



9 Winster Road, Eccles

Manchester



In Excess of £260,000

9 Winster Road

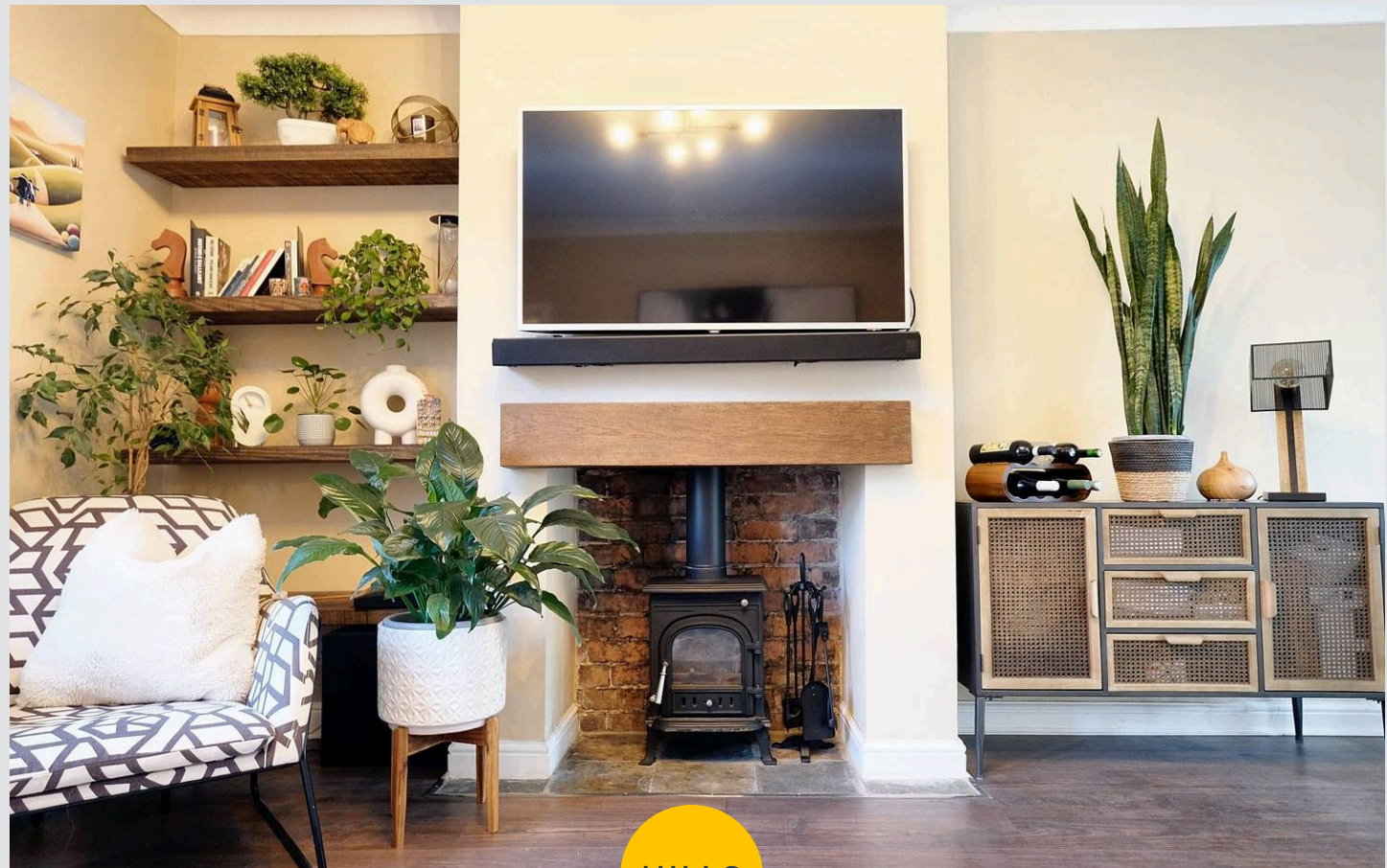
Eccles, Manchester

Beautiful freehold home in sought-after Peel Green area. Open plan living space, modern design, three bedrooms, landscaped garden, parking. Close to amenities, schools, transport links.

