



Langland Drive, Eccles

Manchester



Offers Over £450,000

Langland Drive

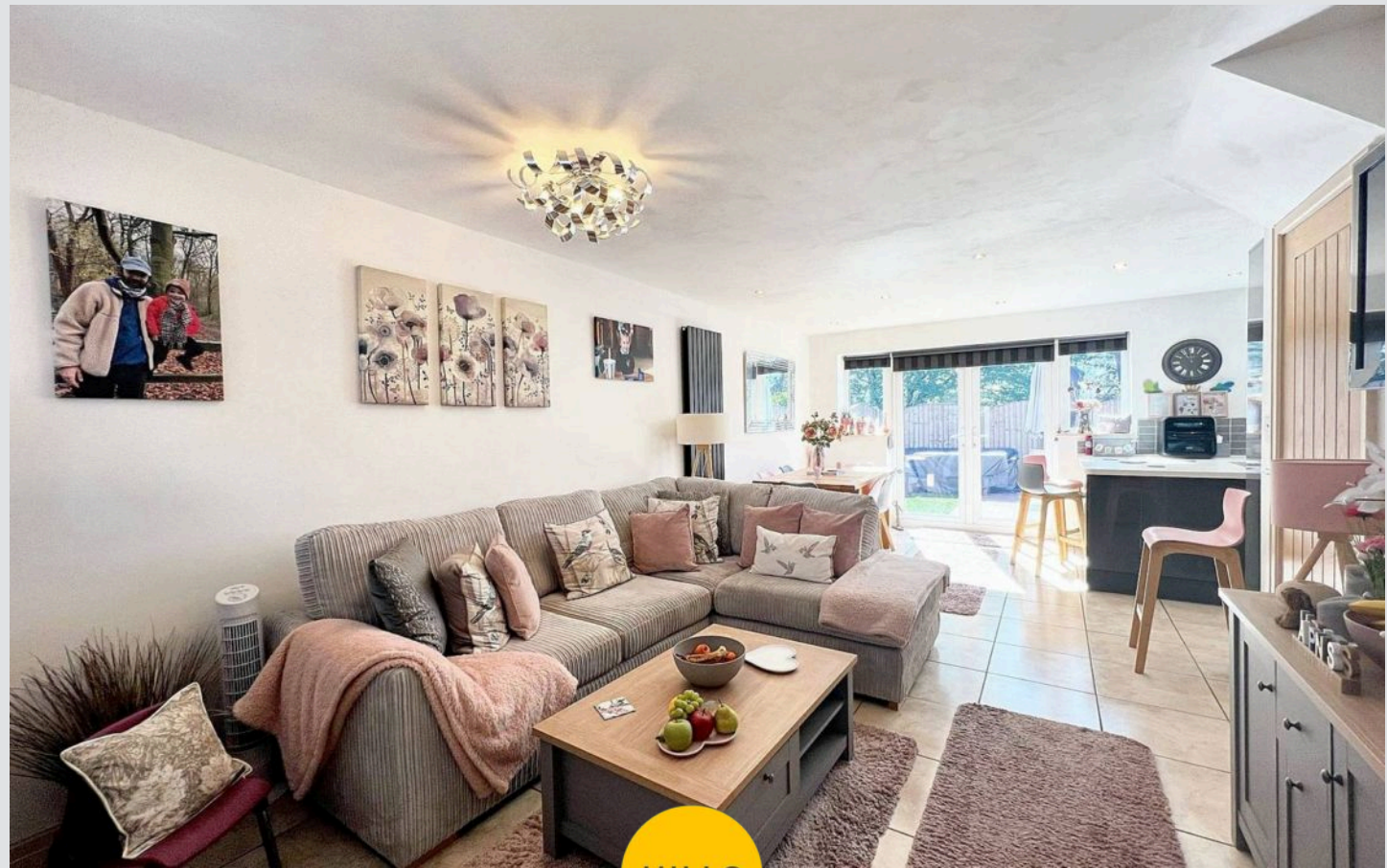
Eccles, Manchester

Stunning, detached family home laid over three floors, situated on a quiet cul de sac. Modern design, spacious lounge, breathtaking canal views. Open plan kitchen, garage, en suite, south facing garden. Freehold title, excellent amenities and transport links.

Council Tax band: D

Tenure: Freehold

- Fabulous Family Home Situated on a Cul De Sac, Laid over Three Floors
- Spacious Family Lounge with Bi-Folding Doors Overlooking The Manchester Ship Canal
- Open plan Kitchen, Living and Dining Space with Separate Utility Room
- Four Bedrooms, Three Doubles with Fitted Wardrobes & a Generous Single
- Guest W.C., Shower Room & En Suite with a Bath Tub
- South Facing Rear Garden with Brick Shed, Off Road Parking for Multiple Cars and a Garage
- Modern Build, Custom Built around 15 Years Ago with Freehold Title
- Surrounded by Excellent Amenities, and Brilliant Transport Links



HILLS



Porch

10' 4" x 3' 3" (3.15m x 0.99m)

Entered via a uPVC front door. Complete with a wall light point, double glazed window and tiled flooring.

