



Ivy Street, Eccles

Manchester



Guide Price £140,000

15 Ivy Street

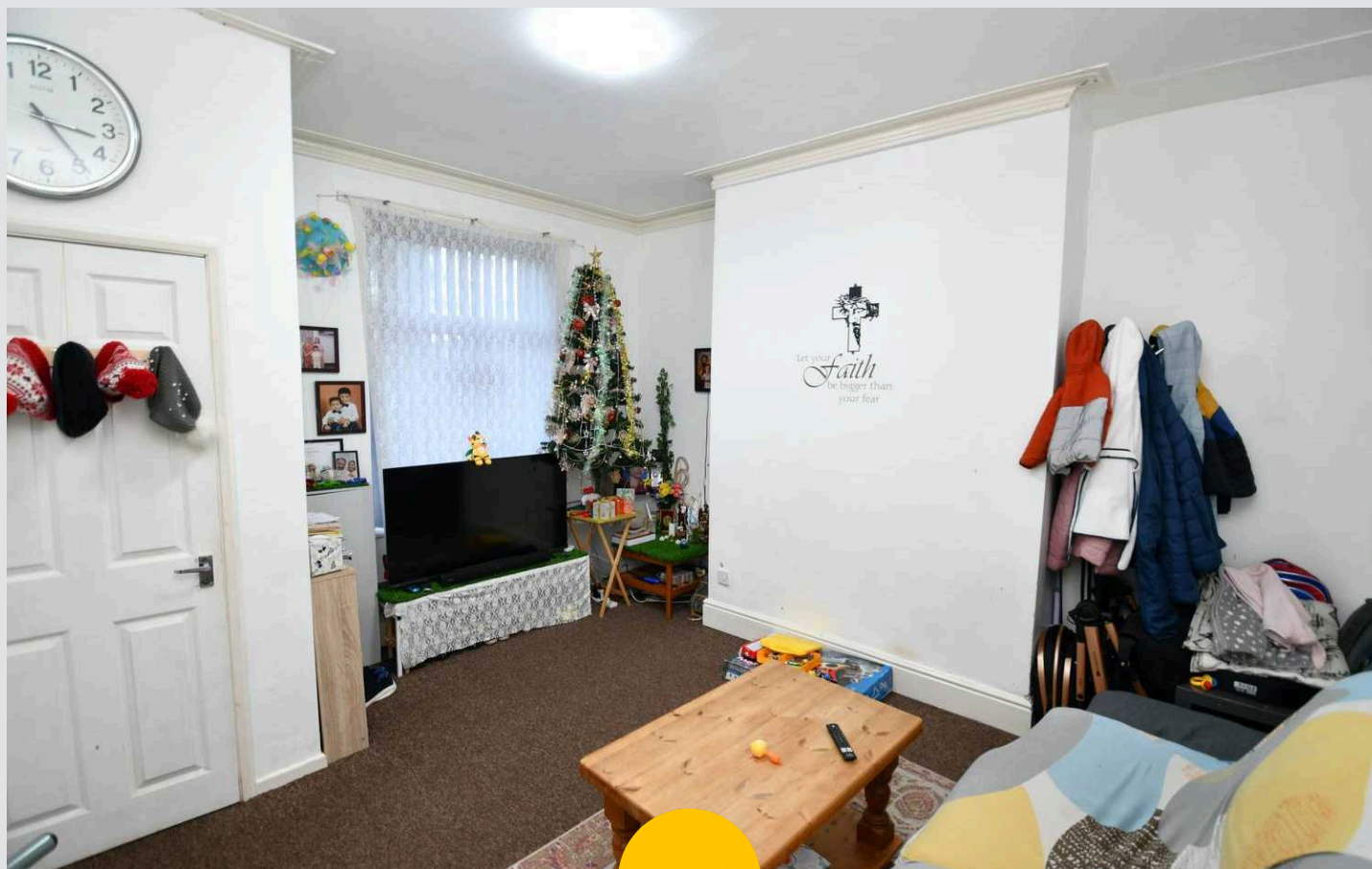
Eccles, Manchester

****SOLD BY MODERN METHOD OF AUCTION**** Sold with sitting tenants paying £995pcm. Situated in a convenient location within walking distance of Eccles Town Centre. Overlooking Ivy Street Recreation Ground to the front.

