



31 Foxhill Road, Eccles

Manchester



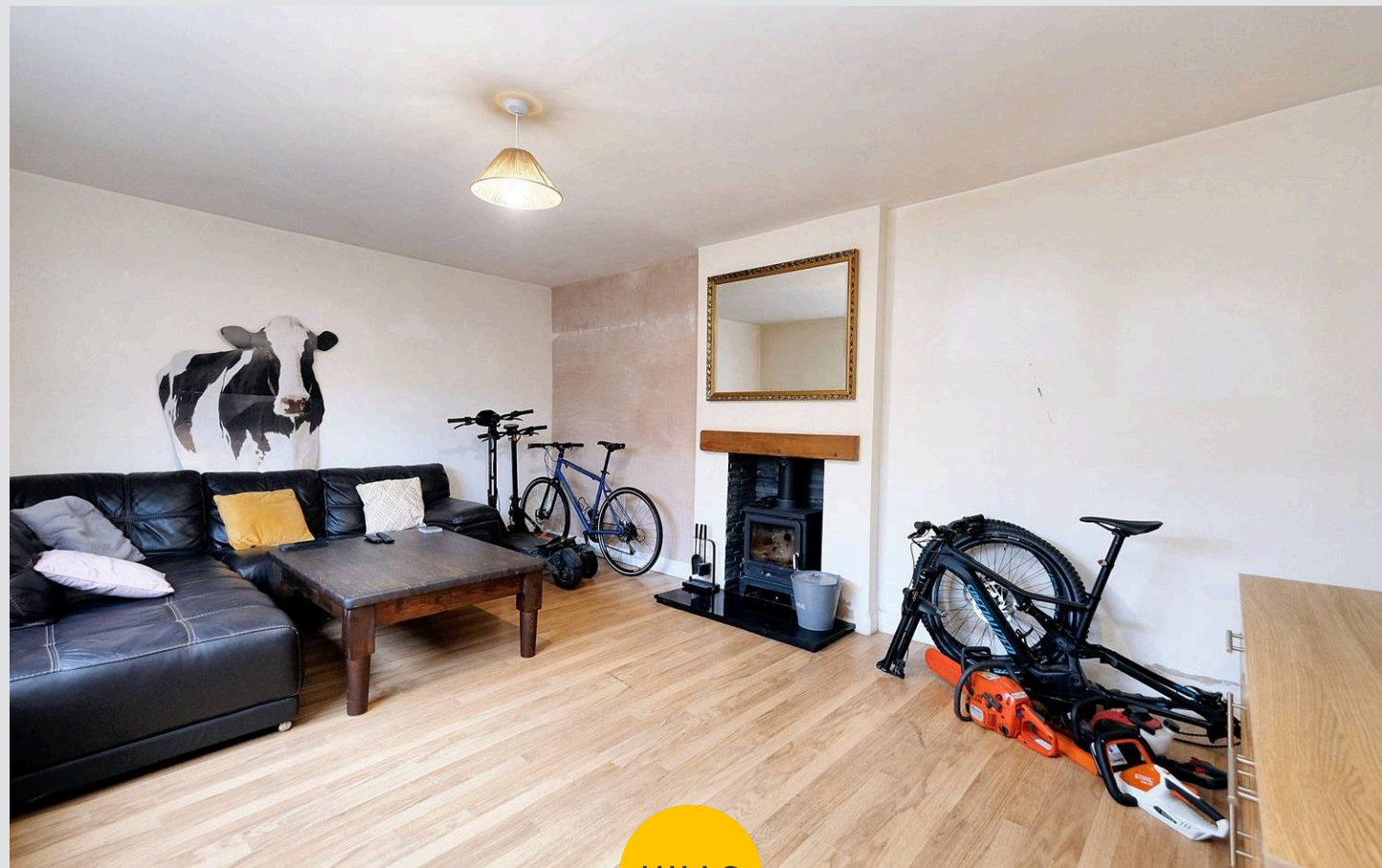
In Excess of £250,000

31 Foxhill Road

Eccles, Manchester

Fantastic four bedroom semi detached property in Peel Green. Spacious lounge with log burner, dining room, quality kitchen, modern bathroom, ample storage, private garden, parking for multiple cars. Close to schools, amenities, and transport links. Freehold title. Contact us for a viewing!
Council Tax band: TBD

- Fantastic Four Bedroom Family Home
- Lounge with Log Burner & Separate Dining Room
- Quality Fitted Kitchen with Granite Work Surfaces
- Three Double Bedrooms & a Generous Single
- Modern Three Piece Bathroom Suite
- Off Road Parking for Multiple Cars to the Front
- Private Sun Drenched Rear Garden with Lawn, Paved Patio & Brick Storage Shed
- Educational Settings for all Ages just a Short Walk Away
- Well Served by Local Amenities & Brilliant Transport Links
- Freehold Title



