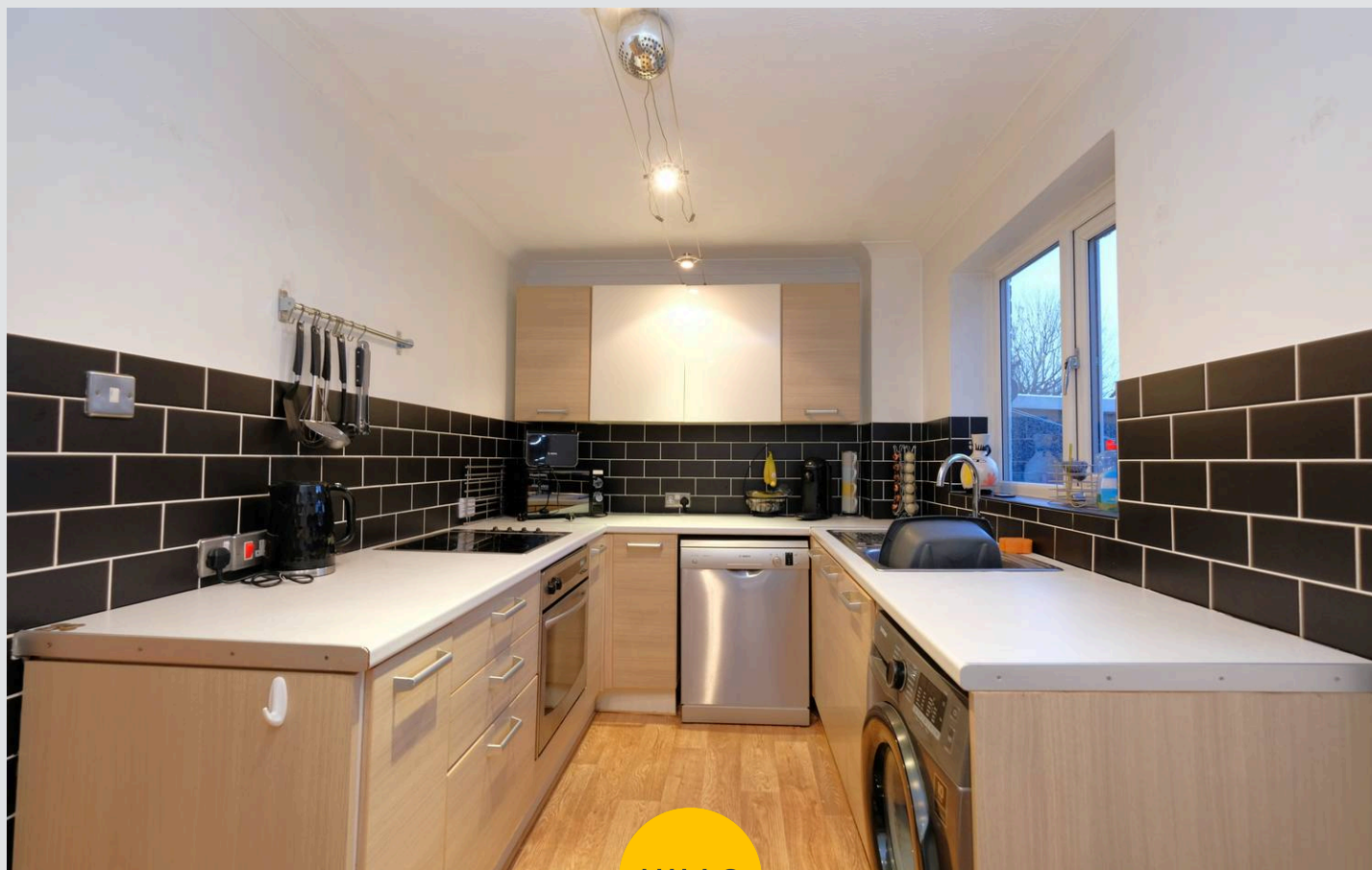
10' 6" x 9' 7" (3.20m x 2.92m)

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

Bedroom Two

11' 9" x 6' 5" (3.58m x 1.96m)

