



Anson Street, Eccles

Manchester



£140,000

# Anson Street

Eccles, Manchester

\* PERFECT FIRST HOME OR INVESTMENT \* WALKING  
DISTANCE TO MONTON \* FIRST FLOOR APARTMENT \*  
BEAUTIFULLY PRESENTED THROUGHOUT \* POSITIONED  
on the FIRST...

Council Tax band: B

Tenure: Leasehold



### Lounge/Kitchen/Diner

63' 0" x 54' 9" (19.20m x 16.70m)

Ceiling light point, ceiling spotlights, electric wall mounted radiator, patio doors, wall and base units with integrated oven and electric hob unit, space for fridge-freezer, washing machine and dryer, stainless steel extractor and intercom.

### Bedroom One

51' 6" x 48' 3" (15.70m x 14.70m)

Ceiling light point, electric wall mounted radiator, double glazed windows and power point.

### Bedroom Two

35' 5" x 29' 10" (10.80m x 9.10m)

Ceiling light point, electric wall mounted radiator, double glazed window and power point.

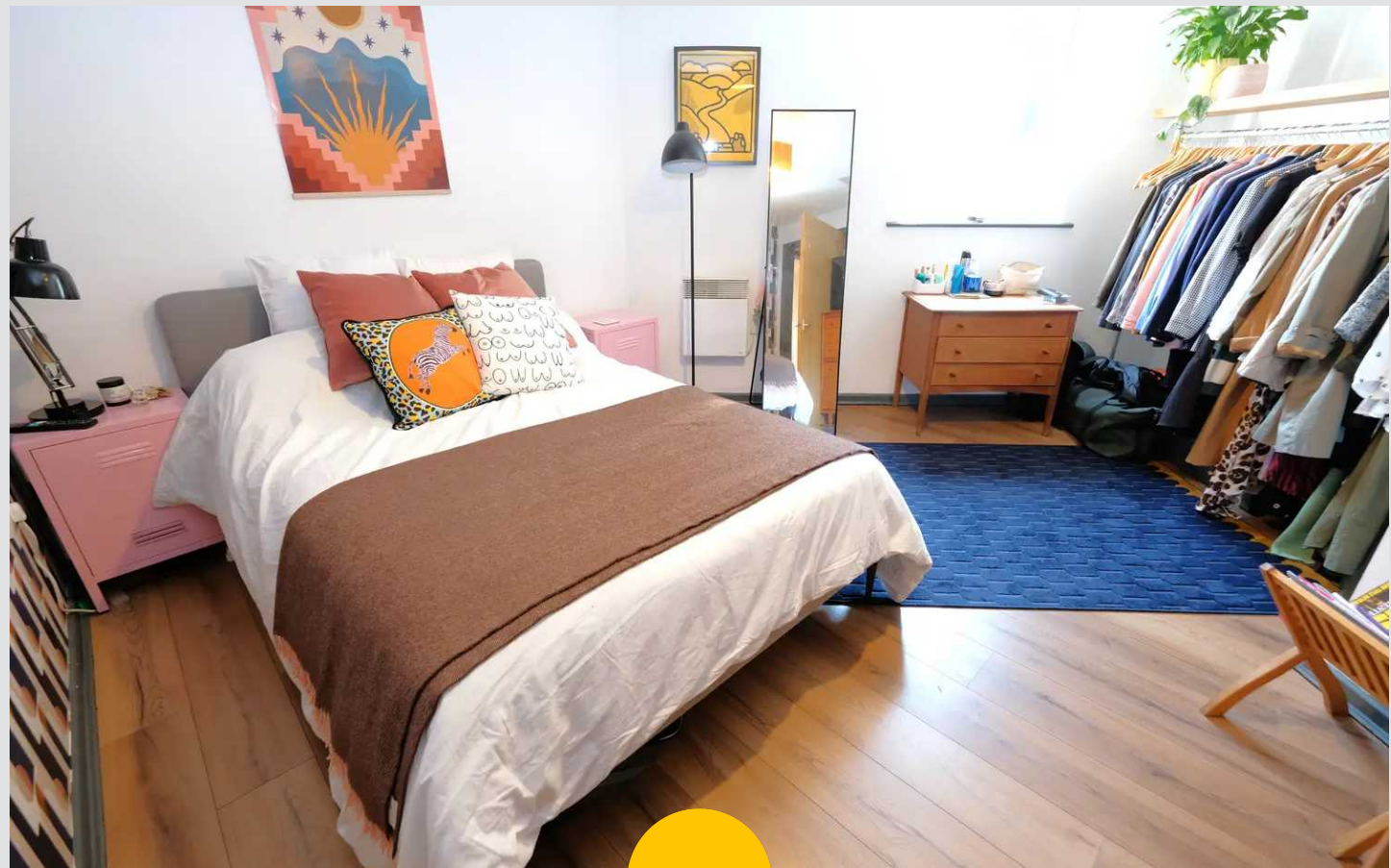
### Bathroom

23' 0" x 20' 0" (7.00m x 6.10m)

Fitted with a three piece suit including a hand wash basin, W/C and an electric shower over a bath, ceramic sink with storage underneath, ceiling spotlights and double glazed window.

