

Mirfield Drive, Eccles

Manchester



In Excess of £375,000

Mirfield Drive

Eccles, Manchester

Fabulous four bedroom semi-detached in vibrant Monton Village, offering the potential to increase value. Two reception rooms, cellar, and low-maintenance garden. Ideal for families. Close to schools and amenities with excellent transport links. Council Tax band: C

Tenure: Freehold

- Fabulous Period Property, Situated on a Small Cul De Sac in the Heart of Monton Village
- Two Reception Rooms alongside the Kitchen & Dining Space
- Cellar Offering an Ideal Storage Solutions
- Four Generously Sized Bedrooms
- Shower Room, Guest W.C. & Utility Room
- Stunning Period Features Throughout the Property
- Low Maintenance Garden to the Rear
- Within Catchment to Highly Sought After Schools
- Surrounded by a Plethora of Amenities & Excellent Transport Links



Reception Room One

11' 9" x 15' 1" (3.57m x 4.59m)

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

Reception Room Two

10' 3" x 10' 2" (3.12m x 3.11m)

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

Kitchen

13' 0" x 11' 4" (3.96m x 3.45m)

Featuring complementary wall and base units with integral double oven and dishwasher. Complete with a ceiling light point, double glazed window and lino flooring.

Downstairs W.C.

7' 6" x 6' 4" (2.28m x 1.93m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with two ceiling light points, two double glazed windows and lino flooring.

Cellar

12' 10" x 15' 7" (3.90m x 4.75m)

Complete with a boiler, electric meter and gas meter.

Bedroom One

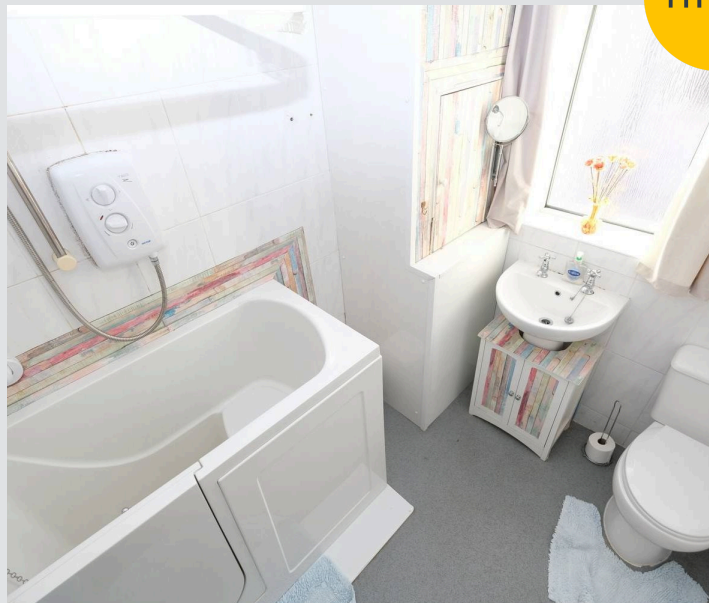
8' 10" x 12' 10" (2.69m x 3.92m)

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

Bedroom Two

10' 1" x 12' 6" (3.08m x 3.82m)

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



Bedroom Three

13' 1" x 11' 5" (3.98m x 3.48m)

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

Bedroom Four

9' 0" x 7' 2" (2.75m x 2.18m)

