



HILLS
FOR SALE
www.hills.co.uk 0161 707 0000

26

Woodfield Grove, Eccles

Manchester



In Excess of £200,000

Woodfield Grove

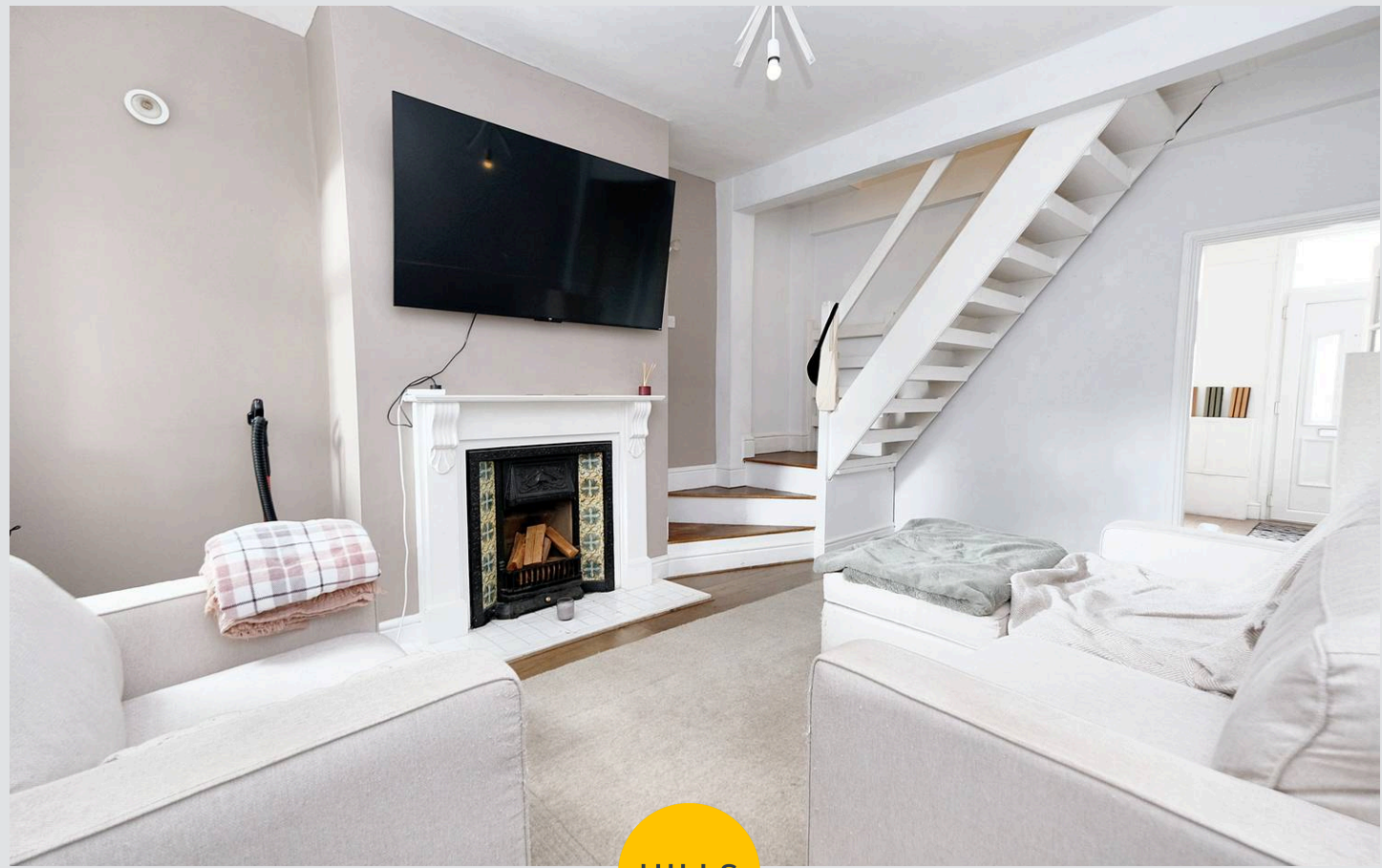
Eccles, Manchester

Take a look at this STUNNING TWO DOUBLE BEDROOM TERRACED property, that benefits from gardens to the front and rear, TWO SPACIOUS RECEPTION ROOMS and a MODERN FITTED KITCHEN!

