



Charlton Avenue, Eccles

Manchester



Offers Over £170,000

Charlton Avenue

Eccles, Manchester

Stylish end of terrace property in sought-after area. Bay-fronted lounge with log burner, modern kitchen/dining area, two double bedrooms, luxurious bathroom, low-maintenance garden. Walking distance to amenities, excellent transport links. Ideal for first-time buyers, professionals, or smaller families.

Council Tax band: A

Tenure: Freehold

- Well Presented End Terrace
- Bay Fronted Lounge with Log Burner
- Open Plan Kitchen & Dining Area with Integrated Dishwasher and Wine Cooler
- Two Double Bedrooms with Fitted Wardrobes
- Four Piece Bathroom Suite
- Low Maintenance Rear Garden that benefits from the Sun
- Located on a Cul De Sac within a Popular Residential Area
- Walking Distance to the Trafford Centre & Eccles Town Centre
- Well Served by Excellent Public Transport & Motorway Links



Entrance Hallway

A welcoming entrance hallway entered via a hardwood front door. Complete with ceiling spotlights, storage under stairs and wall mounted radiator.

Lounge

12' 9" x 11' 9" (3.89m x 3.58m)

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

Kitchen / Diner

18' 0" x 14' 8" (5.49m x 4.47m)

Featuring complementary wall and base units with composite sink and integral dishwasher. Space for washer, fridge freezer, gas hob, electric oven and wine cooler. Complete with ceiling spotlights, ceiling light point, double glazed window, wall mounted radiator and open fire. Fitted with a uPVC door and laminate flooring.

Landing

Complete with ceiling spotlights, double glazed window and laminate flooring. Fitted with laminate flooring. Loft access.

Bedroom One

10' 5" x 10' 4" (3.18m x 3.15m)

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

Bedroom Two

13' 0" x 11' 3" (3.96m x 3.43m)

