

Vanguard Close, Eccles

Manchester



In Excess of £210,000

Vanguard Close

Eccles, Manchester

Beautiful three bed mid-terrace property in popular Peel Green area. Light and airy entrance hallway, open plan lounge and dining room, contemporary kitchen. Three generously sized bedrooms with ample storage and modern family bathroom. Low-maintenance gardens with artificial lawns, block paved patio/off-road parking. Close to amenities and transport links. Ideal for first-time buyers or families. Viewing recommended. Contact us to arrange a viewing.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented Property
- Perfect for First Time Buyers & Families Alike
- Open Plan Lounge & Dining Room
- Contemporary Fitted Kitchen
- Three Spacious Bedrooms
- Modern Family Bathroom Suite
- Ample Storage Throughout
- Low Maintenance Gardens to the Front & Rear
- Gated Off Road Parking
- Excellently Located Close to Amenities & Major Transport Links



HILLS

Entrance Hallway

A welcoming entrance hallway entered via a uPVC front door. Complete with ceiling light point, double glazed window and wall mounted radiator. Storage beneath stairs. Carpet flooring.

Lounge

12' 8" x 10' 4" (3.86m x 3.15m)

A well presented lounge featuring an electric fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with light grey carpet flooring.

Reception Room Two

10' 2" x 9' 6" (3.10m x 2.90m)

Complete with a ceiling light point, wall mounted radiator and French doors. Fitted with light grey carpet flooring.

Kitchen

14' 6" x 10' 2" (4.42m x 3.10m)

A spacious kitchen featuring complementary fitted wall and base units with an integral dishwasher, undercounter fridge and freezer and stainless steel extractor. Space for washer and five ring gas cooker. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. uPVC door. Fitted with cushioned flooring.

