



Cannon Street, Eccles

Manchester



Offers in Region of £275,000



# Cannon Street

Eccles, Manchester

Fantastic two bedroom end of terrace in prime location. Stylish open plan kitchen, cosy lounge, luxury bathroom, landscaped gardens, gated parking. Ideal for first-time buyers. Close to amenities and transport links. Perfect to move straight in.

Council Tax band: A

Tenure: Leasehold

- Occupying an Envious Corner Plot
- Bay Fronted Lounge
- Stunning Open Plan Kitchen Dining Space with Central Island, Granite Work surfaces and Log Burner
- Two Generous Double Bedrooms
- Beautiful Four Piece Bathroom Suite
- Low Maintenance Gardens to the Side and Rear with Artificial Lawn & Indian Stone Paving
- Gated Off Road Parking
- Excellently Located Close to Schools, Shops, Parks and Brilliant Transport Links
- Perfect First Time Buy



HILLS





### Entrance Hallway

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

### Lounge

14' 5" x 11' 3" (4.39m x 3.43m)

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

### Kitchen / Diner

23' 3" x 15' 3" (7.09m x 4.65m)

Featuring complementary wall and base units with granite worktops and integral sunken stainless steel sink. Integral fridge freezer, dishwasher, dryer and electric range cooker. Complete with a ceiling light point, ceiling spotlights, two double glazed windows, wall mounted radiator and bi-folding doors. Fitted with tiled flooring. Understairs storage.

### Landing

Complete with a ceiling light point and carpet flooring. Loft access.