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



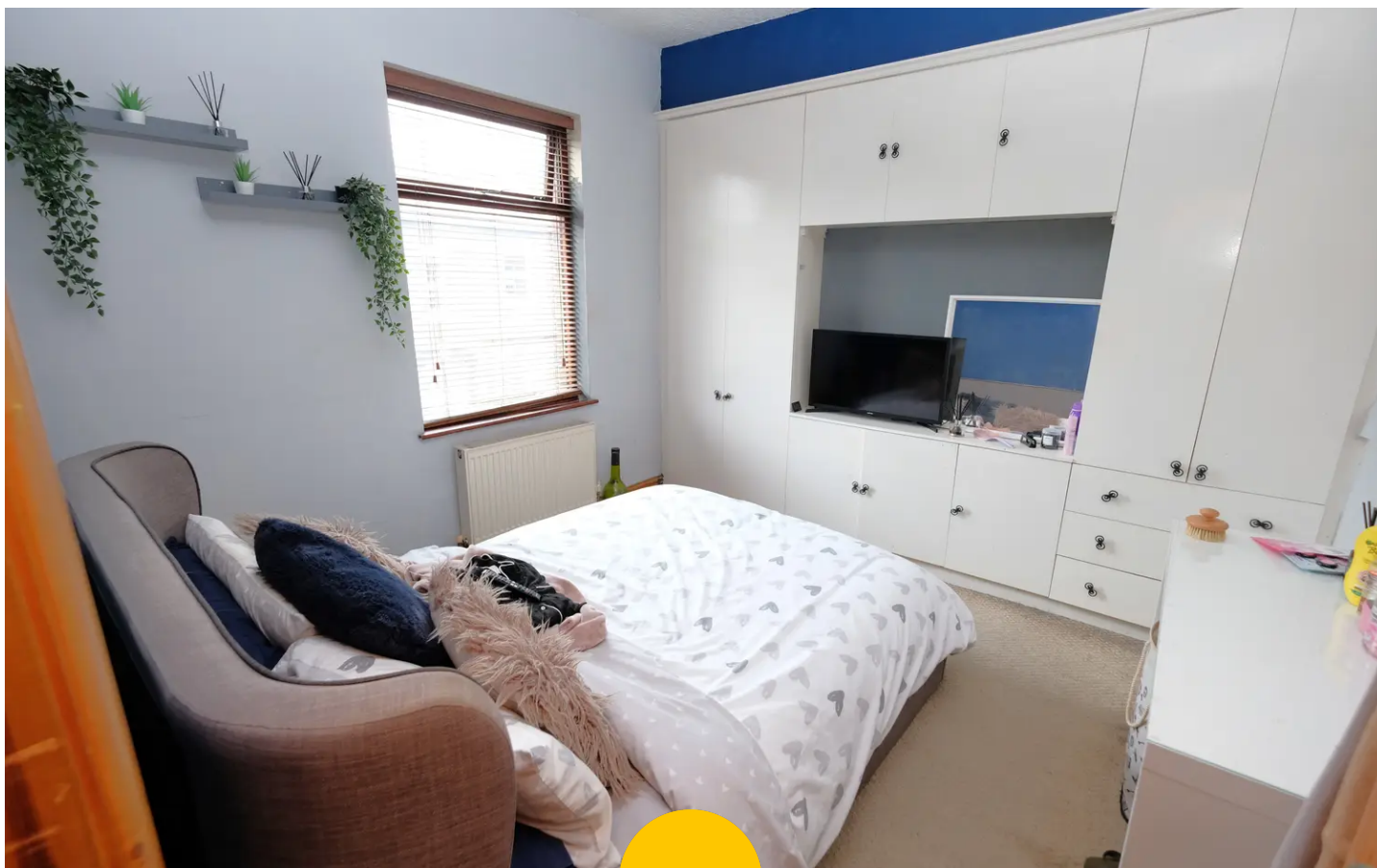
Bathroom

9' 4" x 6' 1" (2.84m x 1.85m)

Featuring a four-piece suite including bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