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



HILLS

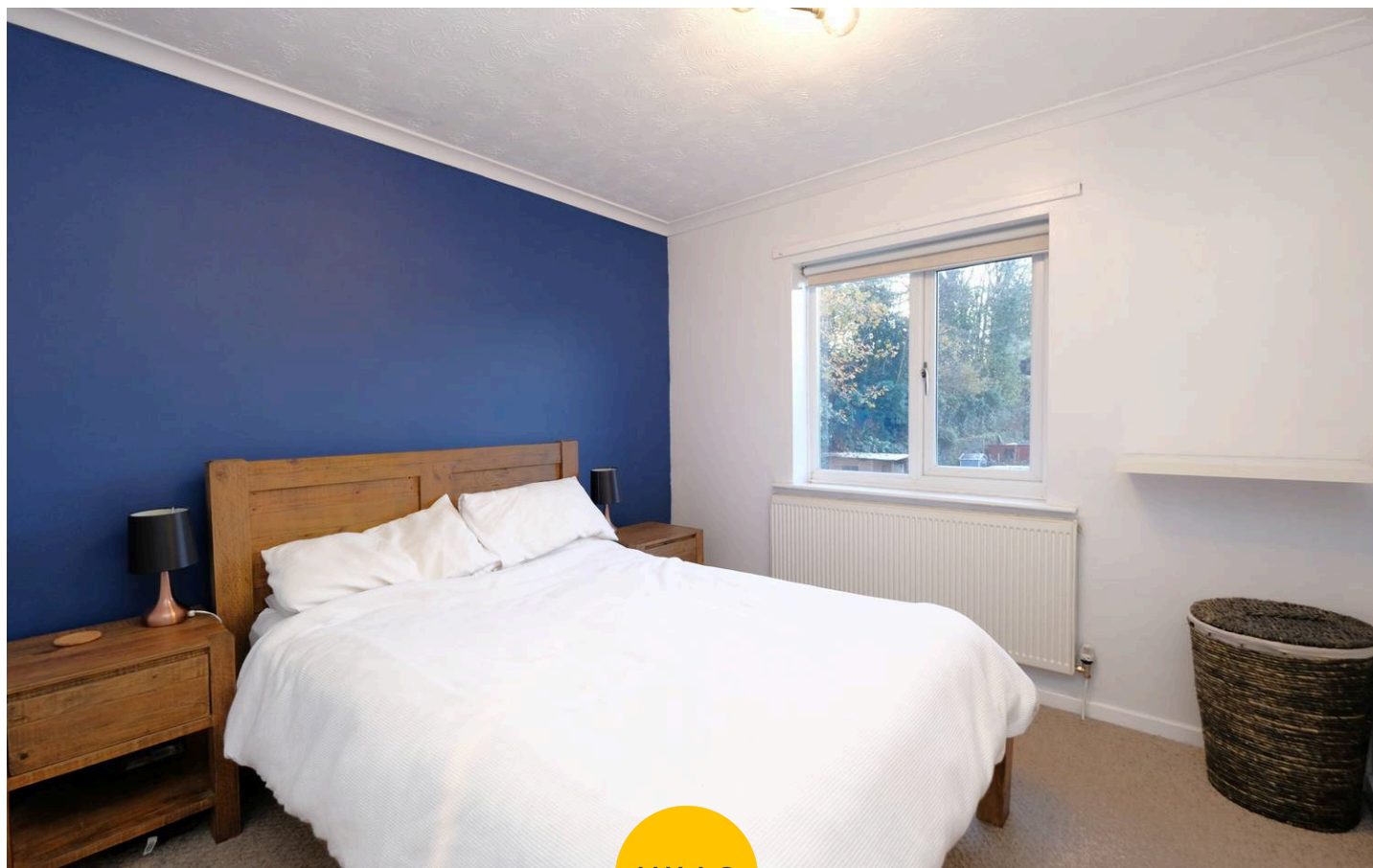


Bathroom

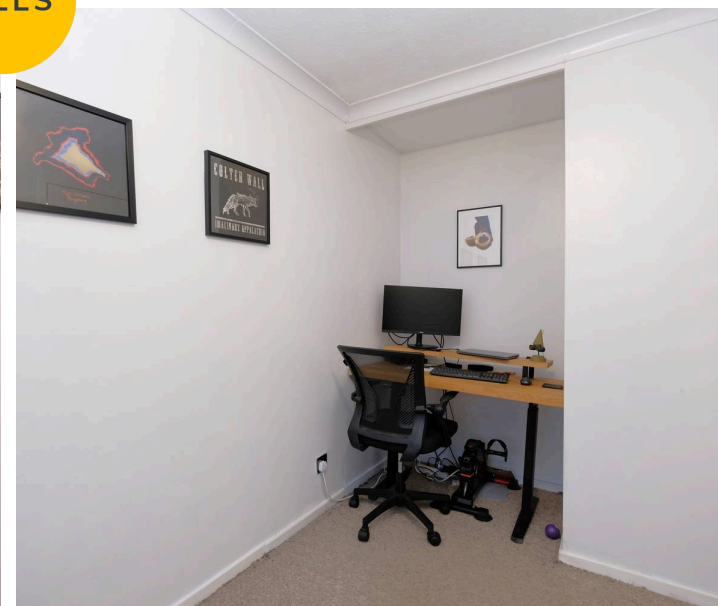
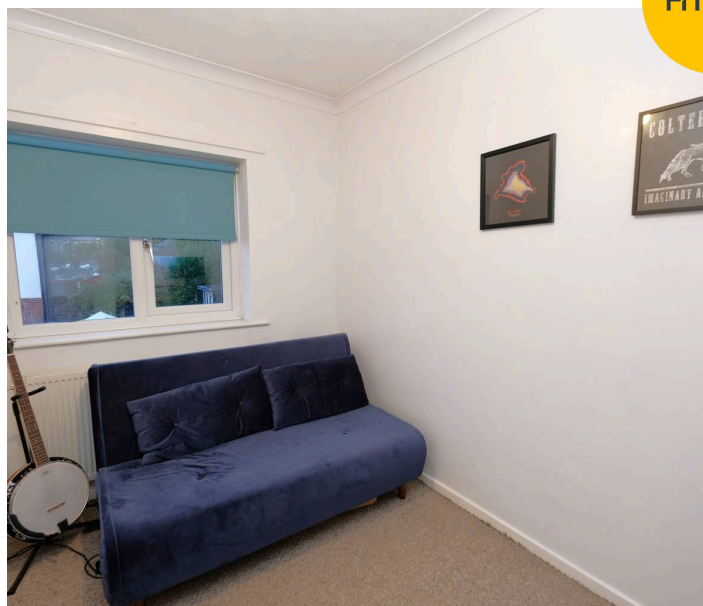
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Shower point. Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