Council Tax band: A

Tenure: Freehold

- For Sale by Modern Method of Auction
- SOLD WITH TENANTS IN SITU PAYING £995PCM
- Two Bedroom Terraced Property
- Overlooking Ivy Street Recreation Ground to the Front
- Spacious Lounge and a Fitted Kitchen Diner
- Two Well-Proportioned Bedrooms
- Three-Piece Bathroom
- Good-Sized Yard to the Rear
- Within Easy Access of Transport Links Throughout Manchester
- Viewing is Highly Recommended



HILLS



Porch

Lounge

12' 4" x 13' 4" (3.76m x 4.06m)

Carpeted, double radiator, ceiling light point and a double glazed window

Kitchen Diner

12' 3" x 11' 6" (3.73m x 3.50m)

Tiled flooring, double glazed window, under stairs storage, single radiator, stainless steel sink, wall and base units, plumbing for washing machine, dish washer and space for fridge freezer and cooker.

Bedroom One

13' 4" x 12' 2" (4.06m x 3.71m)

Carpeted, ceiling light point, double glazed window, double radiator

Bedroom Two

8' 7" x 8' 1" (2.61m x 2.46m)

Carpeted, double radiator, double glazed window and ceiling light point.

Bathroom

11' 8" x 4' 3" (3.55m x 1.29m)

Lino flooring, double radiator, double glazed window, partial tiled walls, shower over bath, bath, hand wash basin and W.C.

Externally

Generously sized yard to the rear



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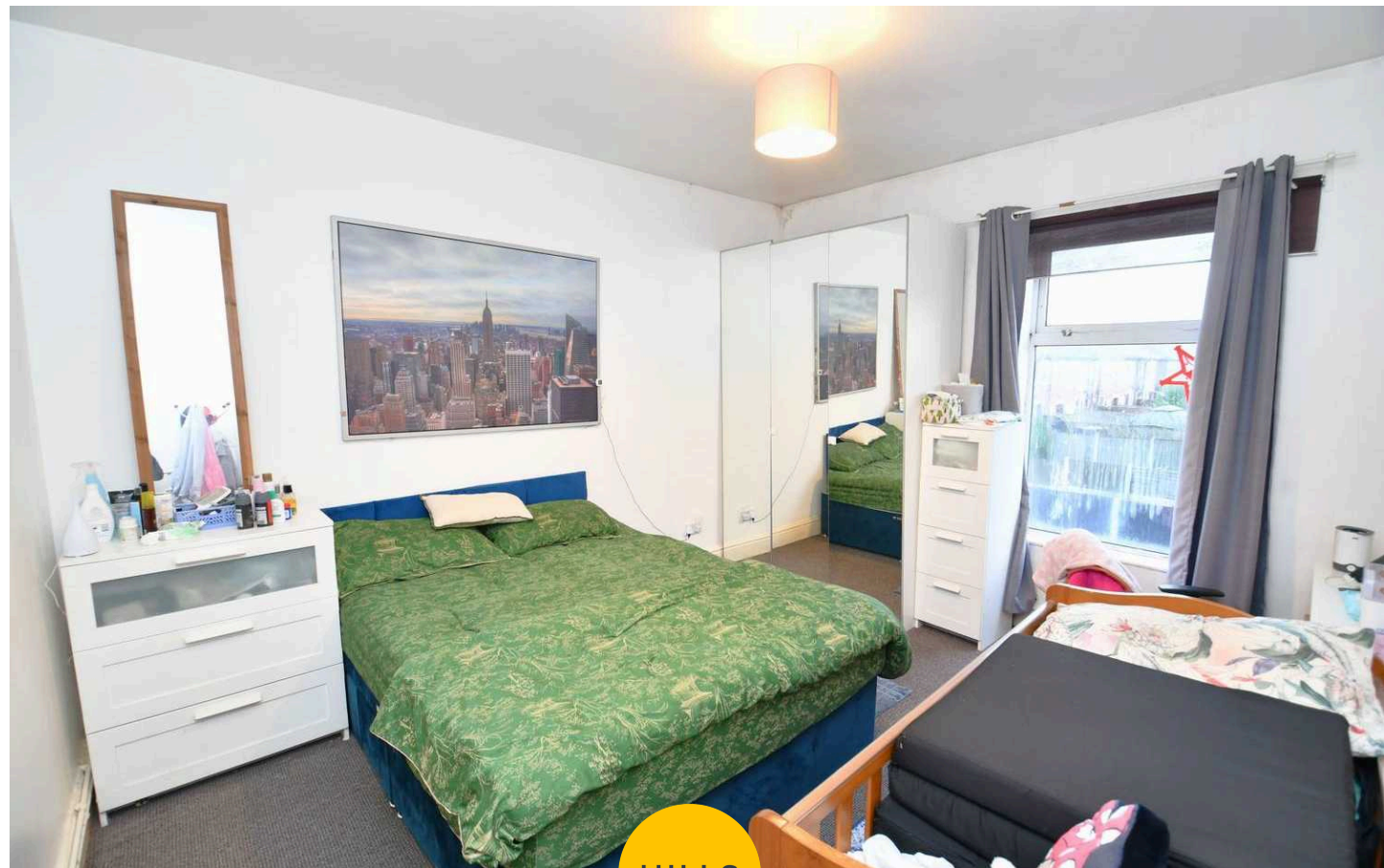
Bathroom

