



Grantham Crescent, Eccles

Manchester



In Excess of £325,000



# Grantham Crescent

Eccles, Manchester

Fabulous three bed semi-detached on Havenswood Development. Modern open-plan kitchen/living/dining. Spacious bedrooms, master with Velux windows. Three piece bath, en suite, guest W.C. Low-maintenance garden with summer house. Off-road parking, electric charging. Ideal location. Council Tax band: C

Tenure: Freehold

- Beautiful Three Bedroom Semi Detached Situated on the Desirable Havenswood Development
- Laid over Three Floors
- Open Plan Kitchen, Living & Dining Space
- Three Spacious Bedrooms, Two with Fitted Wardrobes, The Master an Impressive 14ft
- Three Piece Family Bathroom, En Suite & Guest W.C.
- Low Maintenance Rear Garden with Summer House
- Off Road Parking for Multiple Cars with Electric Charging Point
- Surrounded by Amenities, Excellent Transport Links, Parks & Outstanding Schools





### Lounge

16' 2" x 12' 11" (4.93m x 3.93m)

Complete with a ceiling light point, wall lights, two sky lights, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

### Kitchen

8' 6" x 13' 9" (2.59m x 4.19m)

Featuring modern wall and base units with integral double oven, hob, fridge freezer, dishwasher and washing machine. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Downstairs W.C.

5' 7" x 2' 9" (1.69m x 0.84m)

Featuring a hand wash basin and low level W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 11" x 14' 7" (3.94m x 4.45m)

Complete with a ceiling light point, two sky lights and wall mounted radiator. Fitted with carpet flooring.

### En-suite

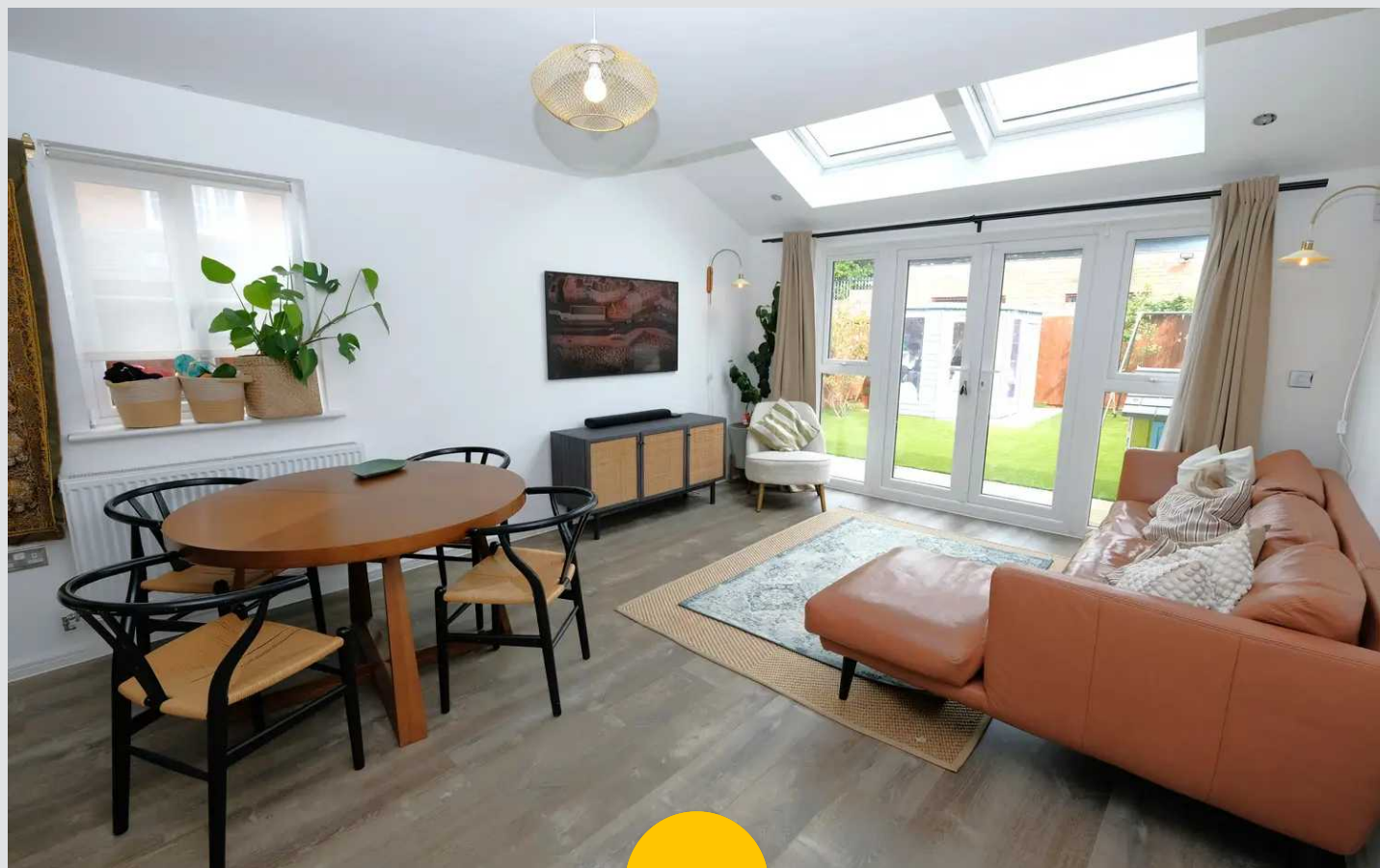
6' 9" x 6' 7" (2.07m x 2.00m)

Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, sky light, tiled walls and flooring.