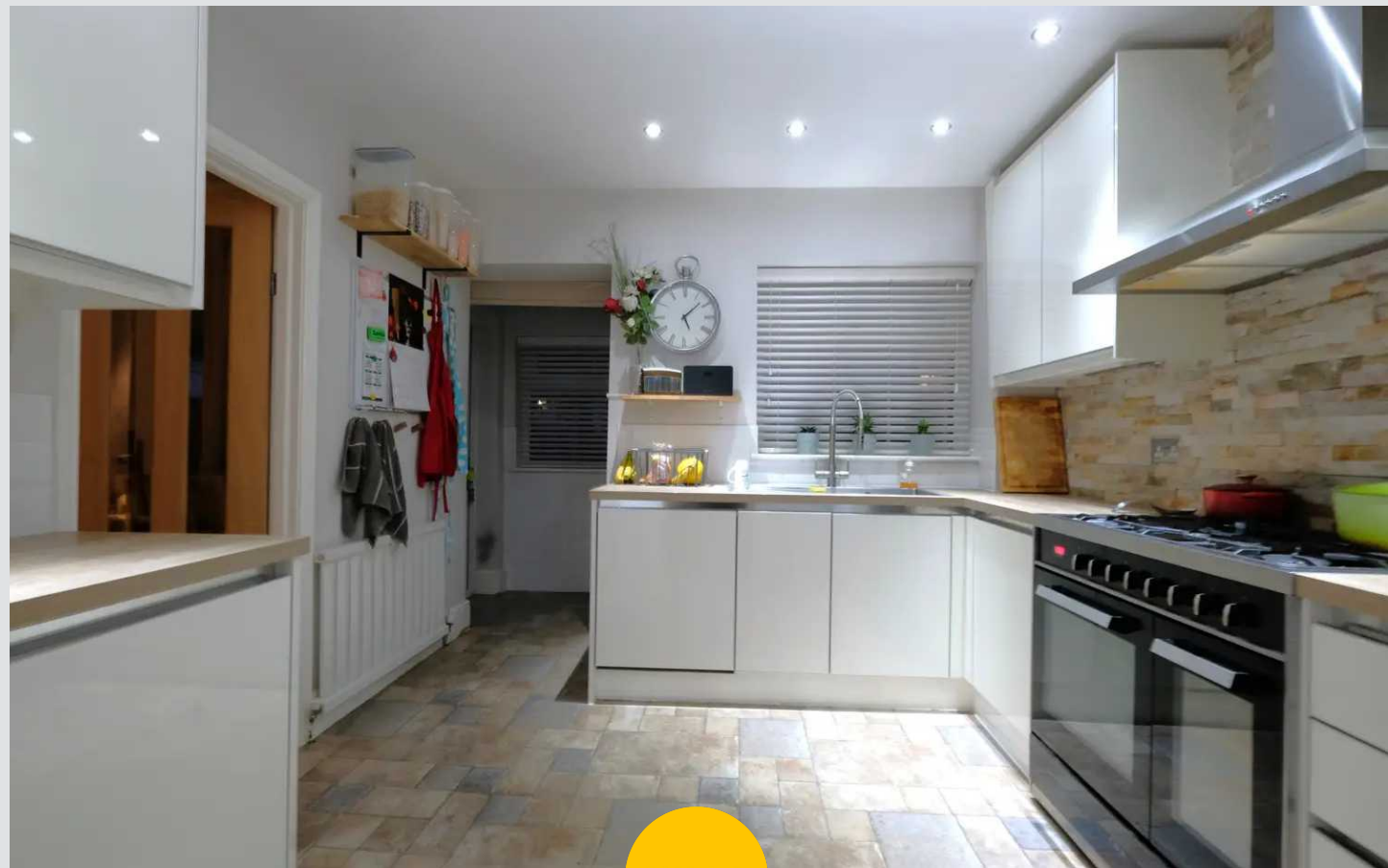
Landing

Featuring two storage cupboards with electric for dryer. Complete with a ceiling light point and carpet flooring. Access to an insulated loft via a dropdown ladder.

Bedroom One

13' 6" x 10' 6" (4.11m x 3.20m)

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



HILLS



Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

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

Bedroom Three

9' 5" x 7' 4" (2.87m x 2.24m)

Featuring built in bulk head storage and electric fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with beige carpet flooring.

