



Cecil Road, Eccles

Manchester



Offers in Region of £250,000

Cecil Road

Eccles, Manchester

Fabulous three bed terraced house with original features & spacious rooms throughout. Two reception rooms, open plan kitchen & dining space along with three double bedrooms and modern shower room. Ideal for those looking to customise. Close to transport, schools & shops. Perfect for first-time buyers or a family home.

Council Tax band: B

Tenure: Leasehold

- Offered to the Market Chain Free
- Bay Fronted Lounge & Second Reception Room
- Spacious Fitted Kitchen & Dining Room with Patio Doors
- Three Generous Double Bedrooms, Master Complete with Fitted Wardrobes
- Modern Fitted Shower Room
- Surrounded by Brilliant Transport Links
- Excellently Located Close to Shops, Schools and Parks
- Perfect First Buy or Family Home



HILLS



Entrance Hallway

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

Reception Room One

15' 2" x 11' 7" (4.62m x 3.53m)

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

Reception Room Two

14' 5" x 12' 3" (4.39m x 3.73m)

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

Kitchen / Diner

14' 8" x 10' 0" (4.47m x 3.05m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a cooker, washing machine and fridge freezer. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with part tiled walls and lino flooring.

Landing

Complete with a ceiling light point, original storage cupboard and carpet flooring. Loft access.

Bedroom One

15' 4" x 12' 4" (4.67m x 3.76m)

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

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)

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



Bedroom Three

10' 9" x 10' 3" (3.28m x 3.12m)

