



Gee Lane, Eccles

Manchester



In Excess of £200,000

Gee Lane

Eccles, Manchester

Charming two bed semi detached property on Gee Lane, near Monton & Worsley villages. Modern kitchen, spacious lounge, new bathroom & boiler. Off-road parking, private garden. Ideal for first-time buyers. Close to amenities & transport links. Move-in ready, no chain.

Council Tax band: A

Tenure: Leasehold

- Located on the Desirable Gee Lane, Positioned within Walking Distance to Monton & Worsley Villages
- Well Presented Throughout and Benefits from a New Kitchen, Bathroom & Boiler
- Spacious Lounge
- Modern Fitted Kitchen Dining Area
- Two Double Bedrooms & Four Piece Bathroom Suite to the First Floor
- Off Road Parking & Sun Drenched Private Rear Garden
- Close to Excellent Local Amenities & Surrounded by Brilliant Transport Links
- Fabulous First Time Buy



Vestibule

Entered via a composite front door and carpet flooring.

Lounge

14' 2" x 13' 2" (4.32m x 4.01m)

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

Kitchen / Diner

14' 3" x 10' 8" (4.34m x 3.25m)

Featuring modern fitted units with a composite sink, gas hob, electric oven and integral fridge freezer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with a uPVC door with part tiled walls and lino flooring.

Understair Storage

6' 8" x 2' 5" (2.03m x 0.74m)

Complete with a ceiling light point with a plumbed in washer. Fitted with lino tile. Boiler.

Landing

Complete with a double glazed window and wall mounted radiator. Fitted with carpet flooring. Access to a fully boarded loft.

Bedroom One

14' 2" x 10' 7" (4.32m x 3.23m)

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

Bedroom Two

14' 7" x 6' 5" (4.45m x 1.96m)

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

External

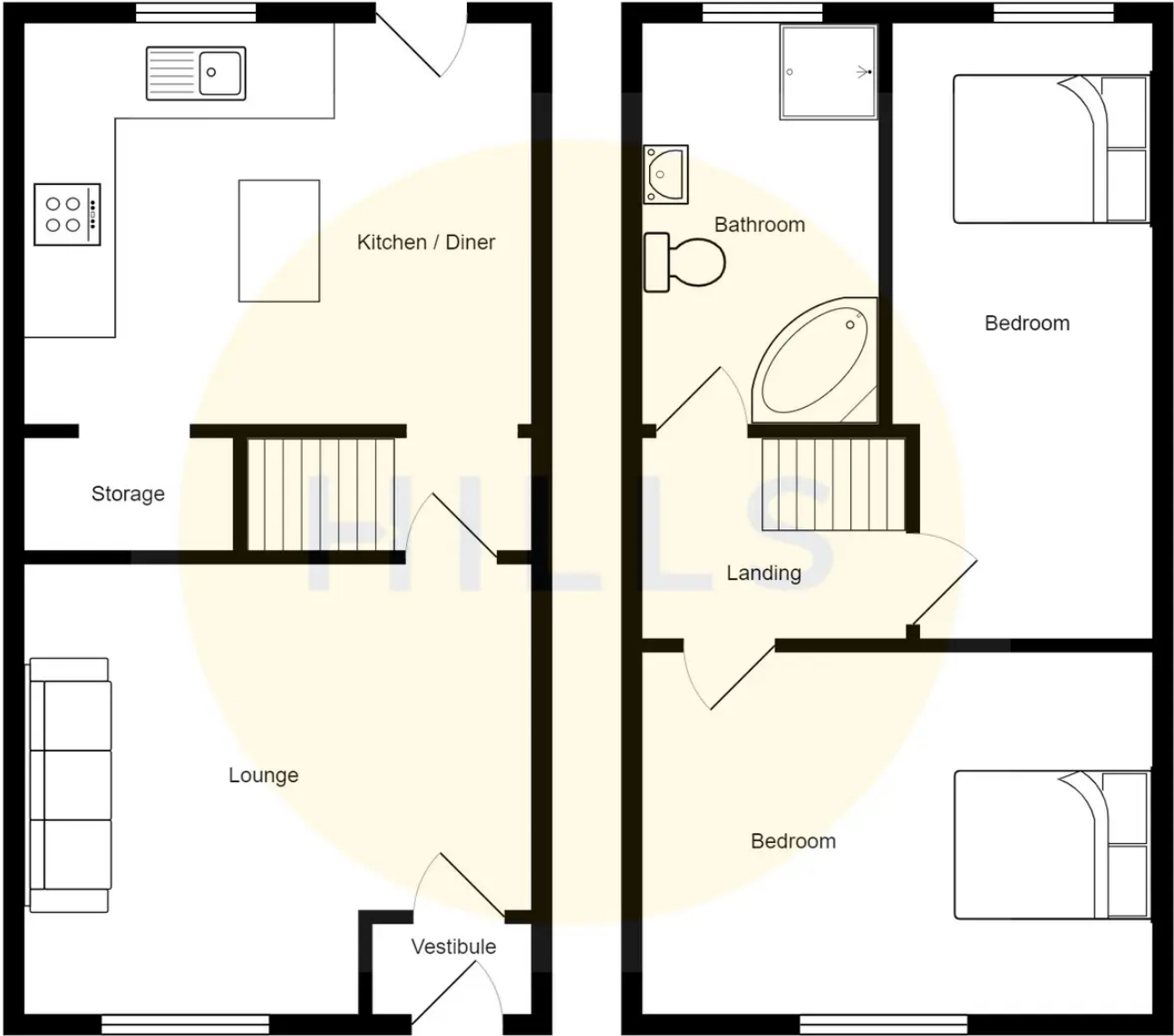
To the front of the property is off-road parking. To the rear of the property is a private, enclosed low maintenance garden with block paved patio and decorative stones either side of the path leading to raised decked area. Gated side access to drive.





HILLS







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