



Liverpool Road, Eccles

Manchester



£225,000



# Liverpool Road

Eccles, Manchester

Sold with tenants in situ, currently achieving £1,275 PCM for both apartments. End of terrace converted into two separate apartments. Spacious living spaces with modern amenities, sun-drenched garden, close to amenities and transport links. Ideal for investors or residents seeking convenience and modern living. Viewing highly recommended!

Council Tax band: F

Tenure: Leasehold

- Sold With Tenants In Situ
- Currently Achieving £1,275 PCM For Both Apartments
- Spacious End Terrace Property Converted into Two Apartments
- Brilliant Investment Opportunity to add to ones Portfolio
- Ground Floor Benefits From Two Bedrooms, Shower Room, Guest W.C. & Kitchen, Living & Dining Space
- First Floor Apartment Laid Over Two Floors with a Lounge, Three Double Bedrooms Shower Room & Fitted Kitchen Dining Space
- Excellently Located Close to Amenities all Within Walking Distance
- Brilliant Public Transport & Motorway Links Close by





## Flat One

### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Lounge

16' 2" x 13' 9" (4.93m x 4.19m)

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

### Kitchen / Diner

16' 4" x 12' 7" (4.98m x 3.84m)

Featuring fitted wall and base units with an integral stainless steel sink and stainless steel extractor hood. Space for washer, cooker and fridge freezer. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with lino flooring.

### Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)

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

### Bathroom

8' 8" x 4' 2" (2.64m x 1.27m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, tiled splashback and tiled flooring.

### W.C.

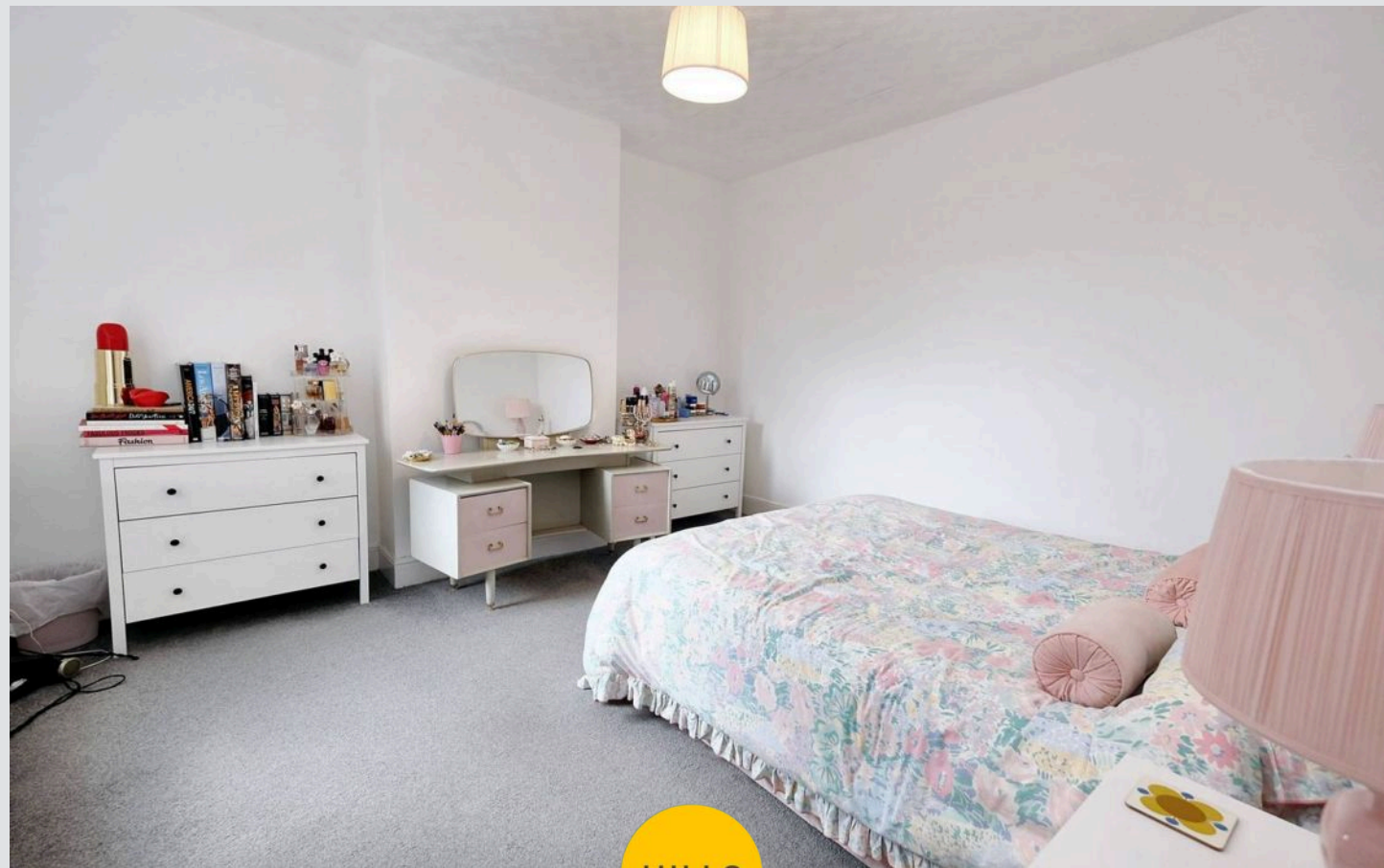
6' 1" x 4' 3" (1.85m x 1.30m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled splashback and lino flooring.

