

Willan Road, Eccles

Manchester



In Excess of **£170,000**

Willan Road

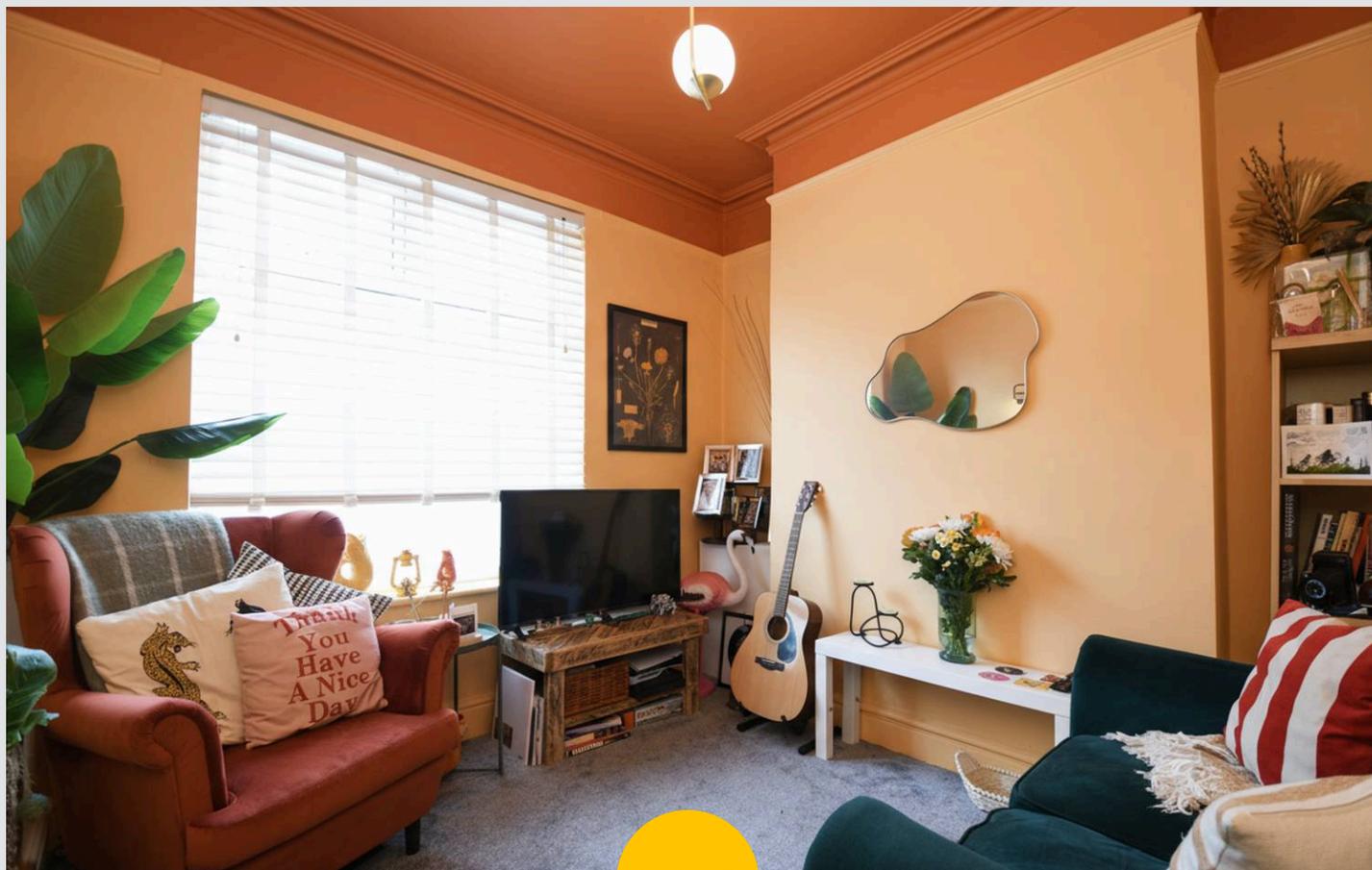
Eccles, Manchester

Beautifully presented two-bedroom terrace with two reception rooms, new modern kitchen, stylish bathroom, and great transport links. Close to Monton Village and Eccles Centre. Ideal for first-time buyers.