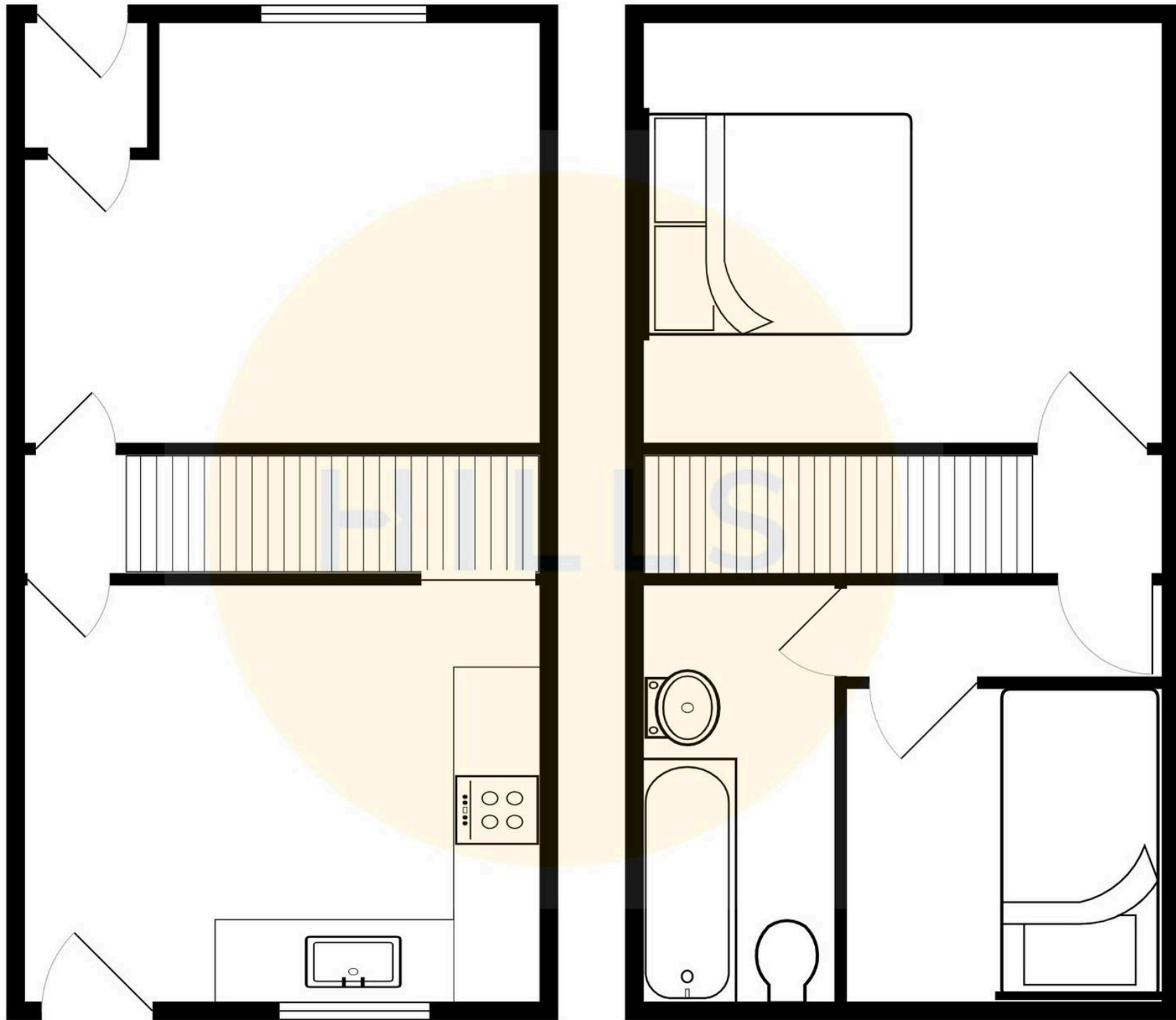
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HILLS

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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.