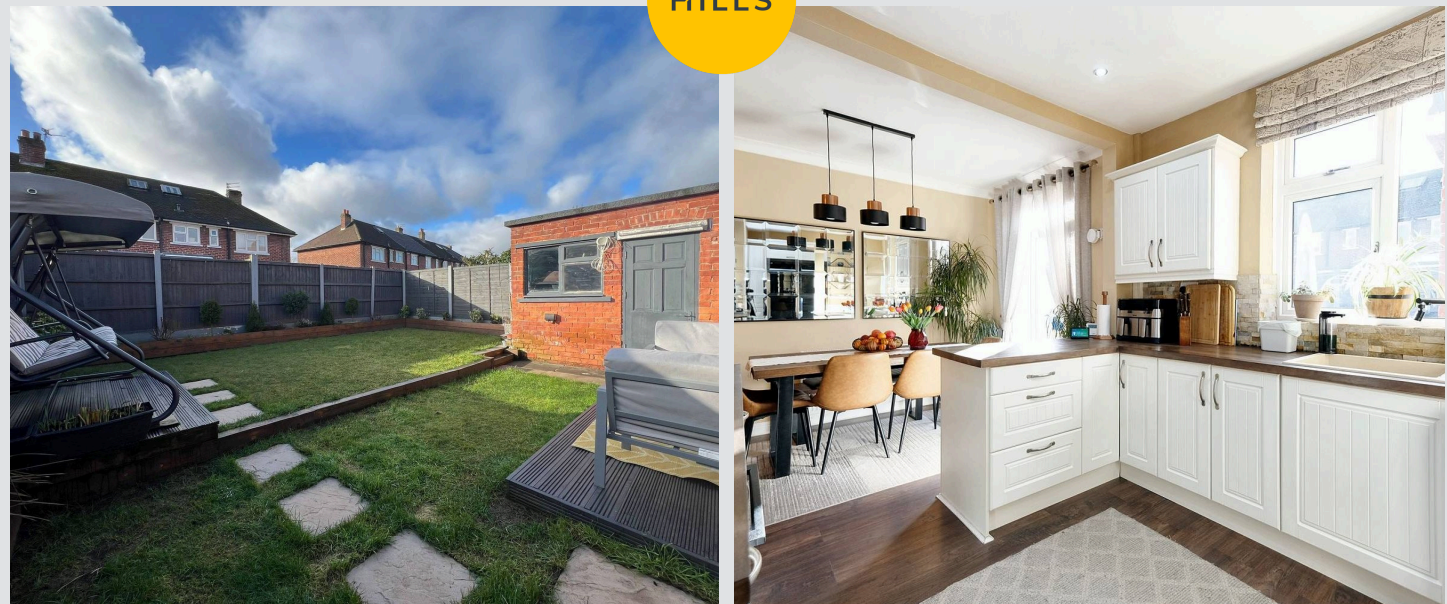
Council Tax band: A

Tenure: Freehold

- The Perfect First Time Buy or Family Home, Located in the Popular Peel Green Area
- Open Plan Kitchen, Living and Dining to the Ground Floor
- Beautifully Presented Throughout
- Three Well Proportioned Bedrooms, Master with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Block Paved Driveway accommodating Off Road Parking for Multiple Cars
- Beautifully Landscaped Rear Garden, with a Tiered Lawn and Decked Seating Areas
- Surrounded by a Plethora of Amenities, Close to Shops, Parks, Local Schools and The Trafford Centre just a Short Walk Away
- Brilliant Public Transport & Motorway Links Close By