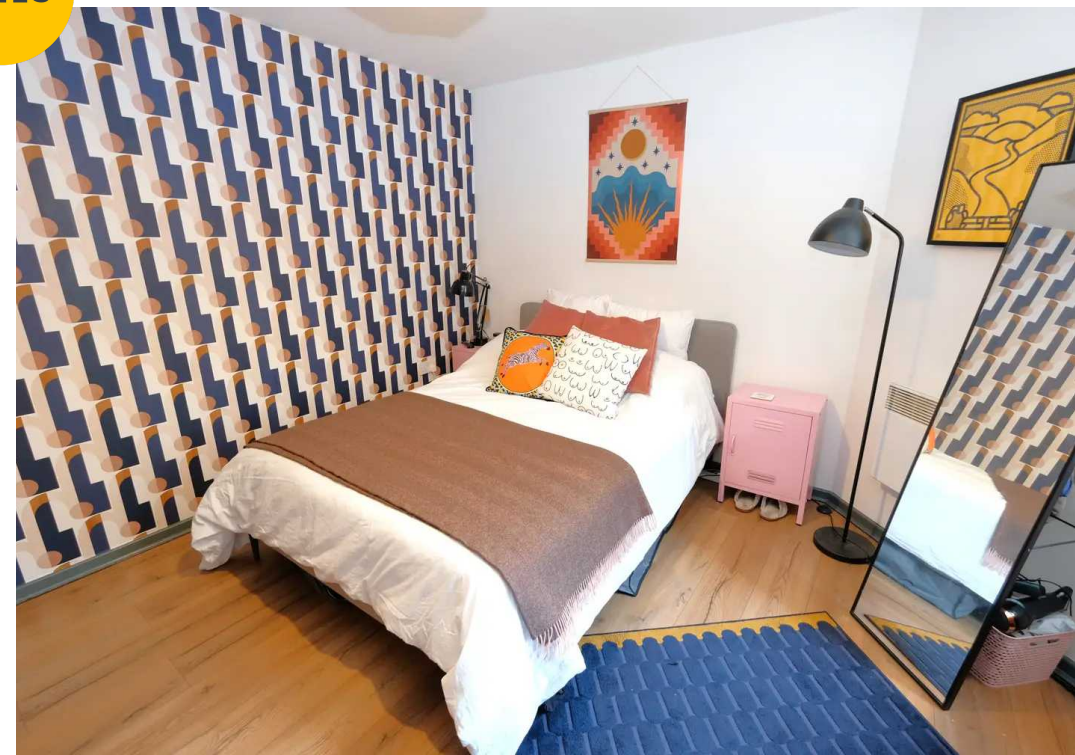
### Externally

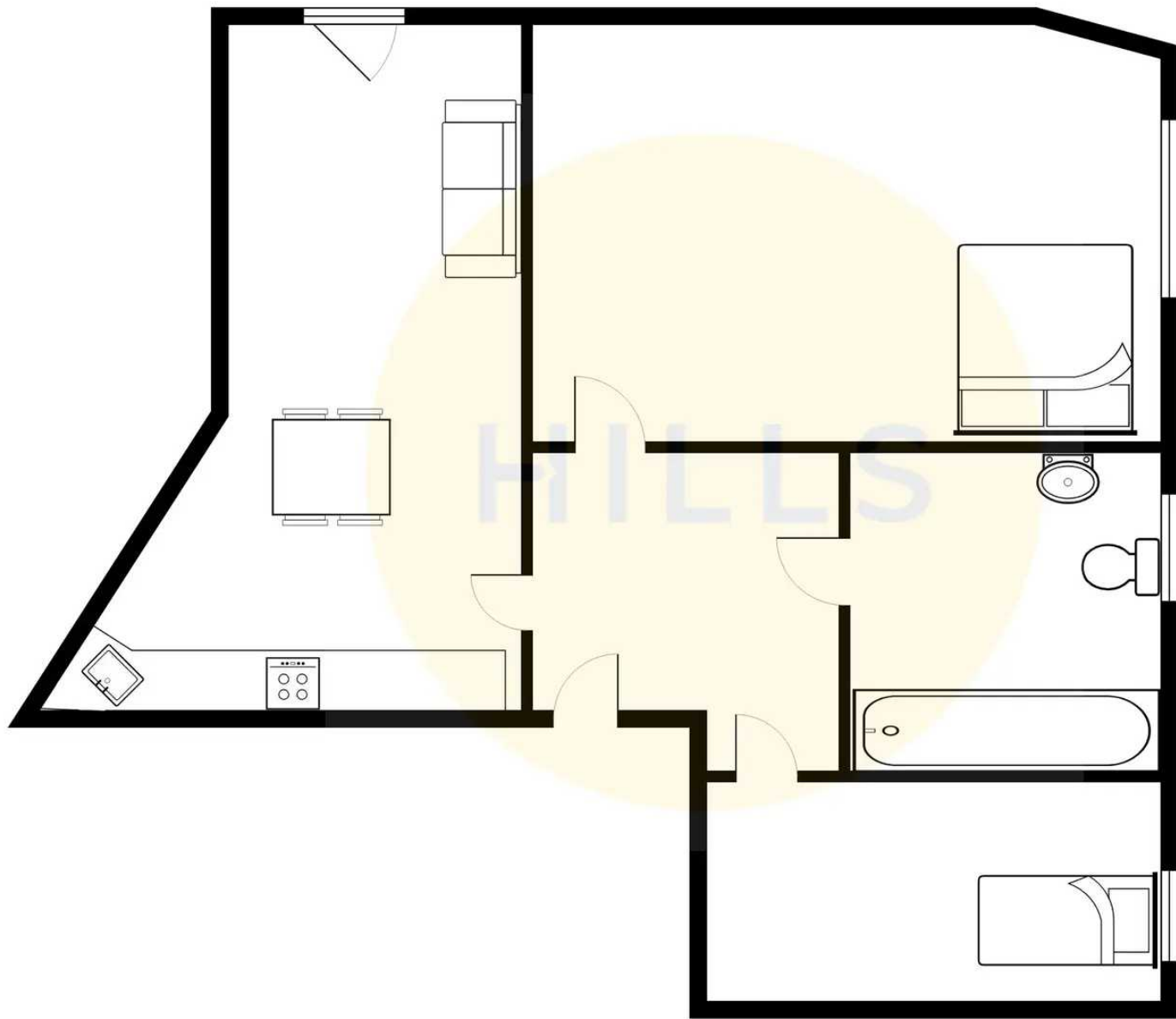
Communal gardens as well as communal gated residents parking.





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.