Council Tax band: A

Tenure: Freehold

- Excellent First Time Buy of Investment
- Two Reception Rooms
- Newly Installed Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Timeless Three Piece White Bathroom Suite
- Perfectly Located Close to Bus, Train and Tram Stations
- Well Served by Motorway Links
- Positioned just a Short Walk to Monton Village and Eccles Centre



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Entrance Hall

Lounge

10' 1" x 9' 10" (3.07m x 2.99m)

Dining Room

12' 9" x 10' 10" (3.88m x 3.30m)

Kitchen

8' 1" x 5' 4" (2.46m x 1.62m)

Landing

Bedroom One

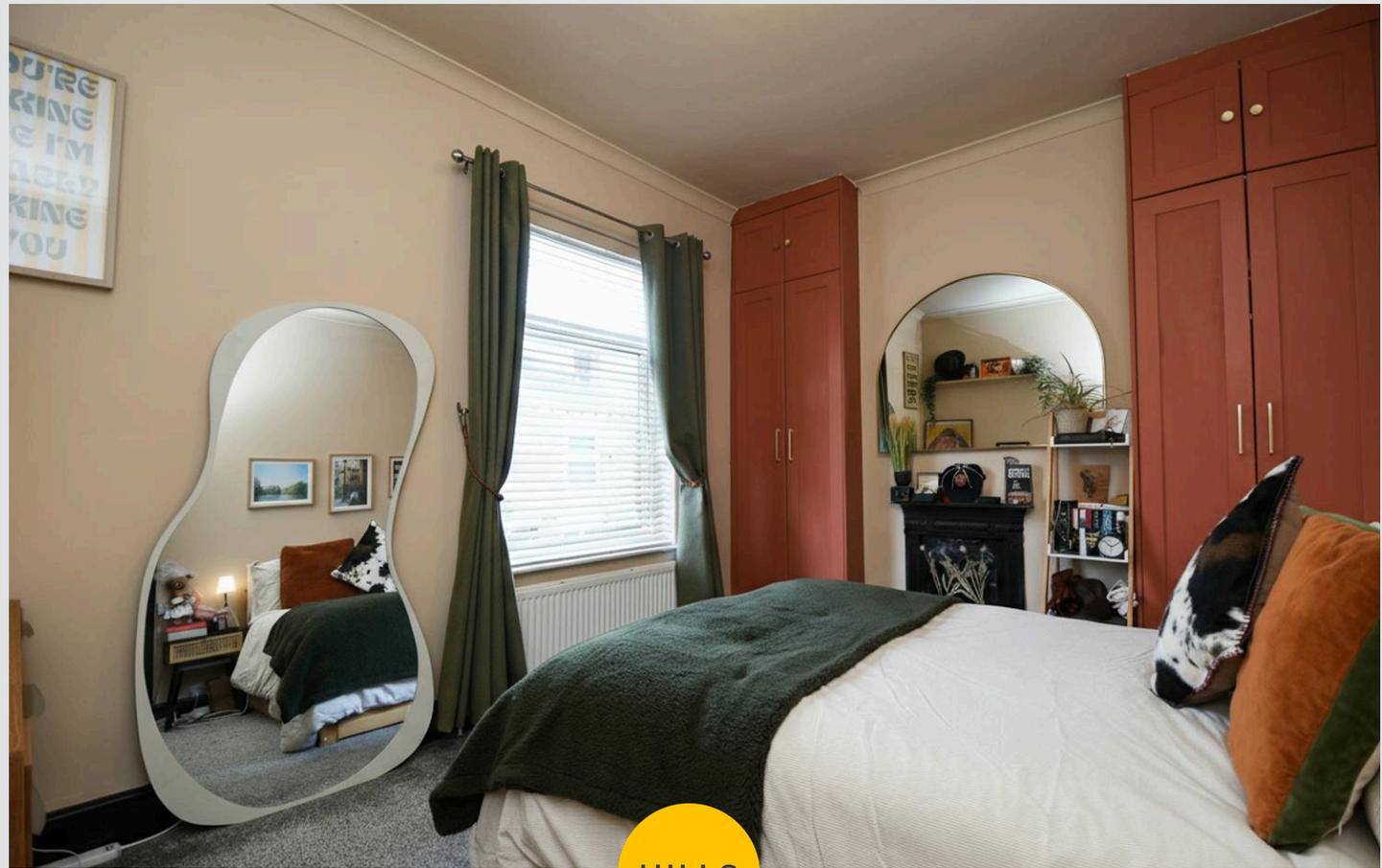
9' 10" x 13' 9" (2.99m x 4.19m)

Bedroom Two

8' 11" x 12' 9" (2.72m x 3.88m)

Bathroom

5' 4" x 8' 1" (1.62m x 2.46m)







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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.