### Bedroom One

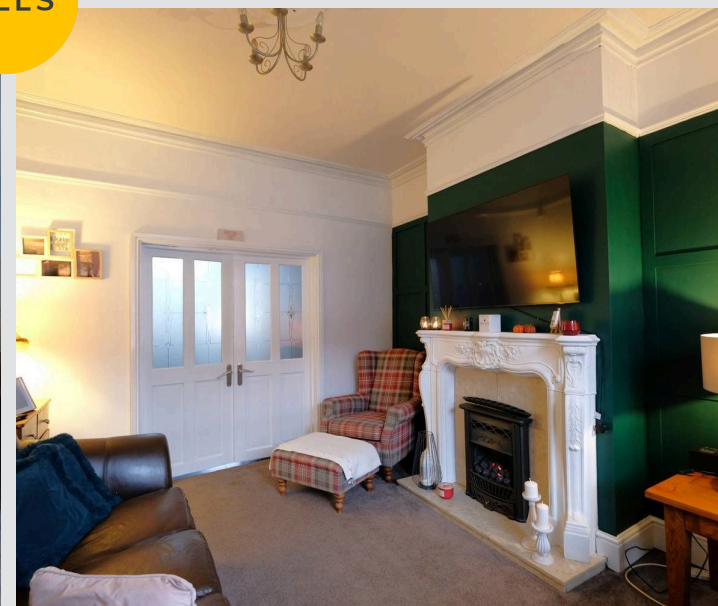
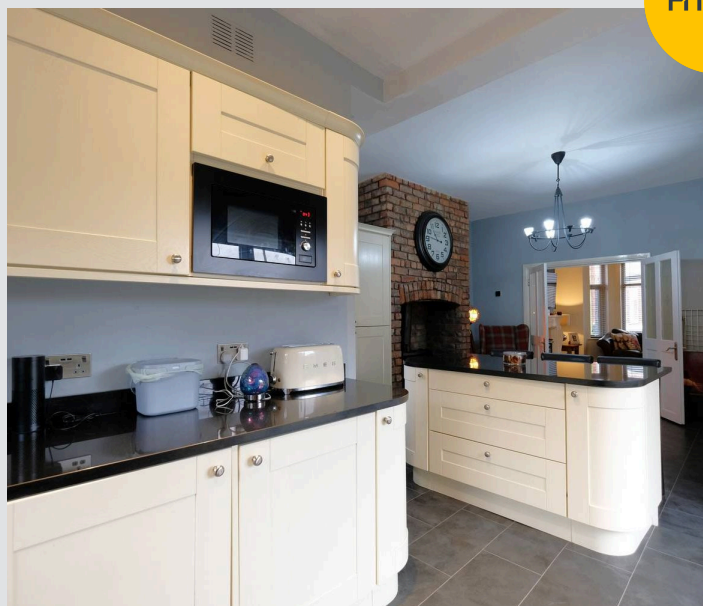
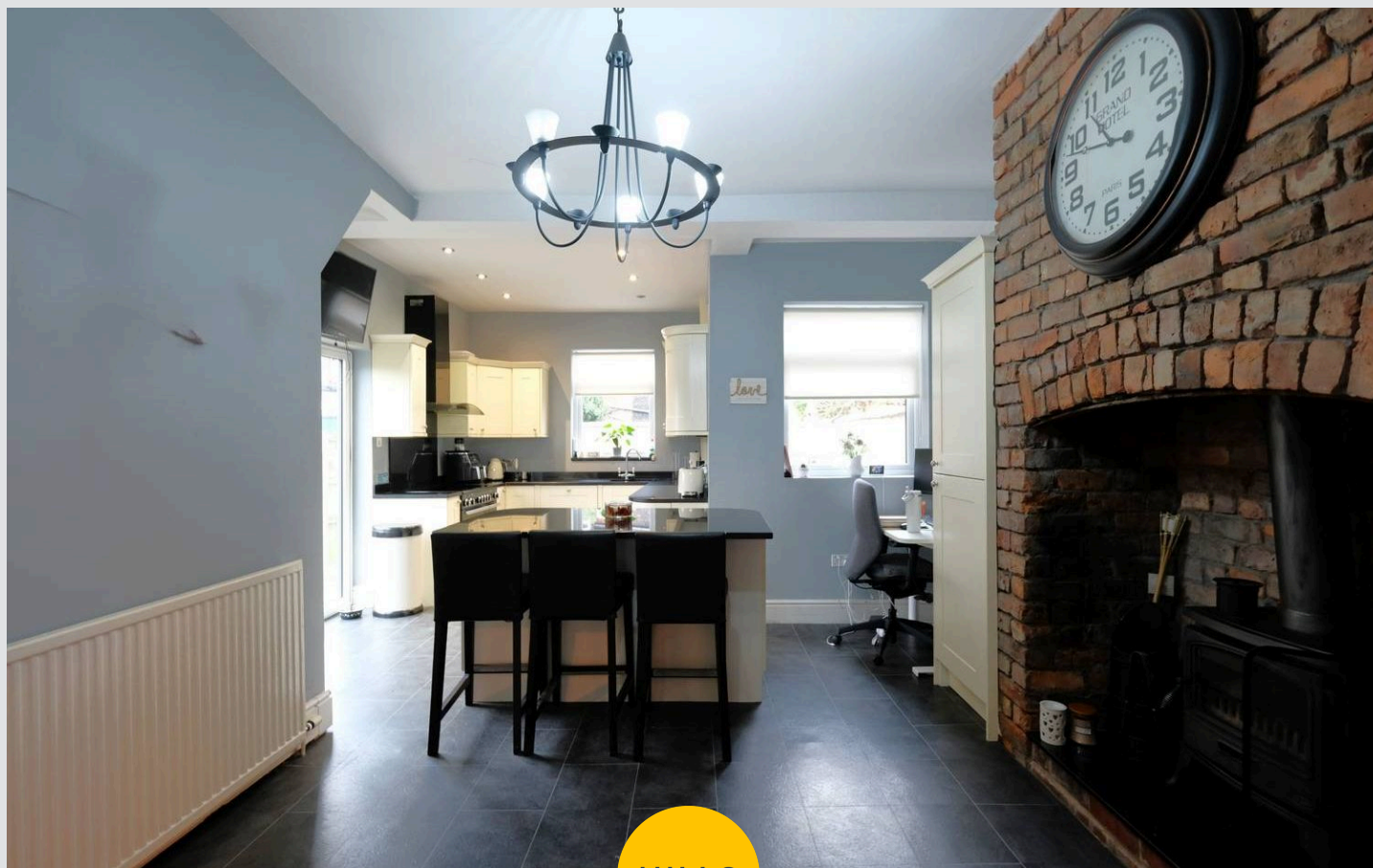
12' 8" x 11' 9" (3.86m x 3.58m)

