



Ernest Avenue, Eccles

Manchester



Offers in Region of £450,000

# Ernest Avenue

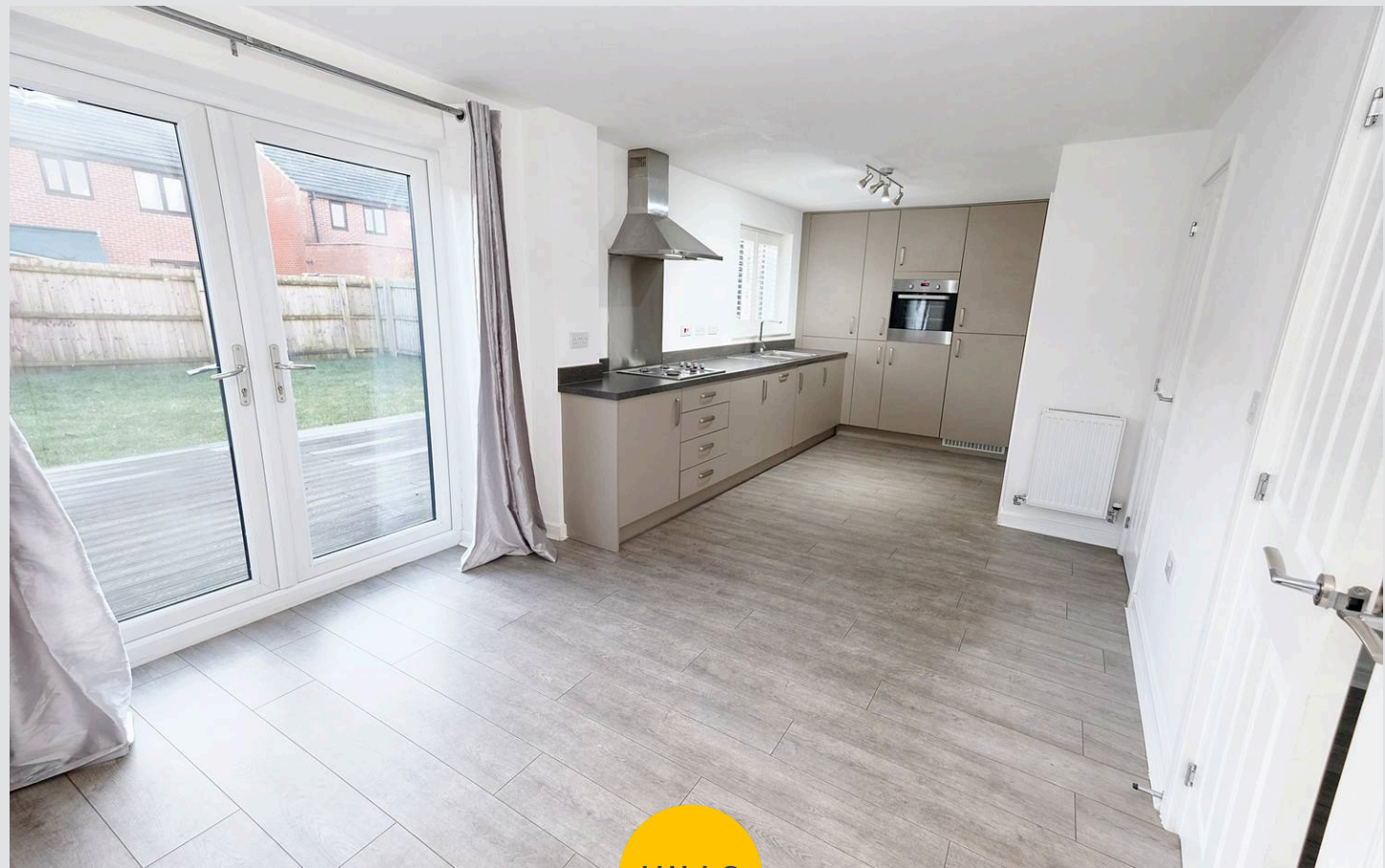
Eccles, Manchester

Stunning detached family home in Works Development. Four bedrooms, spacious living areas, modern kitchen, integral garage, and family-friendly location near schools and amenities. Monton Village nearby for shops and cafes. Builder's warranty included.