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Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Lounge

17' 8" x 12' 3" (5.38m x 3.73m)

Featuring a log burner. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

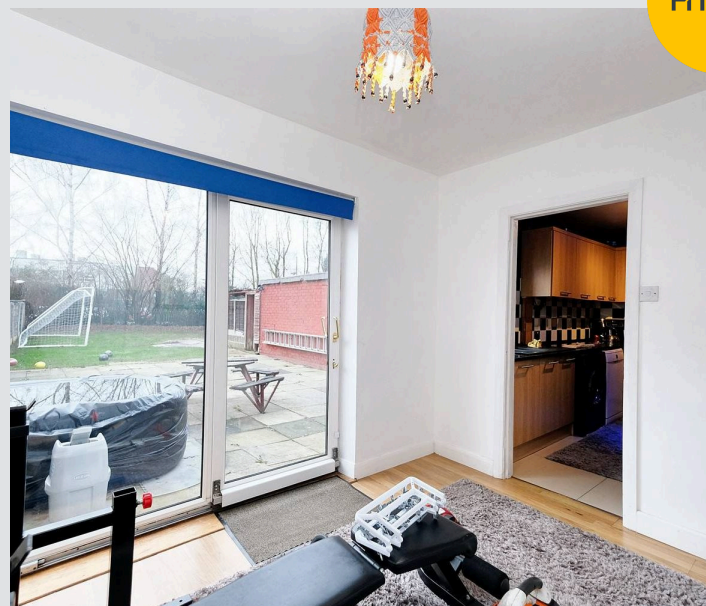
Kitchen

11' 8" x 8' 6" (3.56m x 2.59m)

Featuring complementary wall and base units with granite worktops and composite sink. Eight ring gas hob and stainless steel extractor. Space for a fridge freezer, washing machine and dryer. Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.



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Landing

Complete with two ceiling light points, double glazed window and double storage cupboard. Fitted with carpet flooring. Access to a 250sqft boarded loft.

Bedroom One

14' 8" x 9' 1" (4.47m x 2.77m)

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

Bedroom Two

12' 1" x 9' 1" (3.68m x 2.77m)

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

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m)

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

Bedroom Four

9' 5" x 9' 1" (2.87m x 2.77m)