### Cellar

16' 0" x 13' 8" (4.88m x 4.17m)

Complete with two ceiling light points and a double glazed window.





## Flat Two

### Entrance Hallway

Complete with two ceiling light points and carpet flooring.

### Lounge

19' 0" x 13' 2" (5.79m x 4.01m)

Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

12' 6" x 11' 0" (3.81m x 3.35m)

Featuring fitted wall and base units with integral stainless steel sink. Space for cooker and washing machine. Complete with a ceiling light point, two double glazed windows and lino flooring.

### Bedroom One

13' 0" x 12' 8" (3.96m x 3.86m)

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

### Bedroom Two

9' 0" x 7' 7" (2.74m x 2.31m)

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

### Bedroom Three

13' 1" x 12' 9" (3.99m x 3.89m)

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

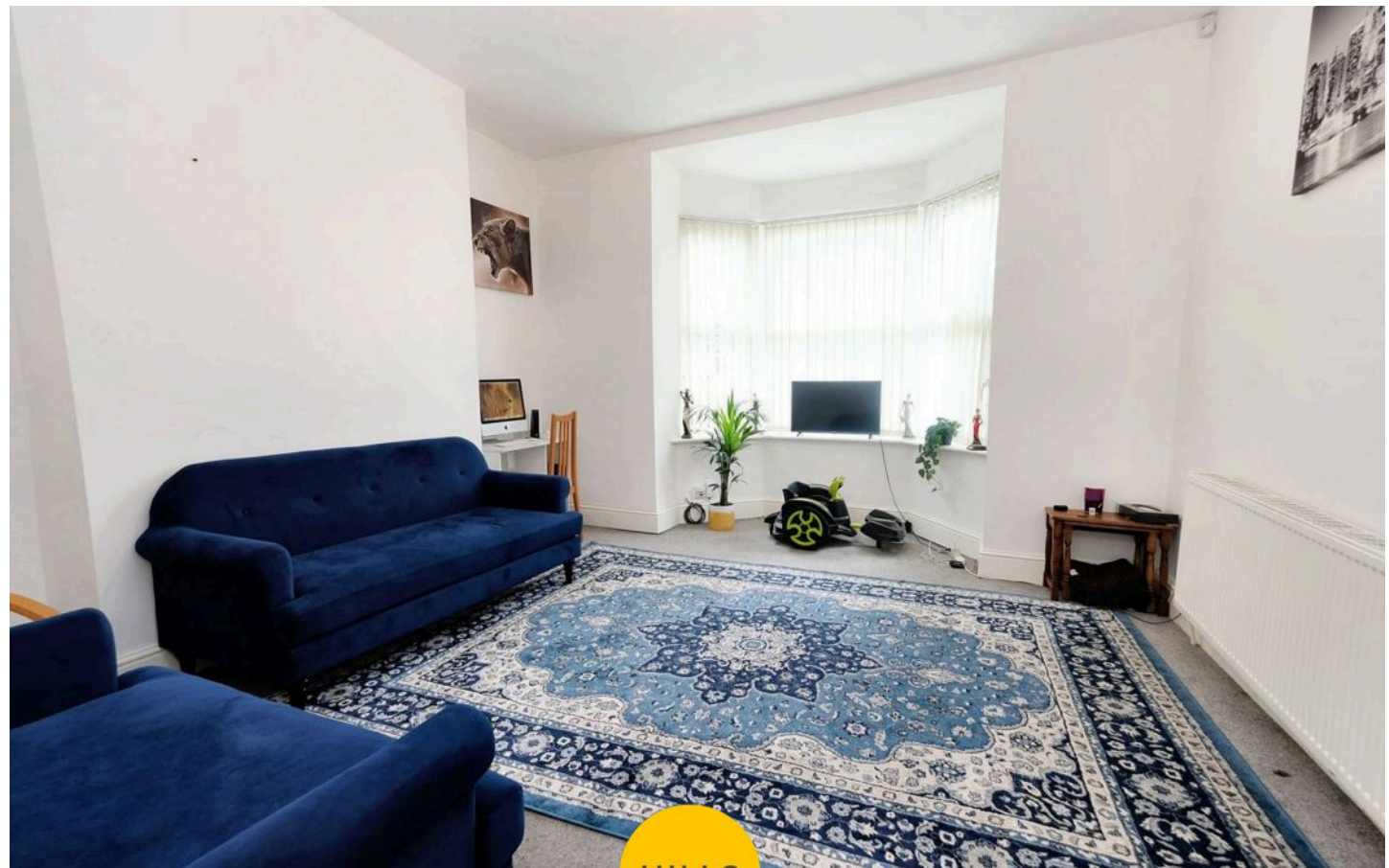
### Bathroom

8' 9" x 4' 8" (2.67m x 1.42m)

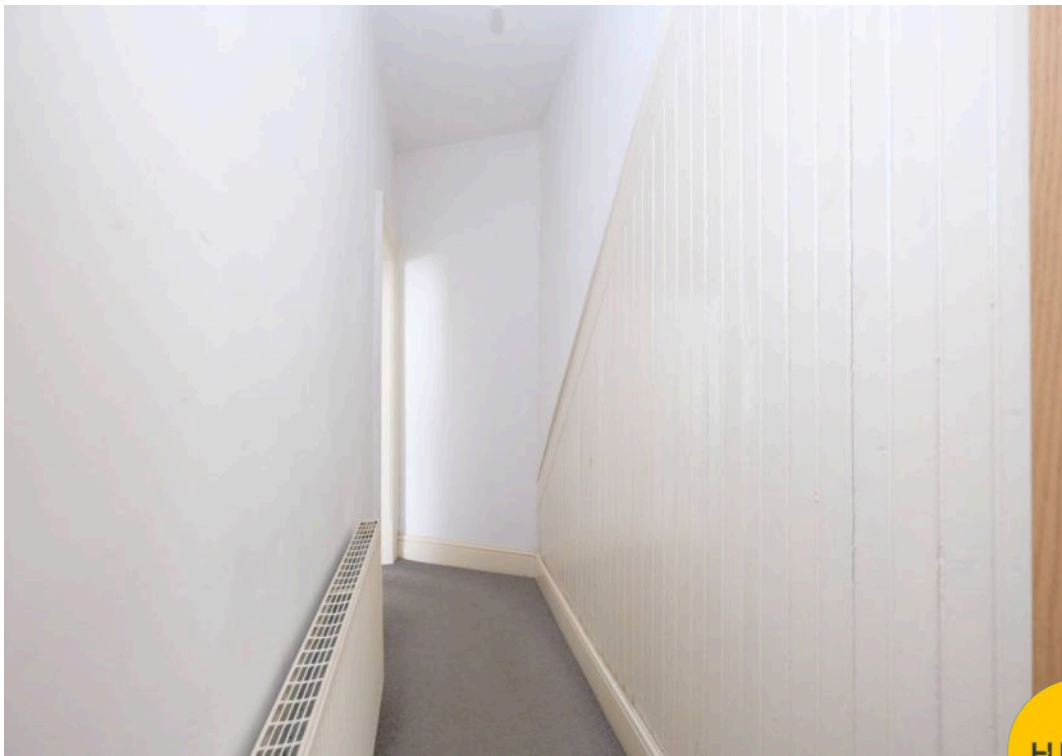
Featuring a shower, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, tiled walls and flooring.