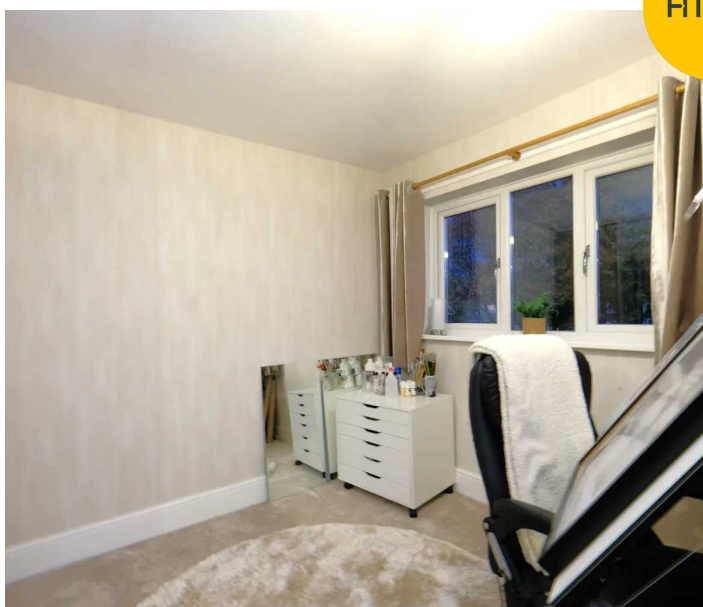
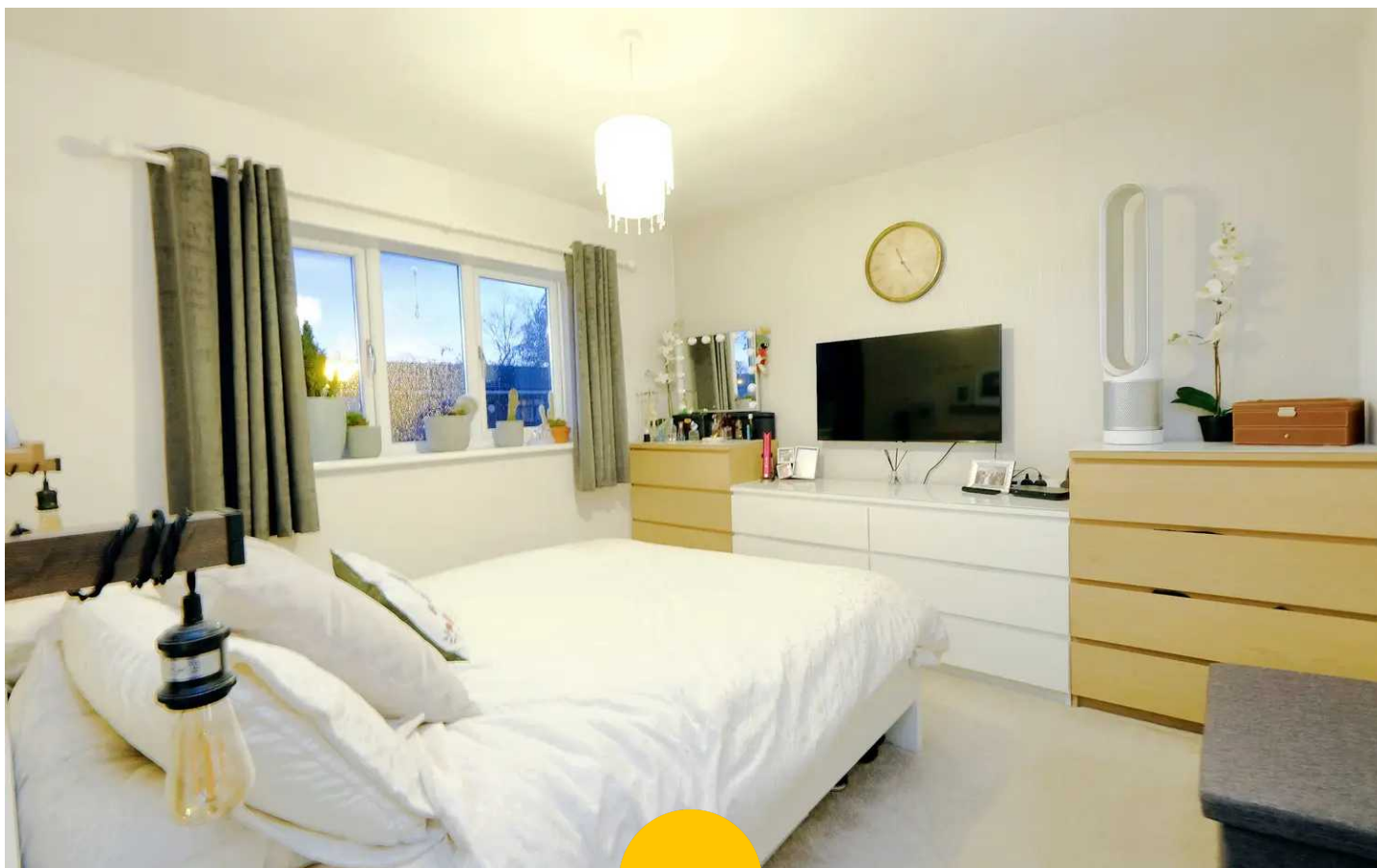
Bathroom