Lounge

24' 0" x 11' 0" (7.32m x 3.35m)

Complete with ceiling spotlights, double glazed window, bi-folding doors and wall mounted radiator. Fitted with laminate flooring.

Kitchen / Lounge / Diner

22' 6" x 19' 1" (6.86m x 5.82m)

Kitchen area featuring complementary fitted units with composite sink, oven, grill and integral fridge freezer. Fitted with part tiled walls and tiled flooring. Complete with a ceiling light point, ceiling spotlights, three double glazed windows, French doors and wall mounted radiator.

Cloak Room

4' 3" x 2' 8" (1.30m x 0.81m)

Utility Room

11' 0" x 4' 4" (3.35m x 1.32m)

Featuring an integral stainless steel sink, dishwasher, washing machine and fridge freezer. Complete with a ceiling light point, uPVC door, part tiled walls and tiled flooring.

Downstairs W.C.

5' 6" x 2' 8" (1.68m x 0.81m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.



Landing

Complete with a Velux window and carpet flooring.

Bedroom Three

12' 6" x 9' 7" (3.81m x 2.92m)

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

Bedroom Four

10' 8" x 8' 5" (3.25m x 2.57m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

7' 6" x 6' 0" (2.29m x 1.83m)

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

Bedroom Two

15' 0" x 8' 6" (4.57m x 2.59m)

Featuring fitted wardrobes. Complete with ceiling spotlights, Velux window, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bedroom One

17' 5" x 9' 5" (5.31m x 2.87m)

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

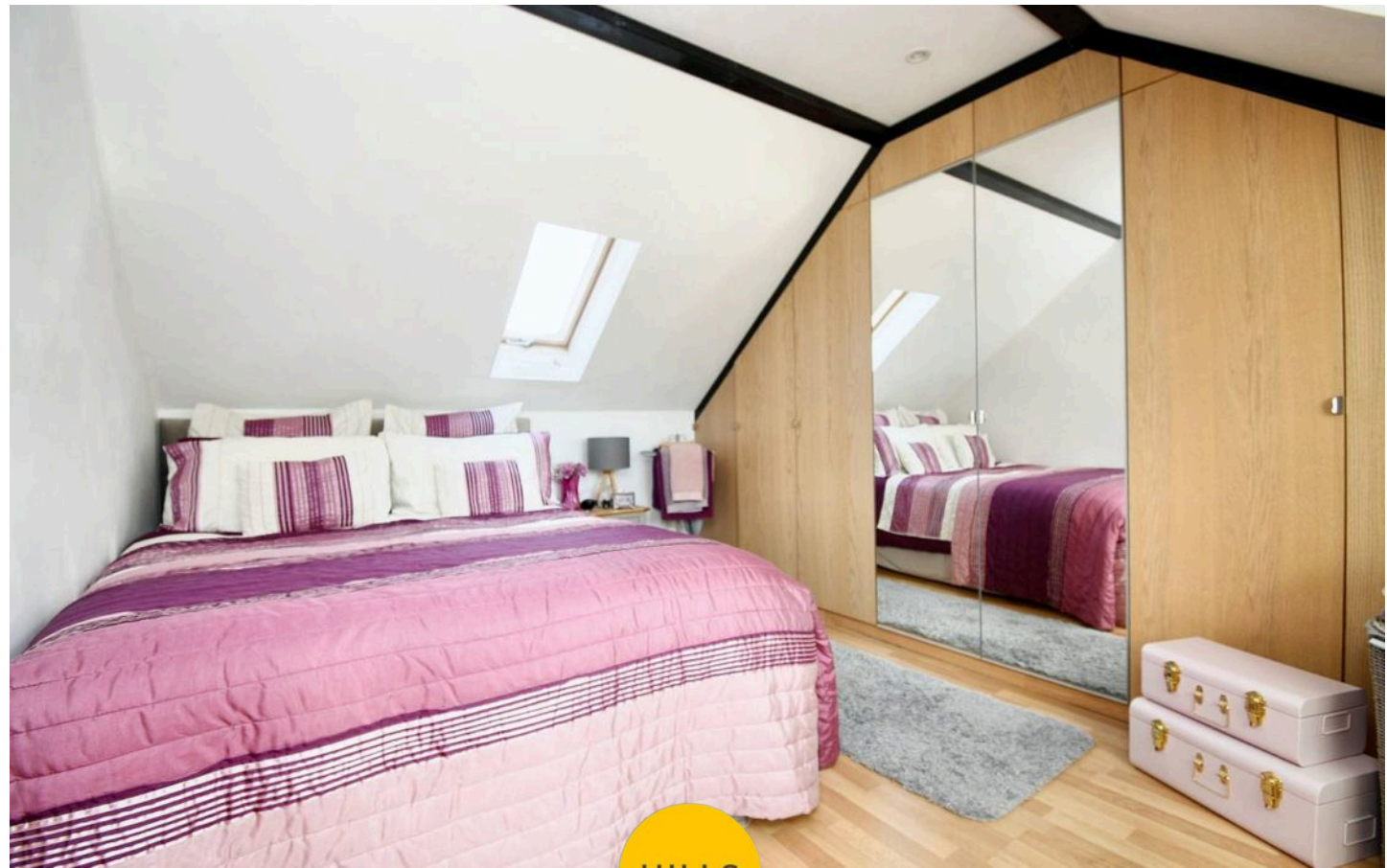
En suite

9' 5" x 8' 4" (2.87m x 2.54m)