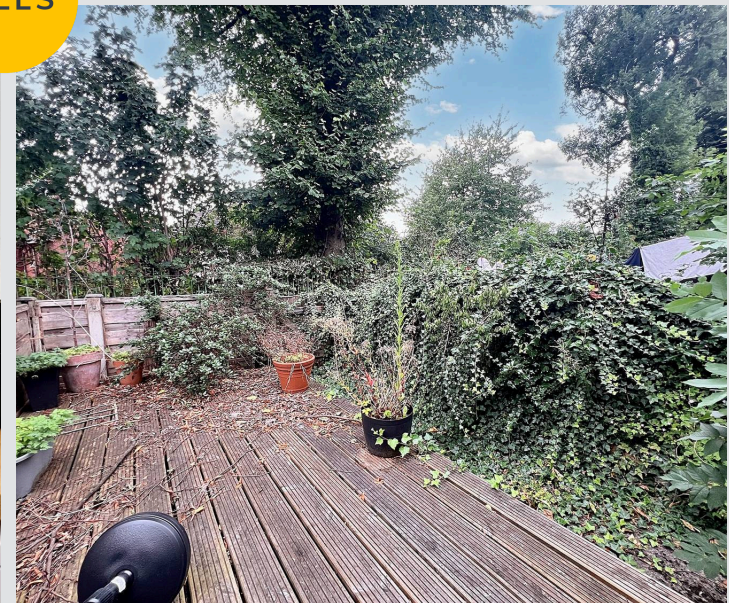
Council Tax band: A

Tenure: Leasehold

- Stunning Two Double Bedroom Terraced Property Coming To The Market CHAIN FREE!
- Spacious Lounge and Dining Room
- Modern Fitted Kitchen and a Four-Piece Bathroom
- Ideal First Time Home!
- Low-Maintenance Courtyard Garden to the Front and a Spacious Garden to the Rear with Paving and Decking
- Within Walking Distance of Eccles Town Centre, with a Variety of Amenities, Including Pubs, Shops and Restaurants
- Close to Transport Links Throughout Manchester, Including Salford Quays, Media City and Manchester City Centre
- Close to Local Schooling, Transport Links and Within Easy Access of the Trafford Centre
- Early Viewing is Essential!



HILLS



Lounge

12' 3" x 11' 2" (3.73m x 3.40m)

Dining Room

15' 6" x 12' 3" (4.72m x 3.73m)

Kitchen

15' 1" x 7' 4" (4.59m x 2.23m)

Landing**Bedroom One**

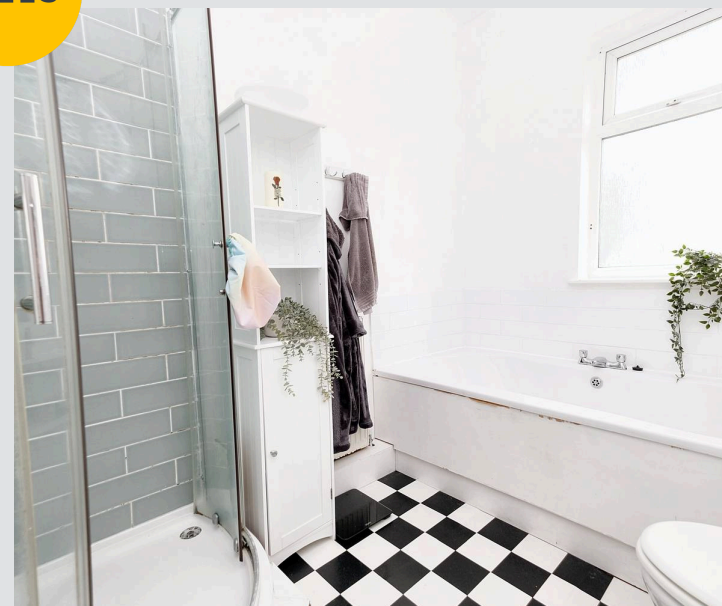
12' 3" x 11' 3" (3.73m x 3.43m)