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

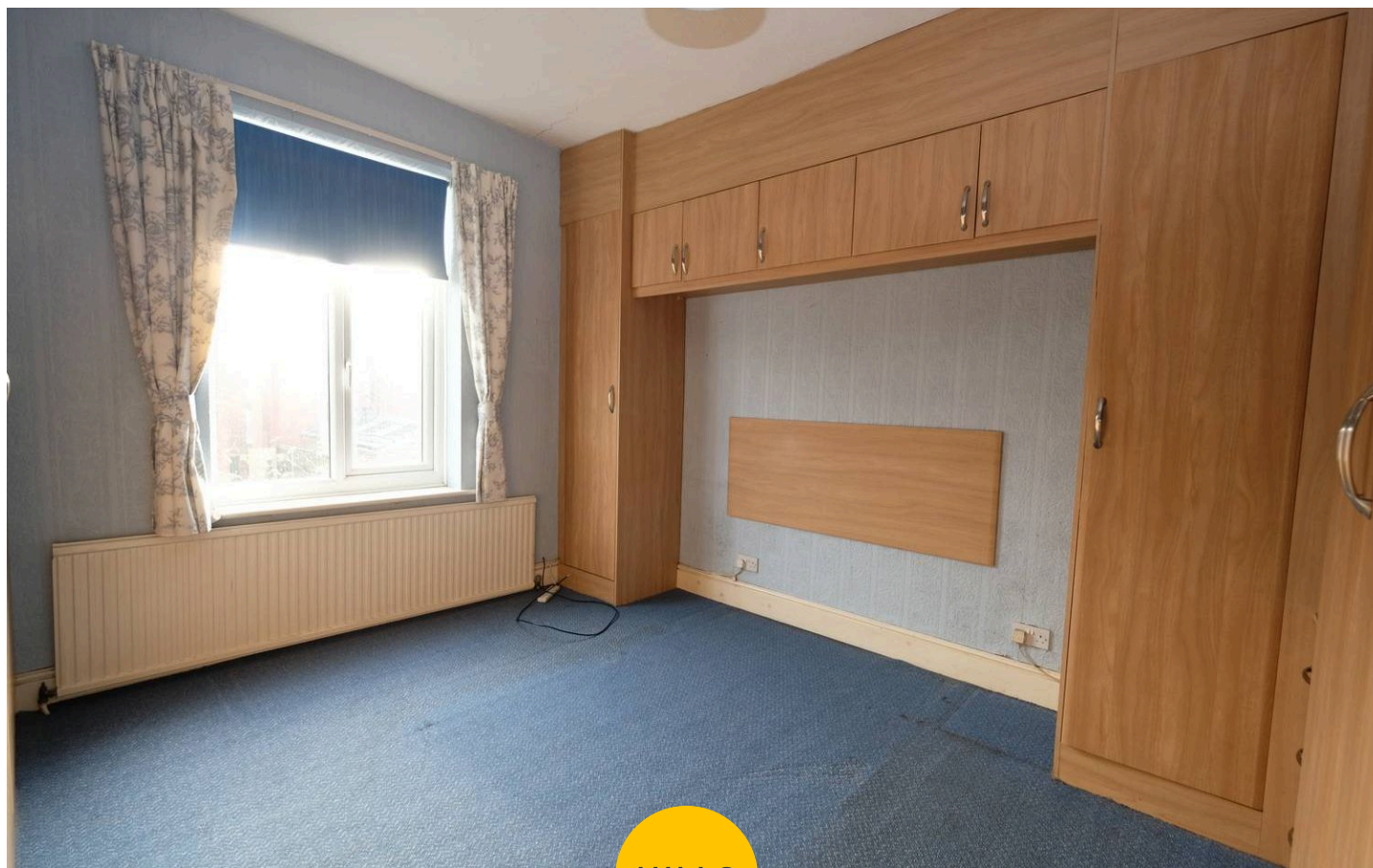
Bathroom

7' 10" x 6' 4" (2.39m x 1.93m)

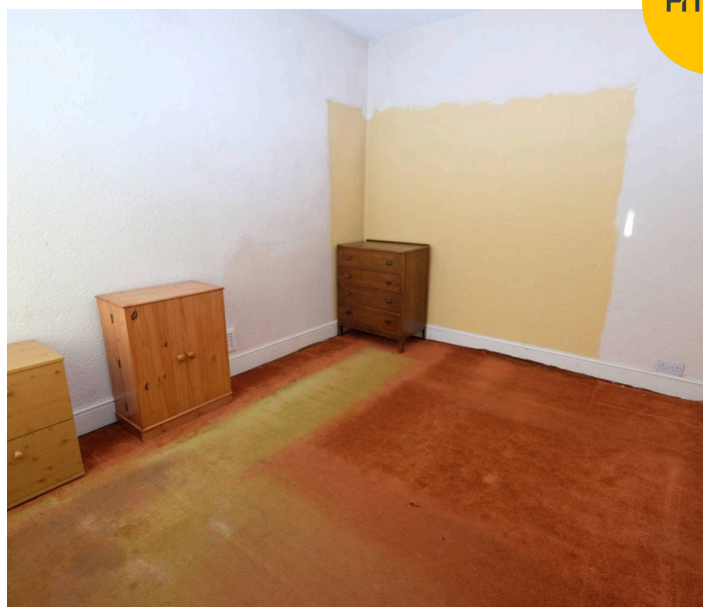
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.