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

### Bedroom Two

12' 9" x 9' 7" (3.89m x 2.92m)

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





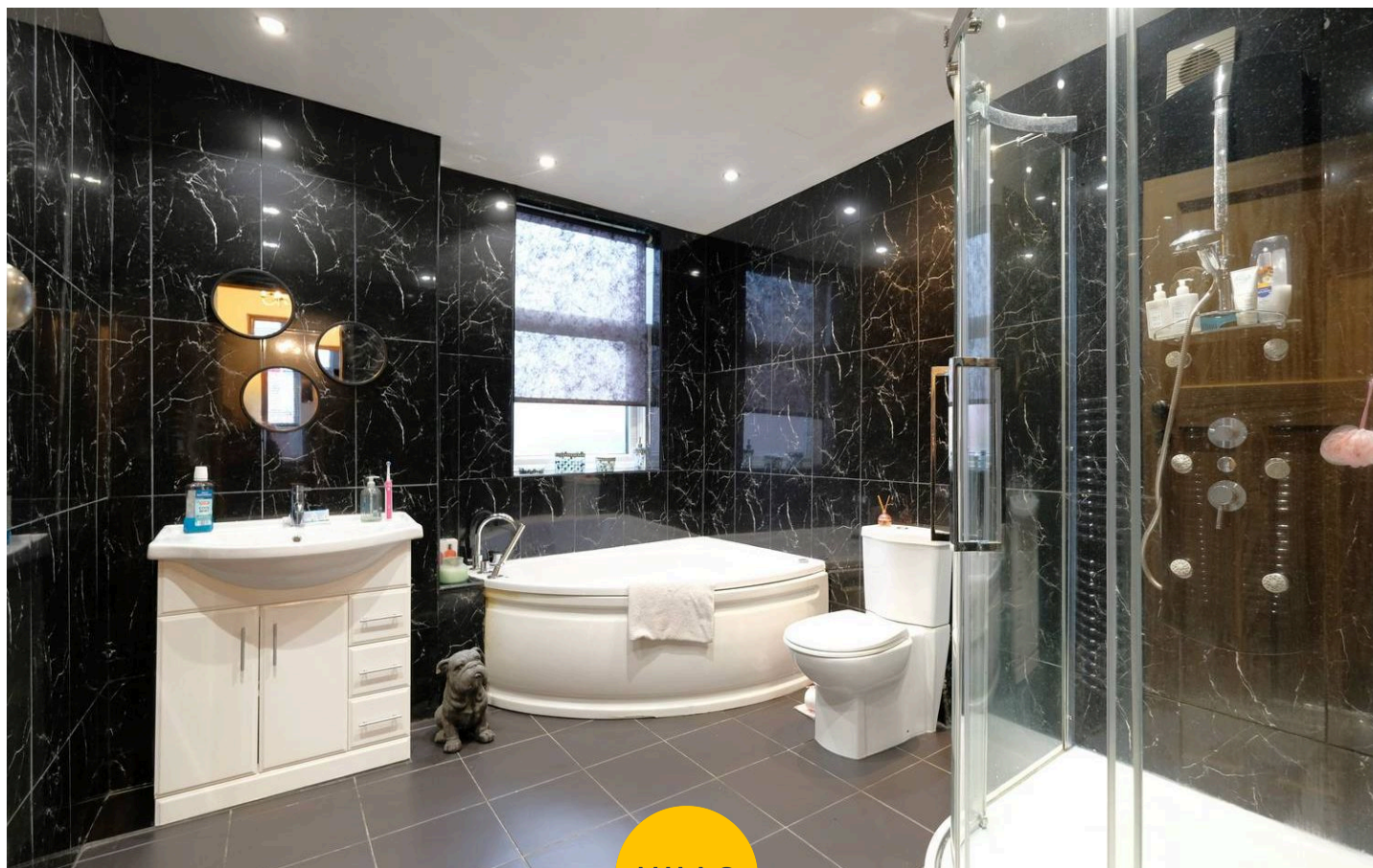