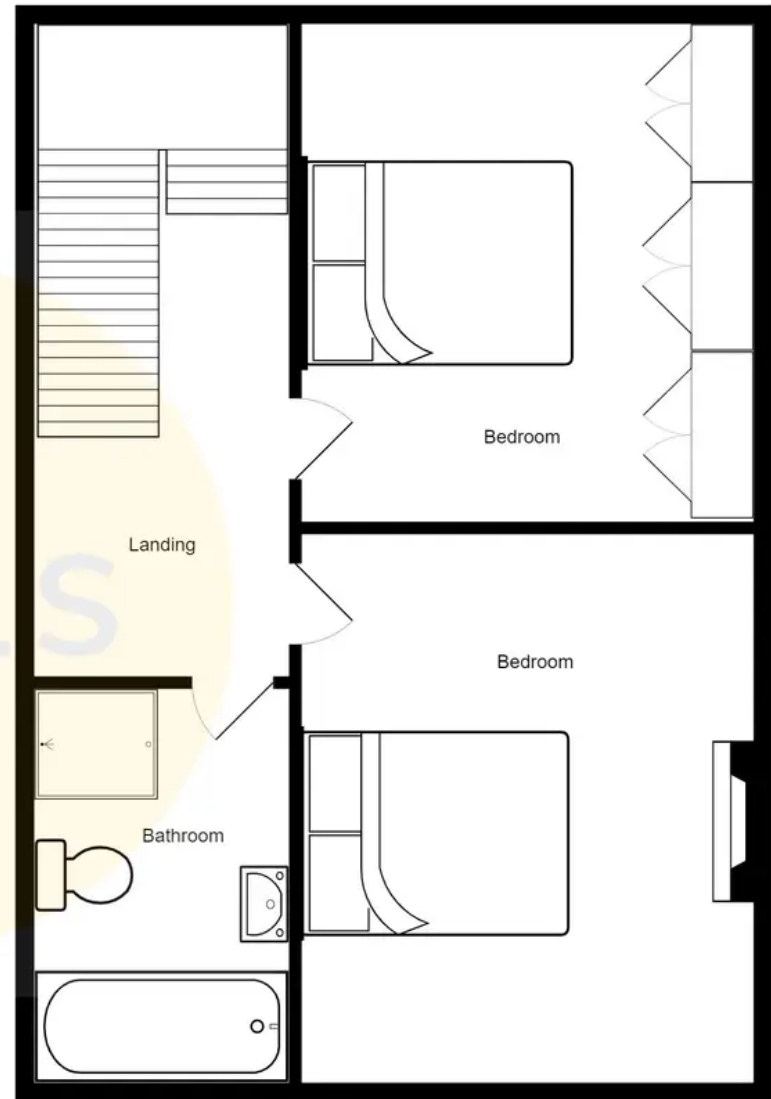
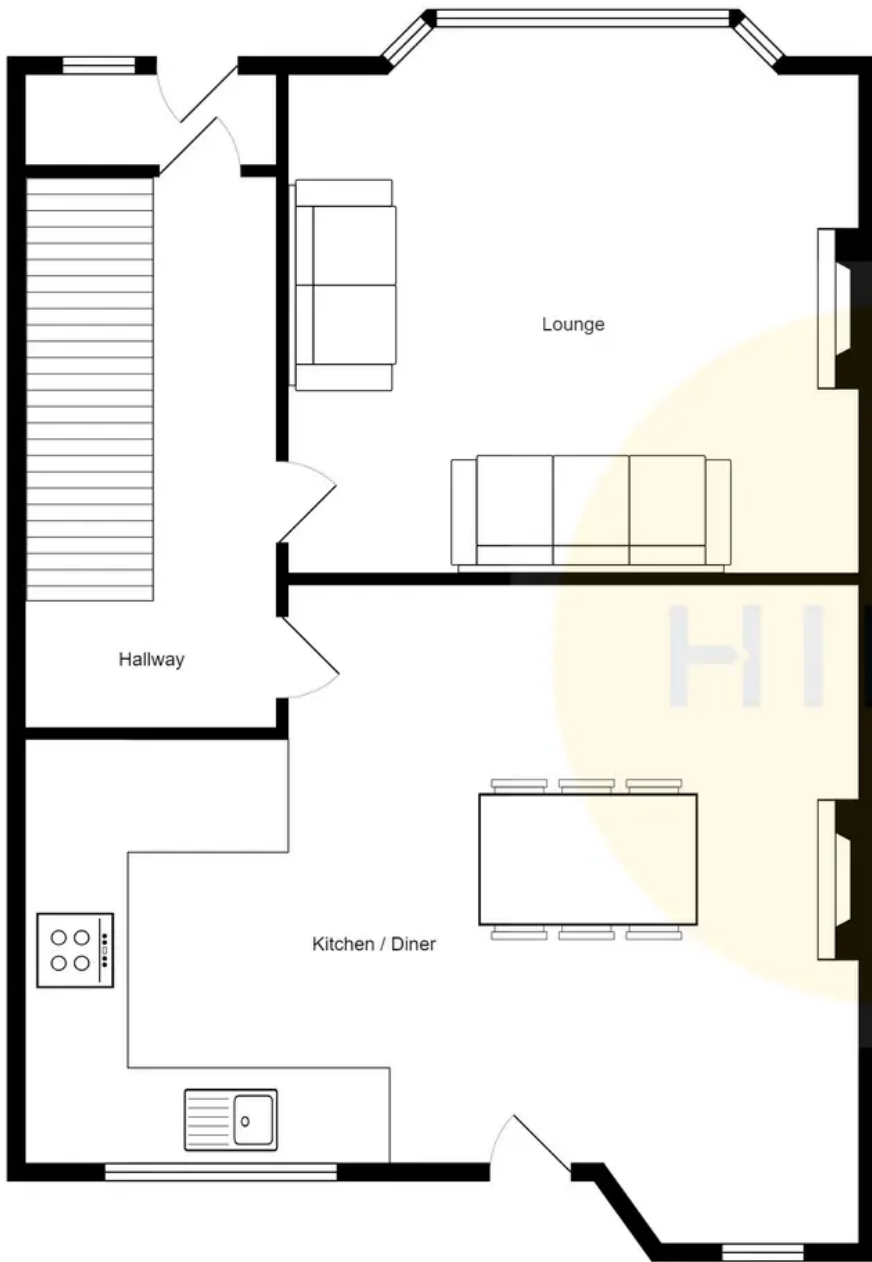
External

To the rear of the property is a low maintenance paved garden with gated access.



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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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