Council Tax band: D

Tenure: Freehold

- Located on the Desirable Works Development, is this Fabulous Detached Family Home, Offered to the Market Chain Free
- Spacious Family Lounge
- Four Spacious Bedrooms
- Open Plan Modern Kitchen/ Dining Space with Integrated Appliances & Separate Utility Room
- Three Piece Family Bathroom Suite, En Suite & Guest W.C.
- Double Driveway to the Front & Integral Garage
- Under Builders Warranty
- South Facing Rear Garden
- Within Catchment for Sought After Schooling
- Surrounded by a Plethora of Amenities & Transport Links and Just a Short Walk to Monton Village



### Entrance Hallway

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

### Downstairs W.C.

5' 6" x 2' 7" (1.68m x 0.79m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled splashback and laminate flooring.

### Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Utility Room

7' 8" x 5' 6" (2.34m x 1.68m)

Featuring complementary fitted units and integral stainless steel sink with space for a washer dryer. Complete with a ceiling light point, wall mounted radiator and composite door. Fitted with laminate flooring.

### Kitchen Diner

21' 3" x 9' 8" (6.48m x 2.95m)

Featuring complementary wall and base units with integral stainless steel sink. Integral hob with extractor fan and oven. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

### Landing

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

### Bedroom One

13' 8" x 11' 4" (4.17m x 3.45m)

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



HILLS



**En-suite**

6' 8" x 6' 1" (2.03m x 1.85m)

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

**Bedroom Two**

13' 8" x 8' 2" (4.17m x 2.49m)

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

**Bedroom Three**

10' 7" x 7' 7" (3.23m x 2.31m)

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

**Bedroom Four**

10' 6" x 7' 5" (3.20m x 2.26m)

