



Montonfields Road, Eccles

Manchester

HILLS

£260,000

# Montonfields Road

Eccles, Manchester

Immaculate two-bed terraced house on a quiet cul de sac near Monton Village. Features open plan kitchen, spacious lounge, sunlit low-maintenance garden, and excellent transport links.

Council Tax band: A

Tenure: Freehold

- Perfectly Positioned on a Cul De Sac just a Short Walk to Monton Village
- Immaculately Presented Throughout
- Perfect First Time Buy
- Bright and Airy Lounge
- Open Plan, Timeless Shaker Style Fitted Kitchen & Dining Space
- Two Generous Bedrooms
- Spacious Three Piece Bathroom Suite
- Low Maintenance, Sun Drenched Rear Garden
- Surrounded by a Plethora of Amenities
- Well Served by Public Transport & Motorway Links



### **Entrance Hallway**

Featuring a single ceiling light point. Fitted with laminate flooring.

### **Lounge**

13' 9" x 11' 3" (4.18m x 3.43m)

Featuring ceiling light point, double glazed windows, radiator. Fitted with laminate flooring.

### **Kitchen/Diner**

14' 0" x 8' 6" (4.27m x 2.58m)

Featuring integral hob, oven, fridge freezer. Ceiling spotlights, double glazed windows. Complete with patio doors. Fitted with laminate flooring.

### **Landing**

Featuring ceiling light point. Fitted with carpet flooring.

### **Bedroom One**

11' 3" x 10' 10" (3.42m x 3.31m)

Featuring ceiling light point, double glazed window, radiator. Fitted with carpet flooring.

### **Bedroom Two**

8' 6" x 6' 8" (2.59m x 2.02m)

Featuring ceiling light point, double glazed window, radiator. Fitted with carpet flooring.

### **Bathroom**

8' 6" x 7' 1" (2.60m x 2.15m)

Featuring three piece suite, including bath, shower overhead, hand wash basin and w/c. Complete with double glazed windows and a radiator. Fitted with vinyl flooring.