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

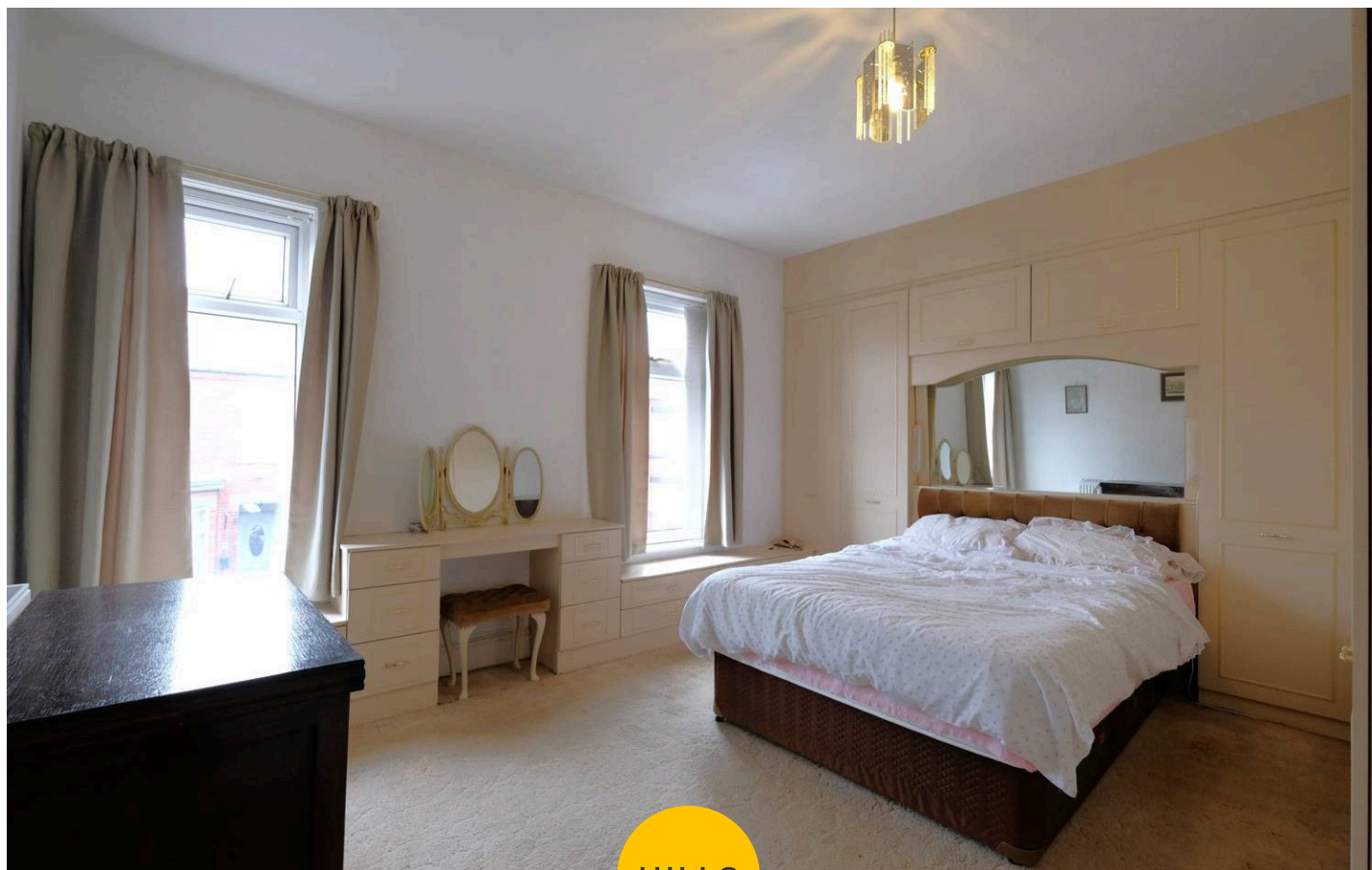
Shower Room

5' 8" x 4' 8" (1.73m x 1.42m)

Featuring a three piece suite including a shower cubicle, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, tiled walls and laminate tile flooring.

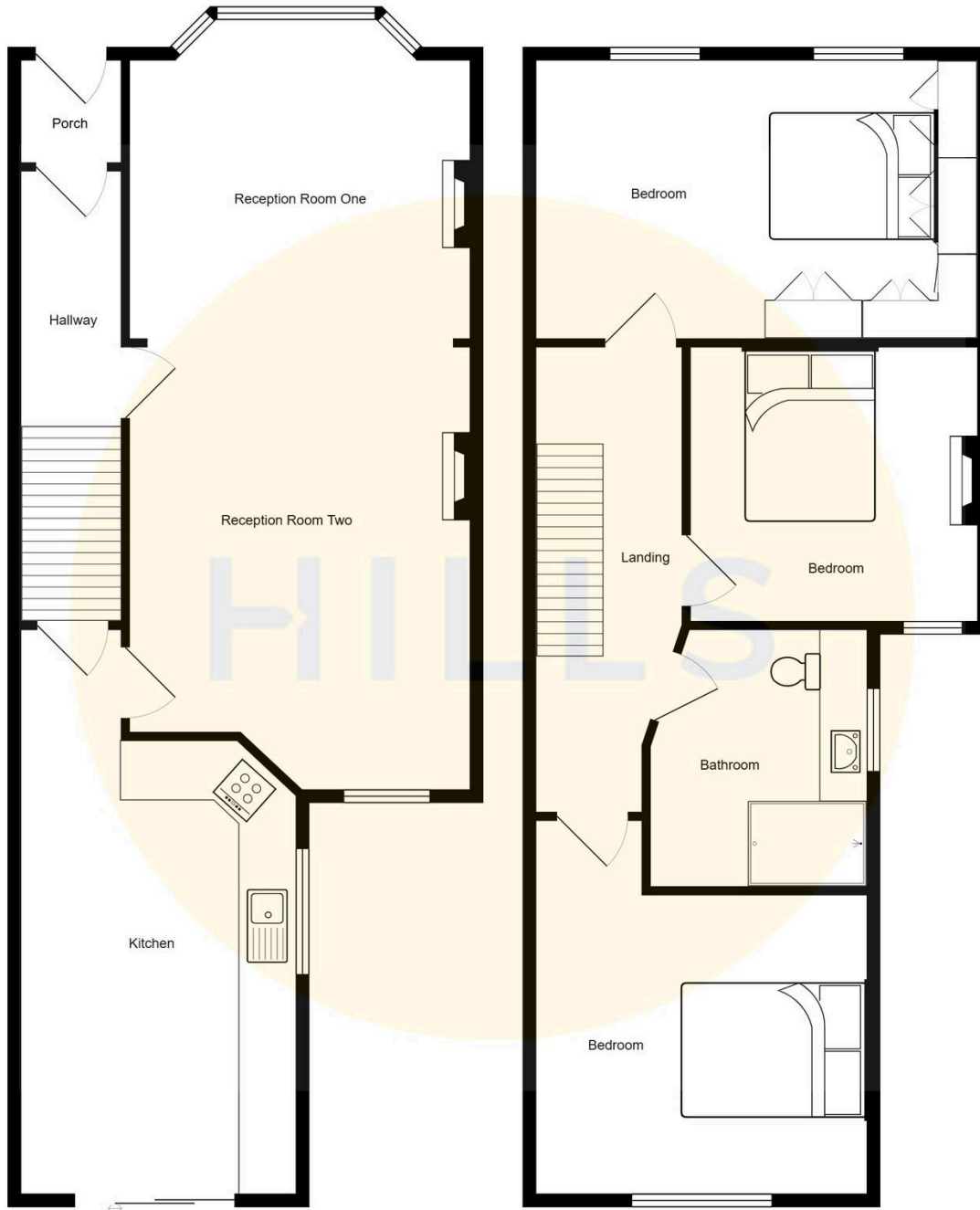
External

To the rear of the property is a garden with paved patio, lawn and planted borders. Gated rear access.



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.