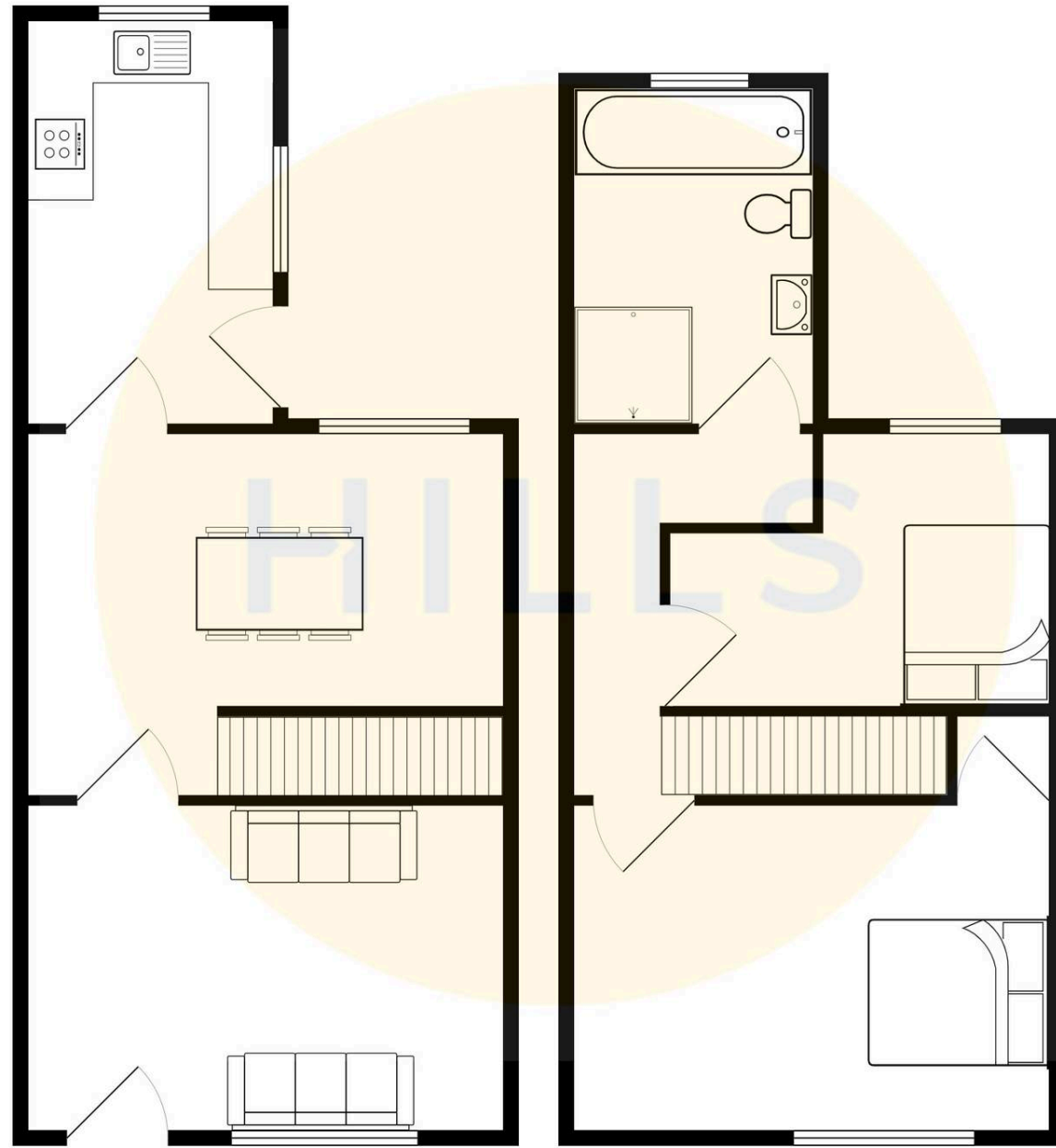
Bedroom Two

12' 3" x 9' 1" (3.73m x 2.77m)

Bathroom

9' 7" x 6' 9" (2.92m x 2.06m)

Entrance Hallway





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.