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

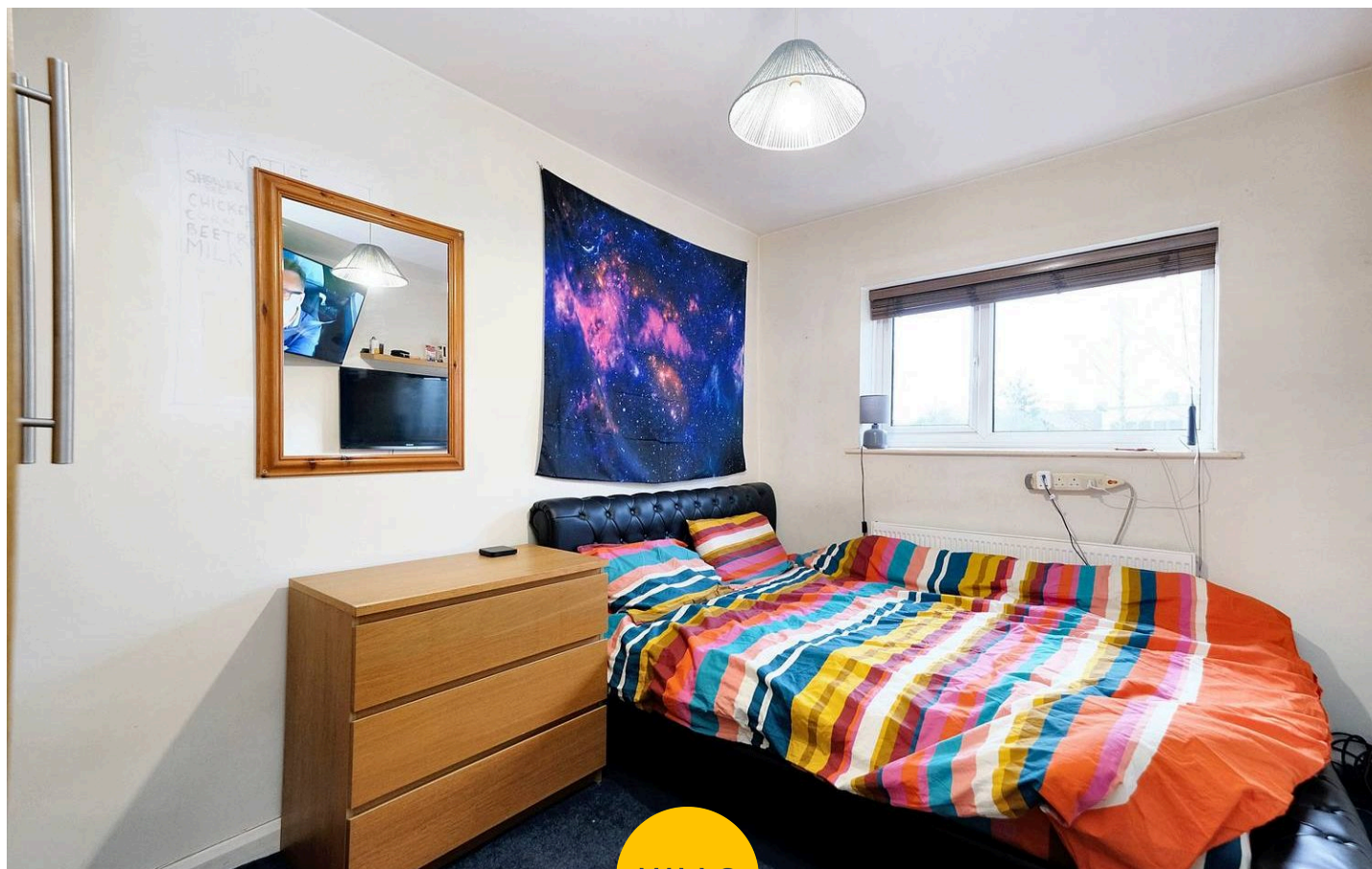
Bathroom

7' 4" x 6' 9" (2.24m x 2.06m)

Featuring a three piece suite including bath and shower over, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and heated towel rail. Fitted with tiled walls and flooring.

External

To the front of the property is off road parking for multiple cars.



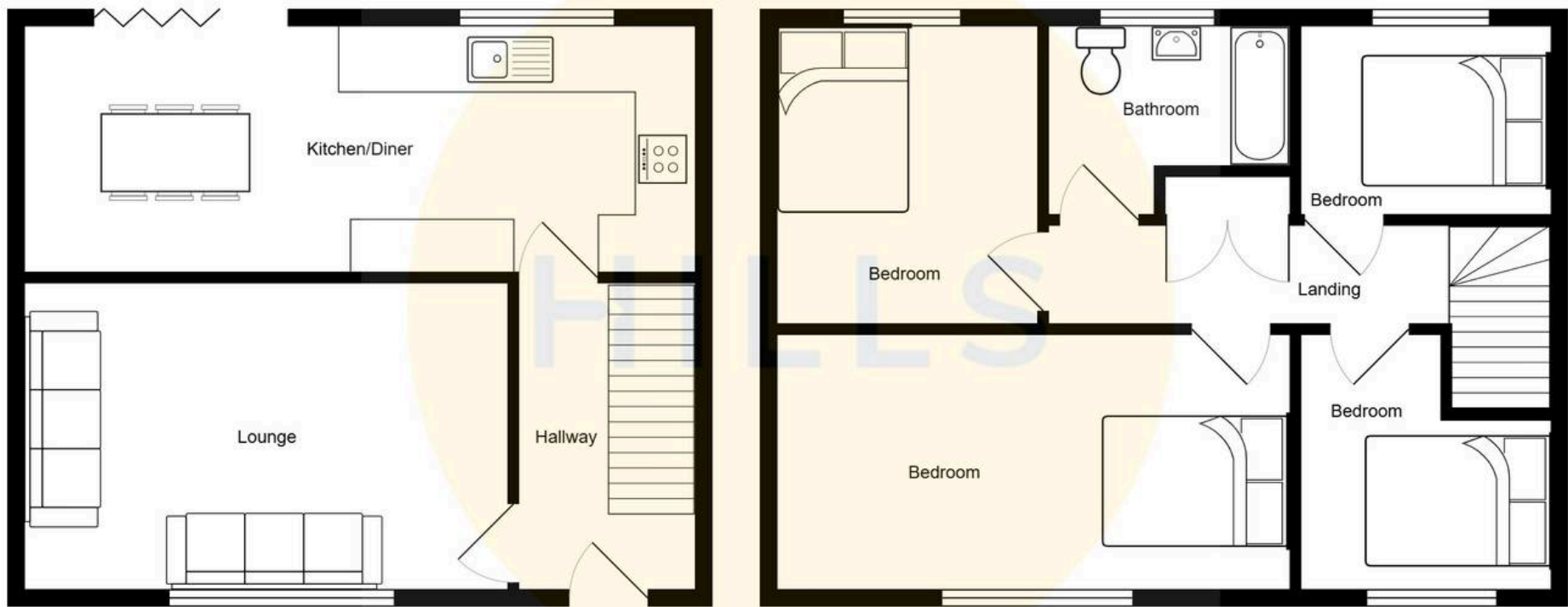
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