HILLS



Hallway

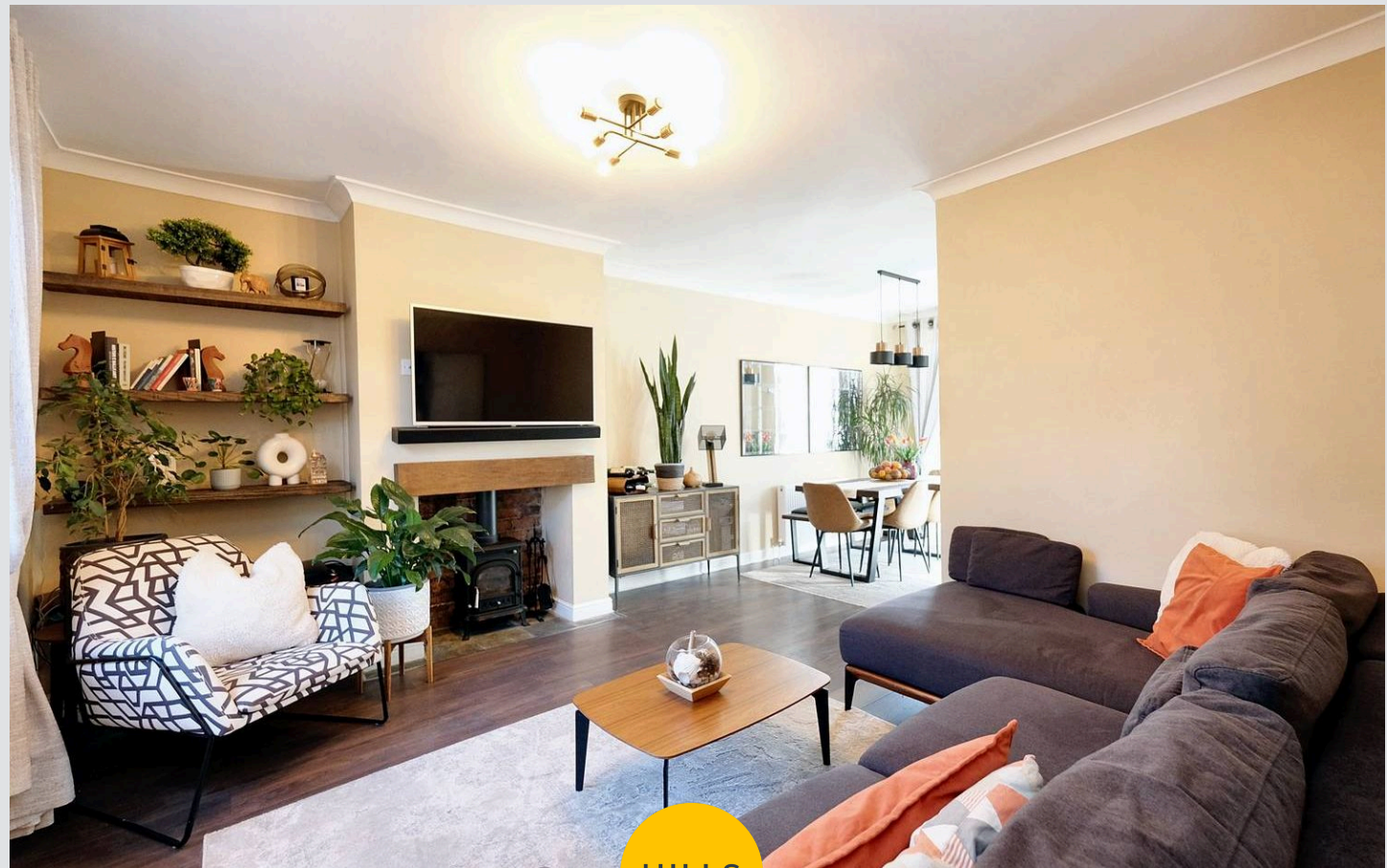
Dimensions: 5' 9" x 14' 7" (1.75m x 4.44m). Composite door to the front, ceiling light point, double glazed window, wall mounted radiator and wood effect floors.

Lounge

Dimensions: 13' 3" x 12' 1" (4.04m x 3.68m). Double glazed window, ceiling light point, wall mounted radiator and wood effect floors.