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

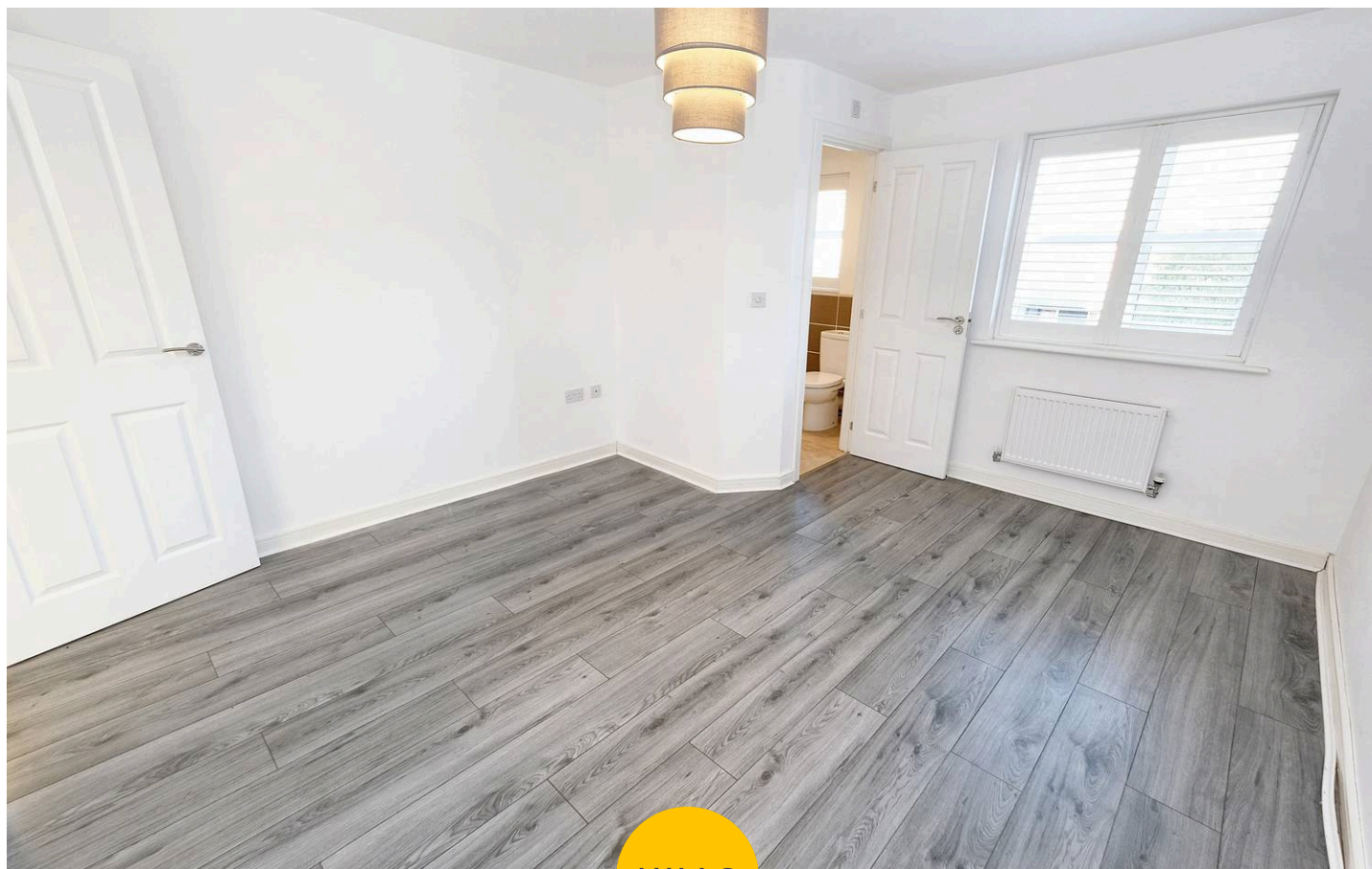
**Family Bathroom**

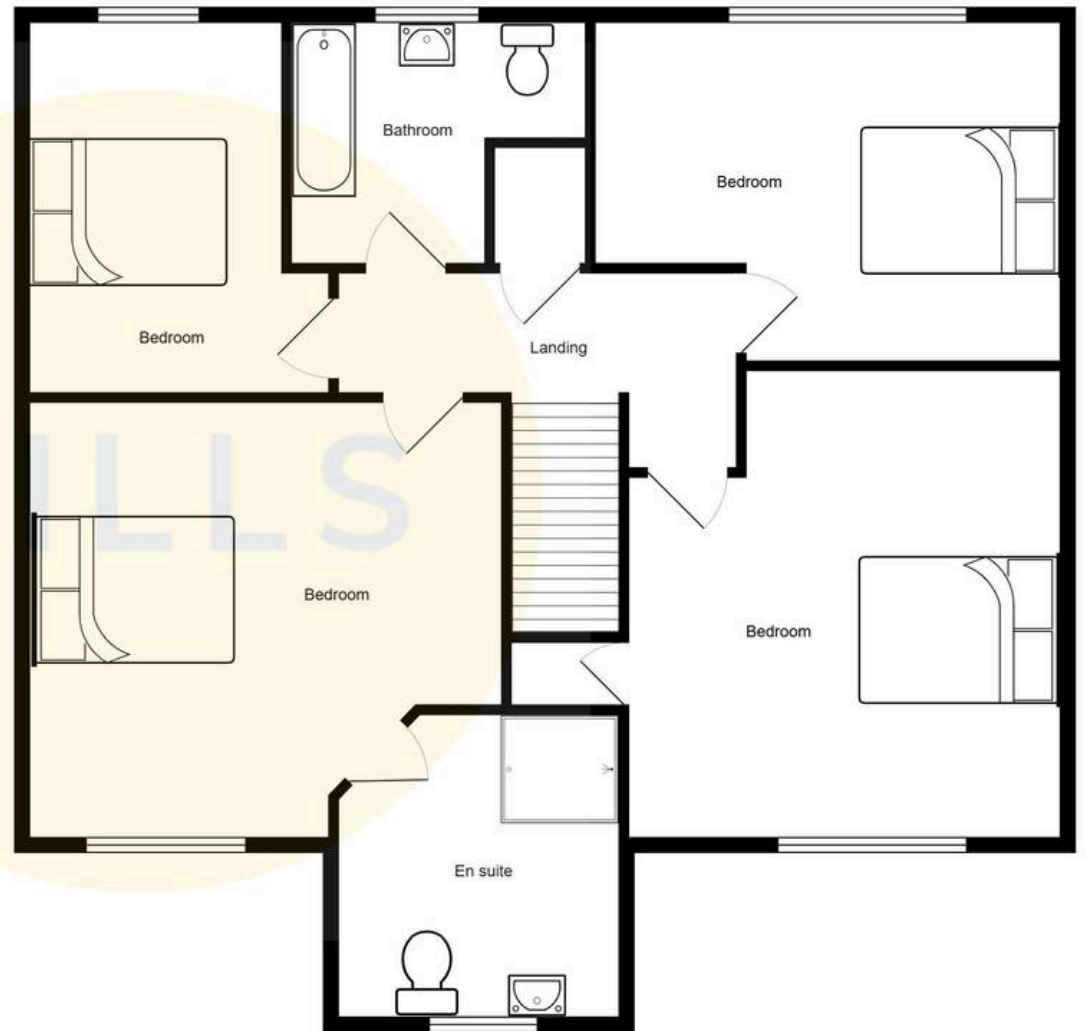
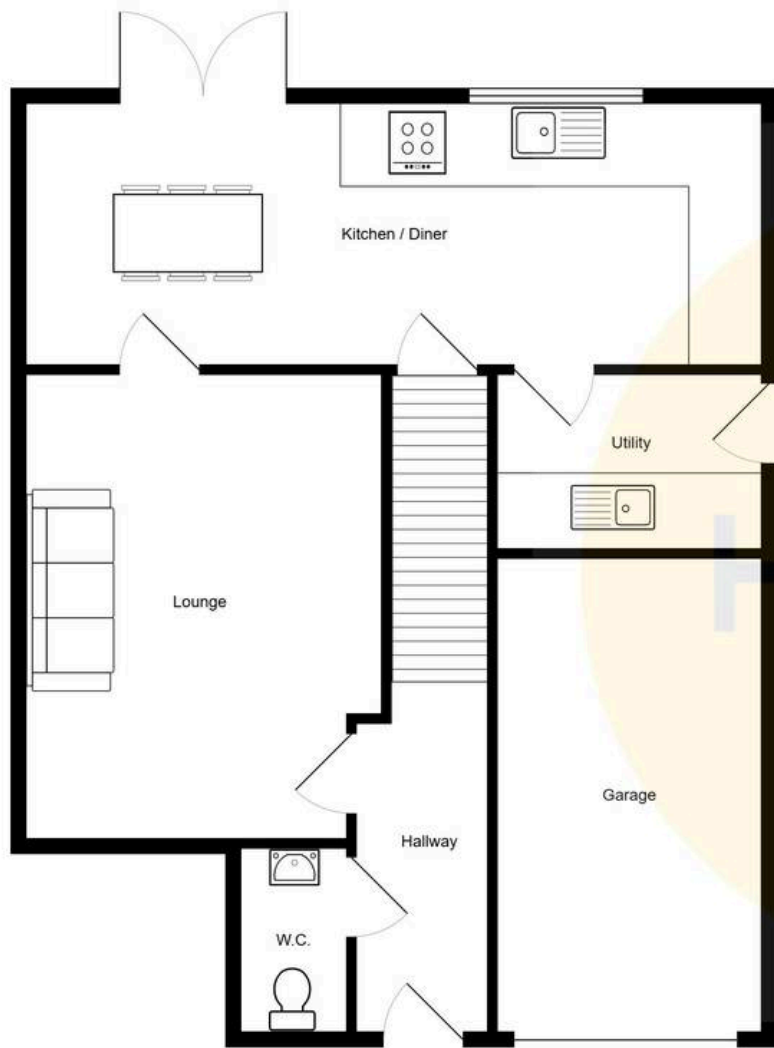
7' 4" x 6' 7" (2.24m x 2.01m)

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

**External**

To the front of the property is off road parking for two cars. To the rear of the property is a fence enclosed south facing garden with lawn, composite decking and gated side access.







## Hills | Salfords Estate Agent

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