



Trafford Road, Eccles, M30

£200,000 In Excess of



Property Description

CHAIN FREE * FULLY RENOVATED IN 2019 * PERIOD FEATURES THROUGHOUT * SHOW HOME STANDARD * This stunning property features an entrance hallway, OPEN PLAN LIVING & DINING SPACE, MODERN FITTED KITCHEN & SEPARATE UTILITY to the ground floor, whilst the spacious first floor benefits from THREE GENEROUS BEDROOMS and a MODERN FITTED BATHROOM. Warmed by GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT. Externally there are LOW MAINTENANCE GARDENS to the front & rear. This property is perfectly situated within walking distance to Eccles centre & The Trafford Centre, and is close to both brilliant public transport & motorway links. CALL THE TEAM NOW TO ARRANGE YOUR VIEWING!

EPC Rating: D



Key Features

- ✓ GAS CENTRAL HEATED & DOUBLE GLAZED THROUGHOUT
- ✓ MODERN FITTED BATHROOM
- ✓ THREE GENEROUS BEDROOMS
- ✓ BAY FRONTED LOUNGE OPEN PLAN WITH DINING ROOM
- ✓ PERFECT FOR FIRST TIME BUYERS & FAMILIES ALIKE
- ✓ MODERN FITTED KITCHEN & SEPARATE UTILITY
- ✓ EXCELLENTLY POSITIONED CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- ✓ SHOW HOME STANDARD THROUGHOUT
- ✓ PERIOD PROPERTY WITH ORIGINAL FEATURES
- ✓ CHAIN FREE



Rooms

Hallway

Entrance door to the front, ceiling light point, wall-mounted radiator and tiled flooring.

Lounge

Dimensions: 14' 8" x 10' 9" (4.460m x 3.289m). Double glazed bay window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Dining Room

Dimensions: 15' 0" x 11' 7" (4.563m x 3.519m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen

Dimensions: 14' 6" x 8' 5" (4.408m x 2.564m). Fitted with a range of wall and base units with complimentary roll top works surfaces and integrated stainless steel sink and drainer unit. Integrated four ring electric hob and oven. Double glazed window to the side, uPVC door to the side, tiled splashbacks, ceiling light point, wall-mounted radiator and tiled flooring.

Utility Area

Dimensions: 4' 4" x 8' 9" (1.327m x 2.667m). Fitted with a range of base units and space for a washing machine. Ceiling light point, boiler and tiled flooring.

Location

The property is located close to excellent transport links including Eccles tram, train and bus station which can take you into Salford Quays/Media City, Manchester City Centre, The Trafford Centre and Trafford Park. Eccles Recreation Ground is a short walk away as well as Aldi & Morrison's supermarket and Eccles town centre. Motorway links (M602) is around a 5 minutes' drive. Within the catchment area of good schooling including St Mary's RC Primary School and St Andrew's C Of E Primary School.

First Floor Landing

Ceiling light point.

Bedroom One

Dimensions: 14' 7" x 9' 7" (4.452m x 2.928m). Two double glazed windows to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two

Dimensions: 8' 6" x 10' 5" (2.590m x 3.164m). Double glazed window to the side, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Three

Dimensions: 9' 4" x 9' 7" (2.848m x 2.915m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Family Bathroom

Dimensions: 9' 5" x 5' 9" (2.867m x 1.753m). Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Ceiling spotlights, wall-mounted towel radiator, tiled walls and tiled flooring.

Externally

To the rear is an enclosed courtyard and to the front an enclosed yard set behind a low lying brick built wall.

Additional Info

Tenure - Freehold

EPC - D

Council Tax Band - A

Description

To the ground floor there is an entrance hallway, bay-fronted lounge, spacious dining room which opens into the STUNNING FITTED KITCHEN and a utility room. To the first floor there are three well-proportioned bedrooms and a MODERN FITTED BATHROOM. The property is gas central heated and double glazed throughout. Externally to the rear there is an enclosed yard.







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