Kitchen/Diner

Dimensions: 19' 7" x 9' 9" (5.96m x 2.97m). A range of wall and base units with complementary work top surfaces with an integrated porcelain sink and drainer unit and integrated oven and hob. Space for a double fridge freezer. Double glazed window and patio doors to the rear. Inset spotlights, partially tiled walls and laminate floors.



HILLS



Bedroom One

Dimensions: 12' 1" x 10' 7" (3.68m x 3.22m).

Double glazed window, ceiling light point, fitted wardrobes, wall mounted radiator and carpeted floors.

Bedroom Two

Dimensions: 11' 2" x 10' 0" (3.40m x 3.05m).

Double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

Bedroom Three

Dimensions: 9' 1" x 7' 0" (2.77m x 2.13m).

Double glazed window, ceiling light point, wall mounted radiator, storage cupboard and carpeted floors.

Bathroom

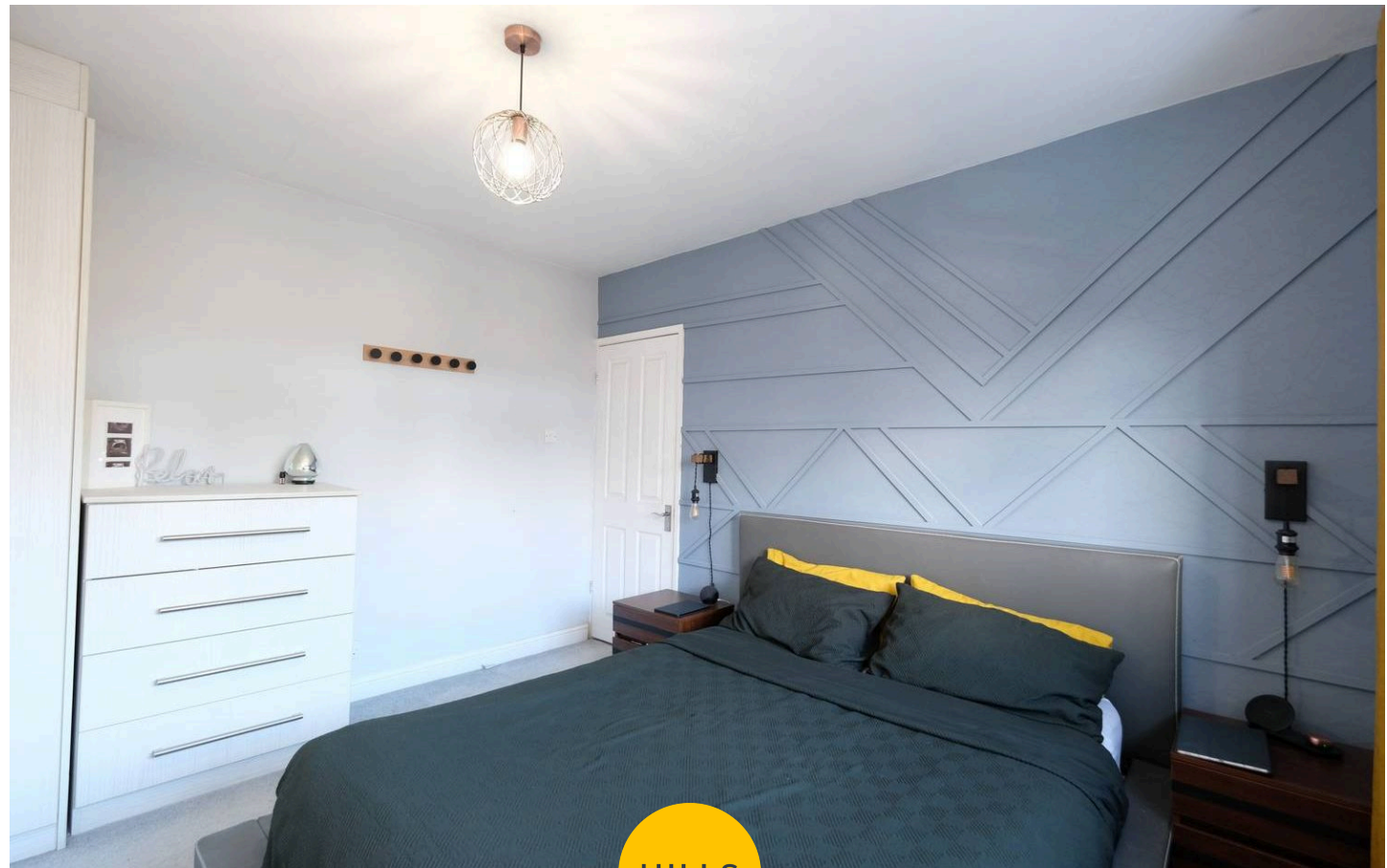
Dimensions: 8' 1" x 5' 5" (2.46m x 1.65m). Three piece suite comprising of a low level WC, hand wash basin and bath with shower over. Two double glazed windows, heated towel radiator, inset spotlights and vinyl floors.