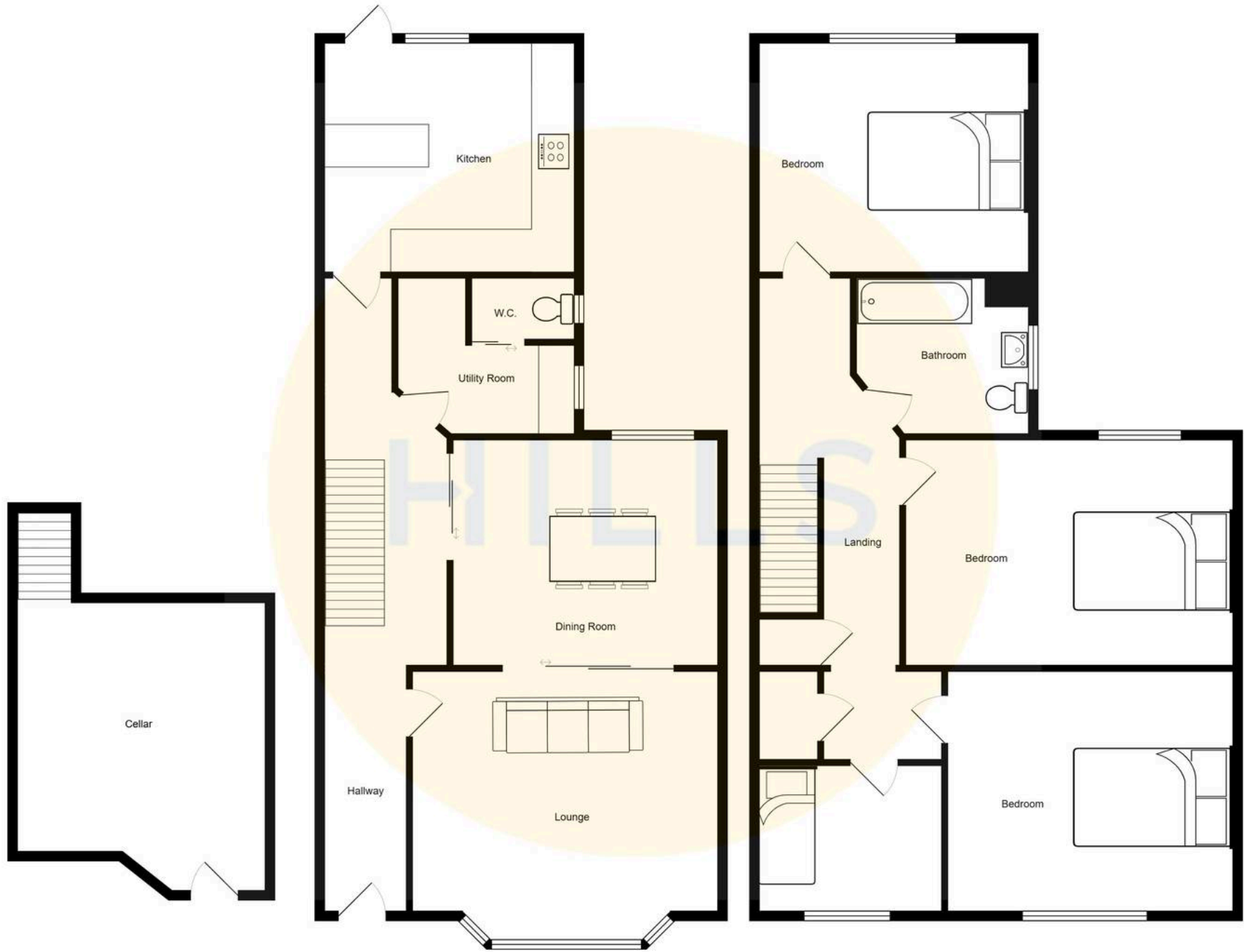
External

To the rear of the property is a low maintenance garden with paved patio and lawn.



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