Featuring a three piece suite including a jacuzzi bath, hand wash basin and W.C. Complete with a Velux window, double glazed window, tiled walls and laminate tile flooring. Storage.

External

To the rear of the property is a garden wit block paving, artificial lawn and brick shed.



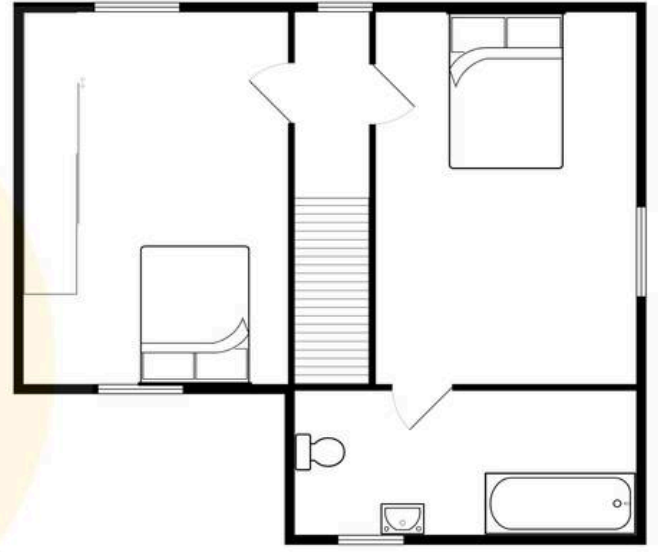
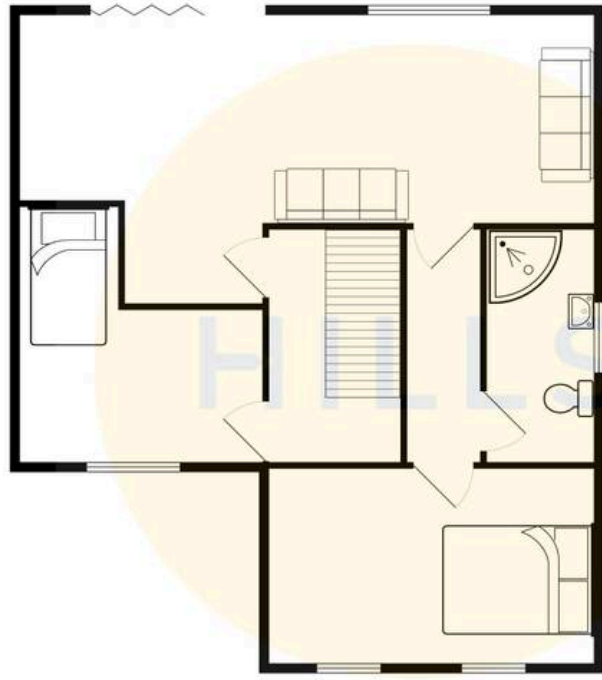
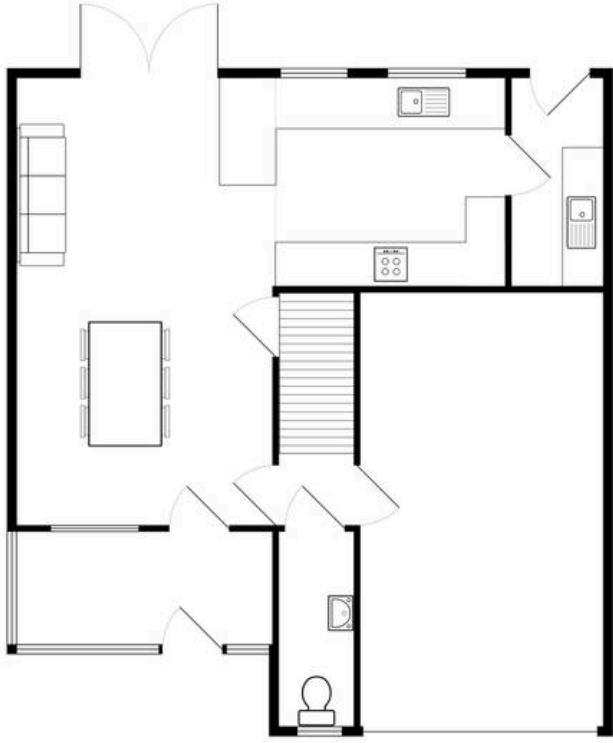
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