**Bathroom**

9' 8" x 8' 8" (2.95m x 2.64m)

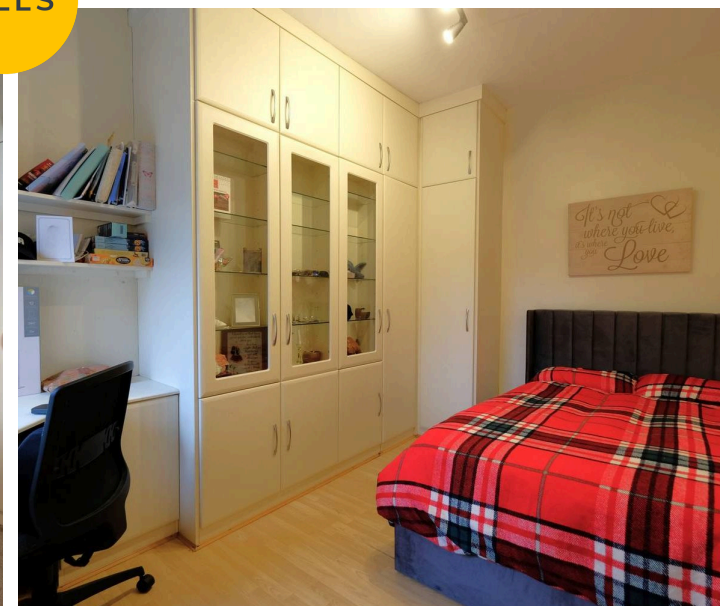
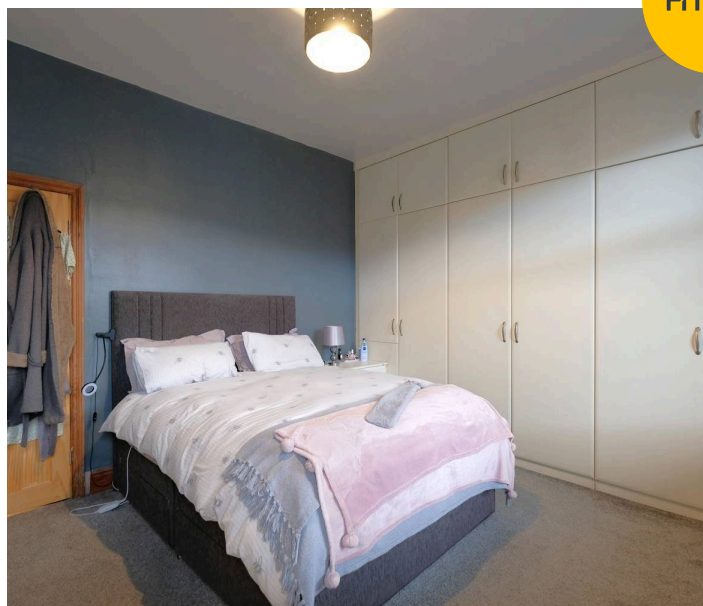
Featuring a four piece suite including corner bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.