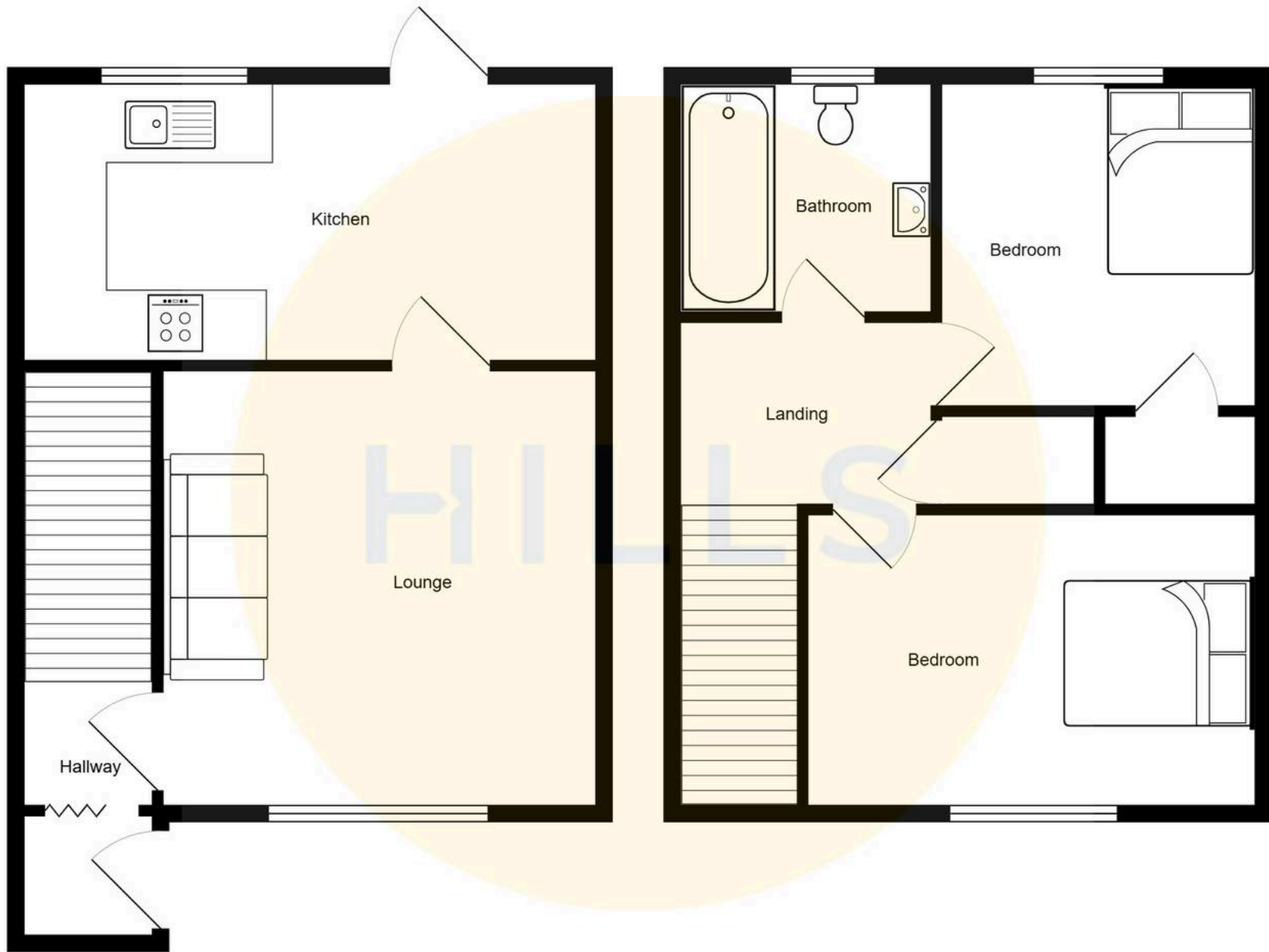
External

Tucked away in a small cul de sac, to the front of the property is off road parking for multiple cars with external storage, decorative stones and paved path to the door. To the rear of the property is a low maintenance garden with raised decked seating area and detached garage. Gated side access to drive.



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

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.