### External

To the front of the property is a garden. To the rear of the property is a low maintenance paved garden.

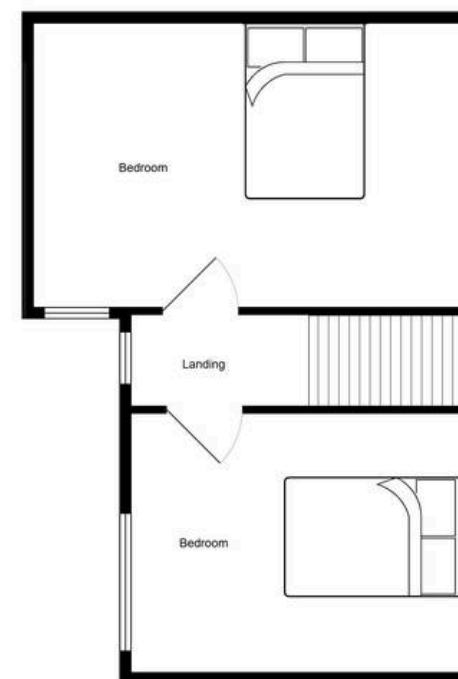
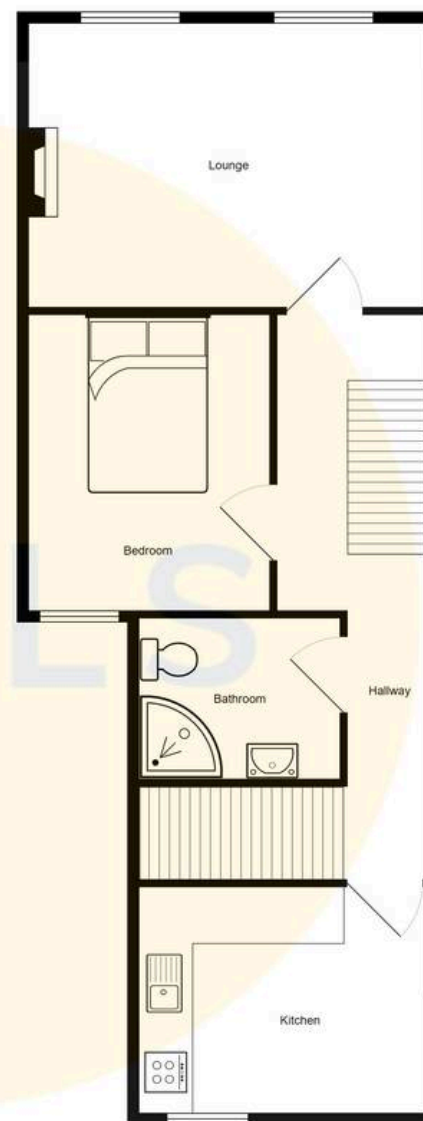
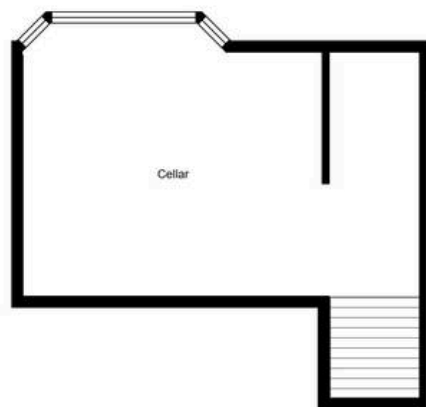






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