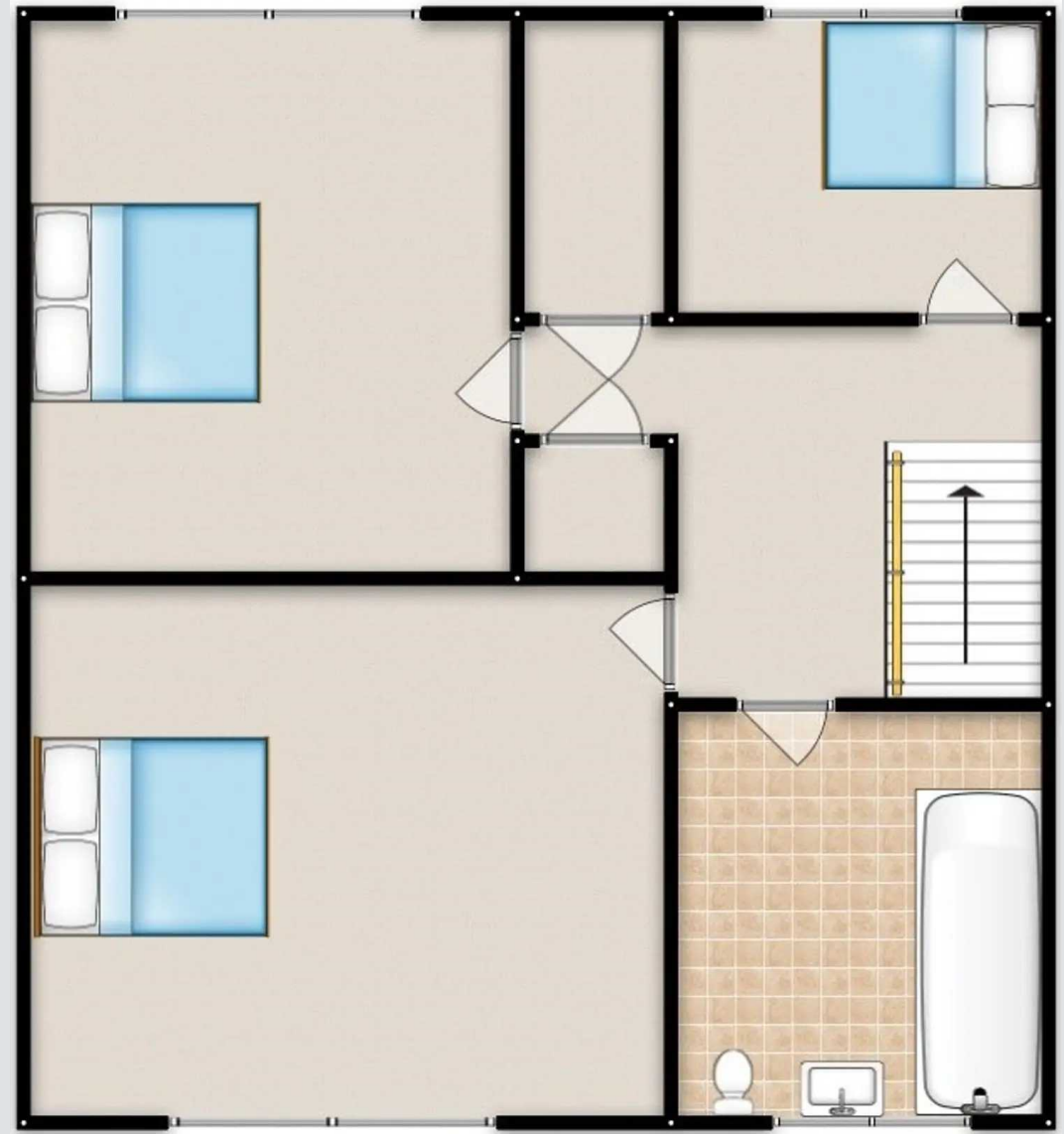
7' 4" x 5' 5" (2.24m x 1.65m)

A modern bathroom featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

External

To the front of the property is a low maintenance front garden with artificial lawn. Block paved patio offers gated off-road parking.







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