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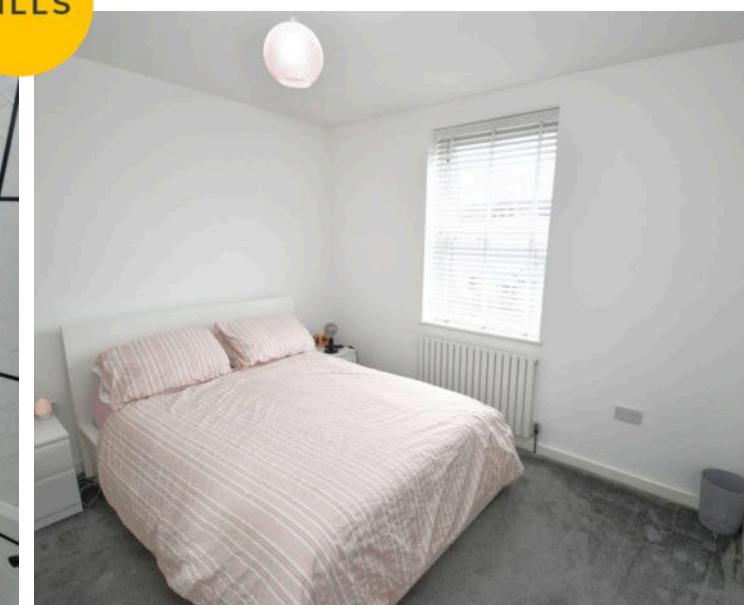
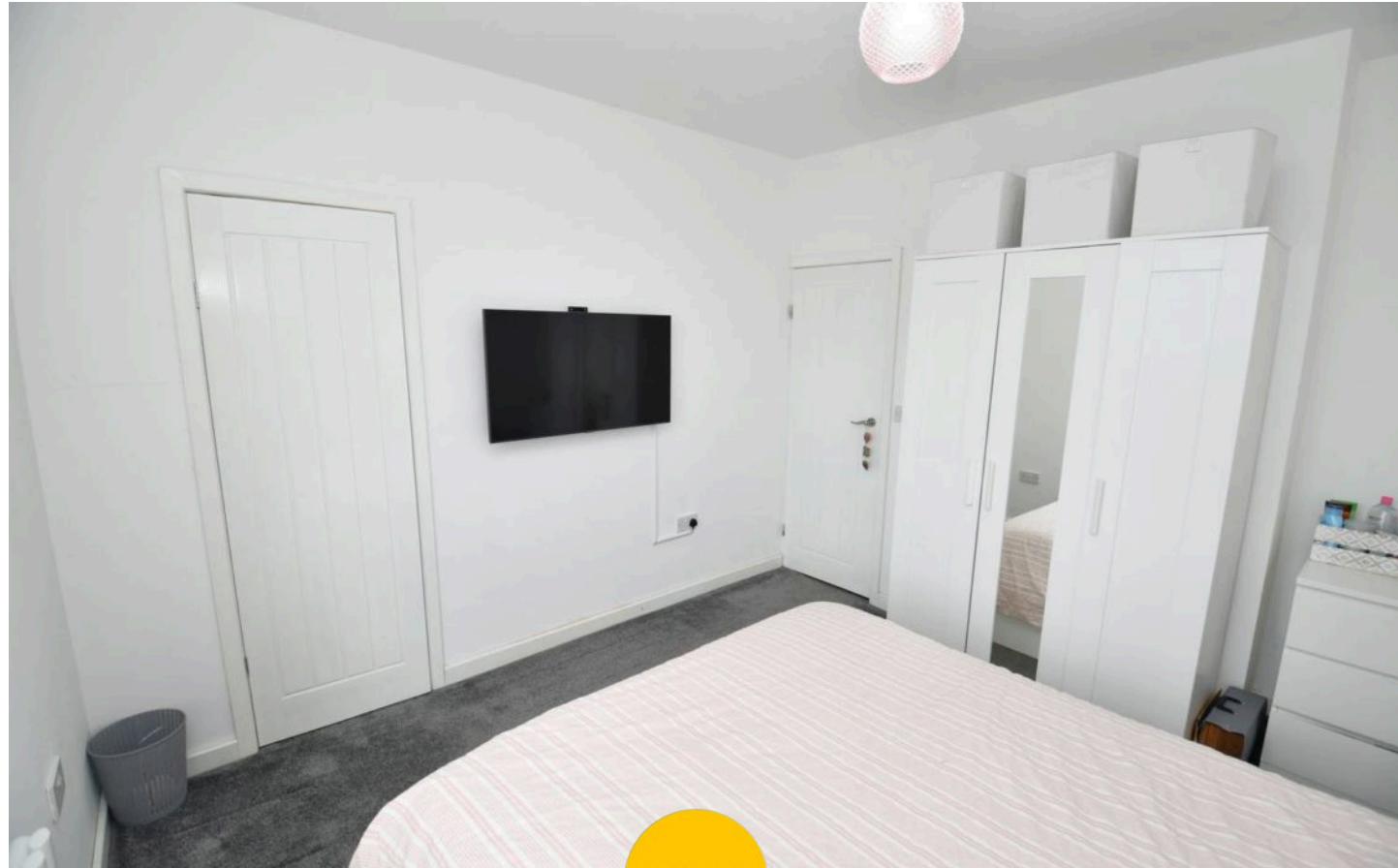
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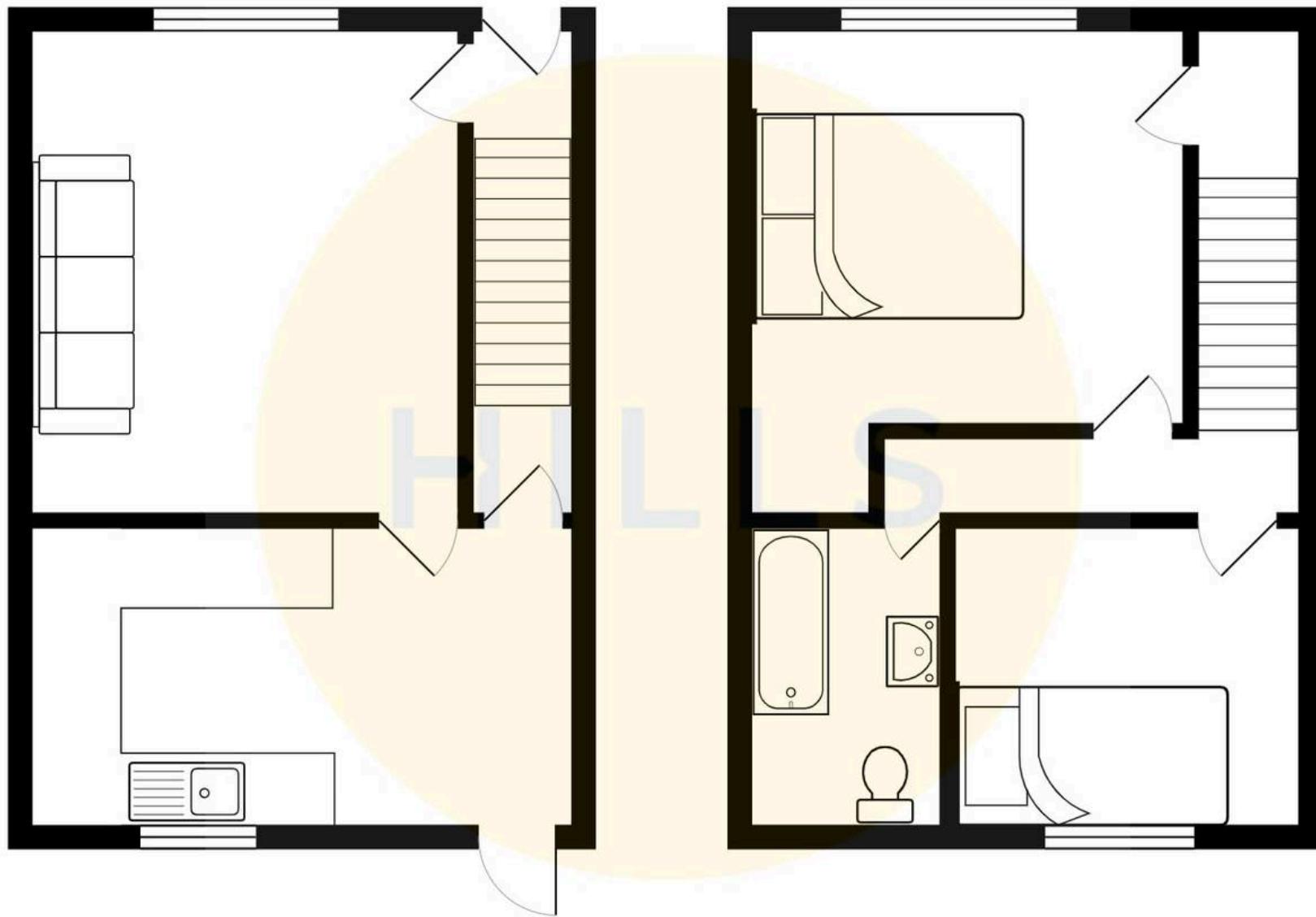
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## Hills | Salfords Estate Agent

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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.