Landing

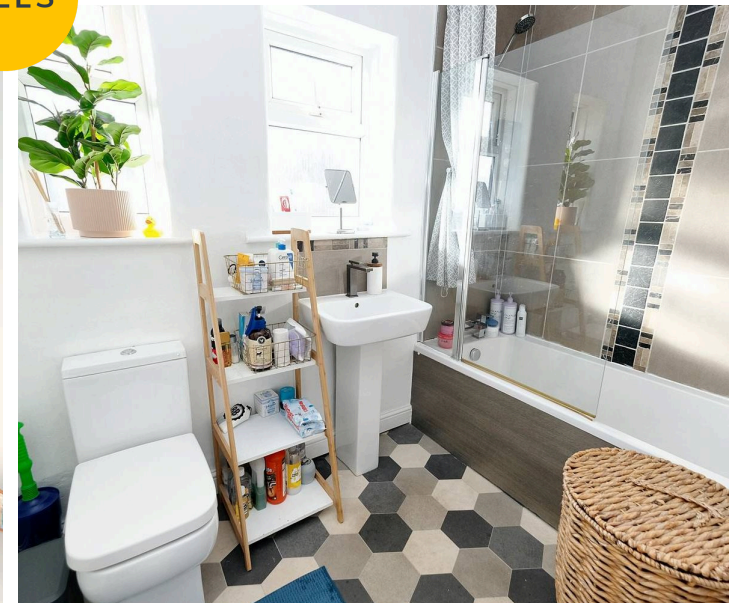
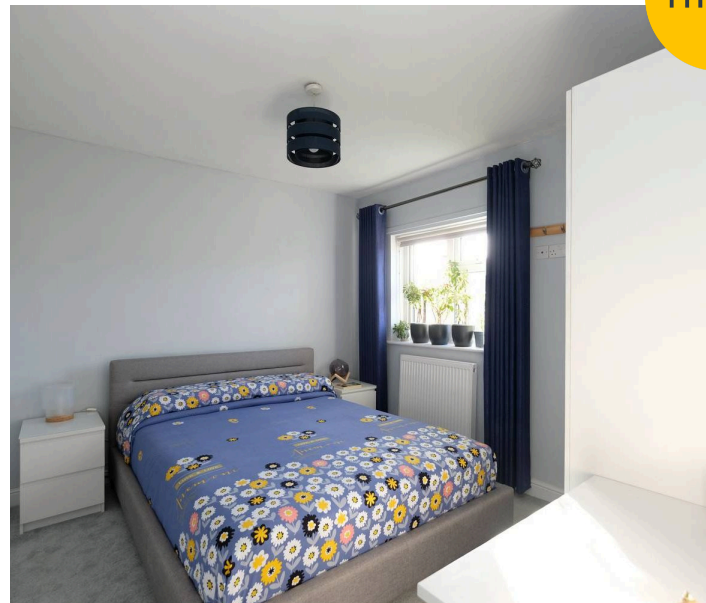
Double glazed window, ceiling light point, loft access, skylight window and carpeted floors.

Externally

Blocked paved driveway to the front for multiple cars and to the rear is laid to lawn garden with a decked area and a brick built shed complete with electricity.



HILLS





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.