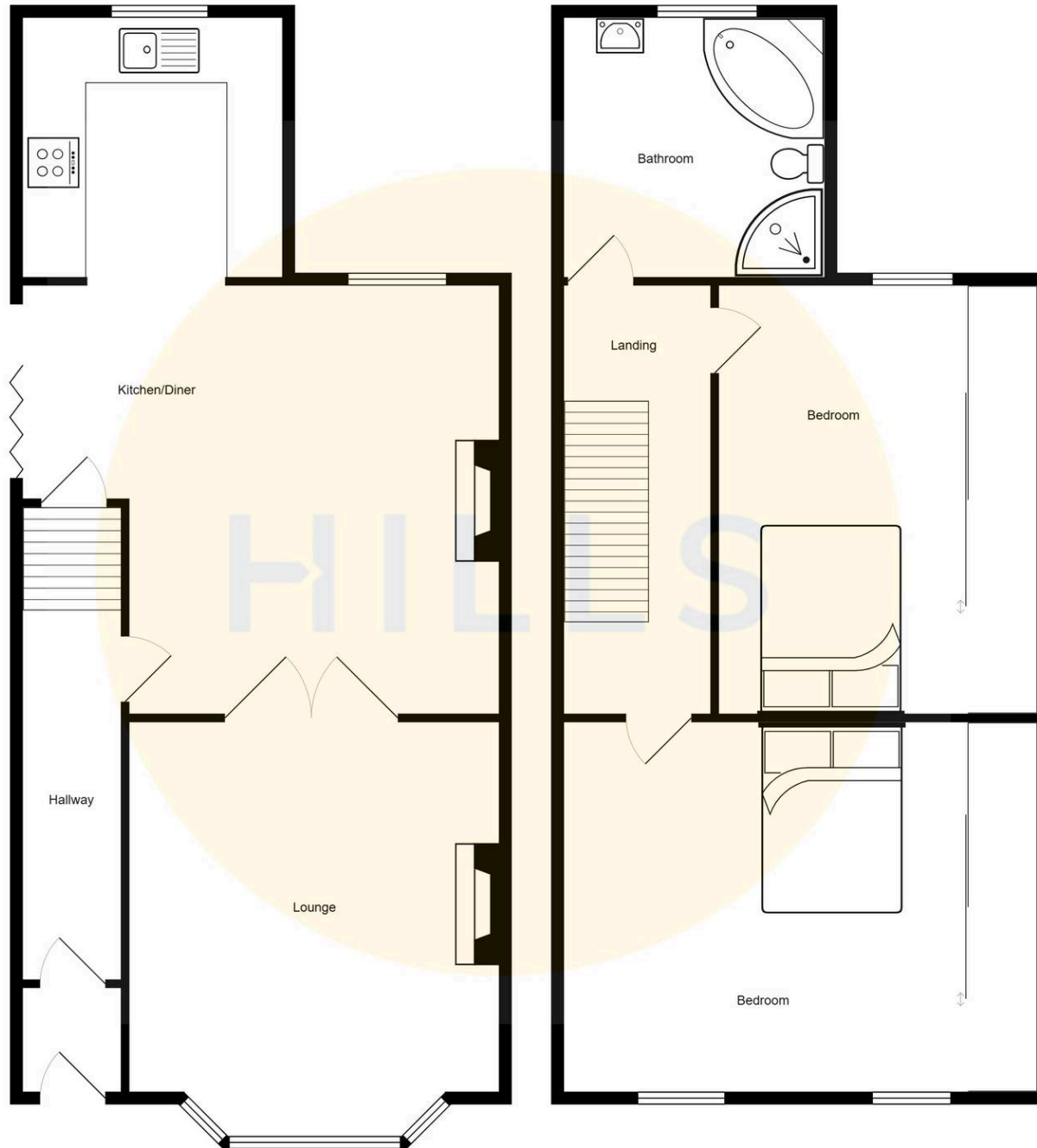
**External**

To the front of the property is gated off road parking and garden with artificial lawn, Indian stone paving and wood corner.



HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.