### Bedroom Two

12' 11" x 8' 0" (3.93m x 2.44m)

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



**Bedroom Three**

6' 4" x 9' 6" (1.92m x 2.89m)

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

**Bathroom**

6' 3" x 6' 3" (1.91m x 1.91m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and flooring.

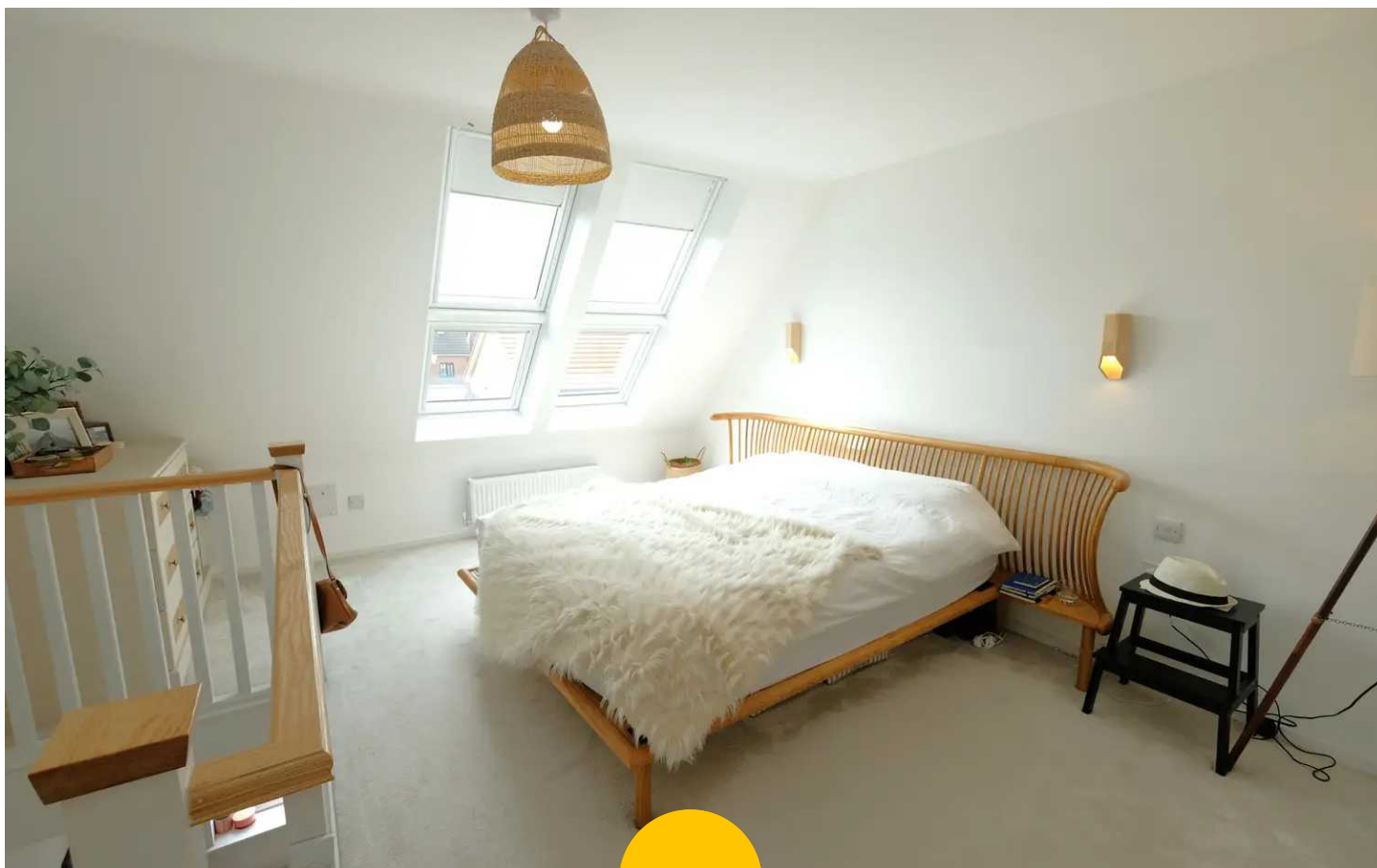
**Dressing Area**

5' 9" x 9' 11" (1.76m x 3.02m)

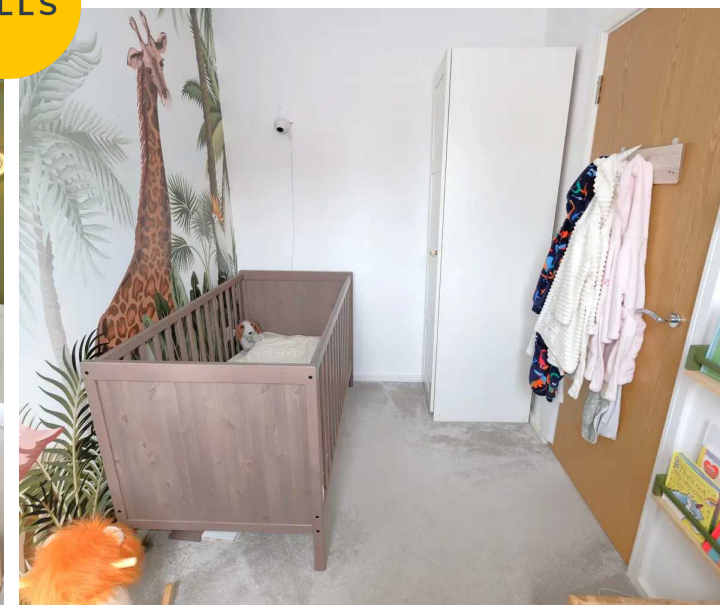
Featuring built in wardrobes. Complete with sky light, wall mounted radiator and carpet flooring.

**External**

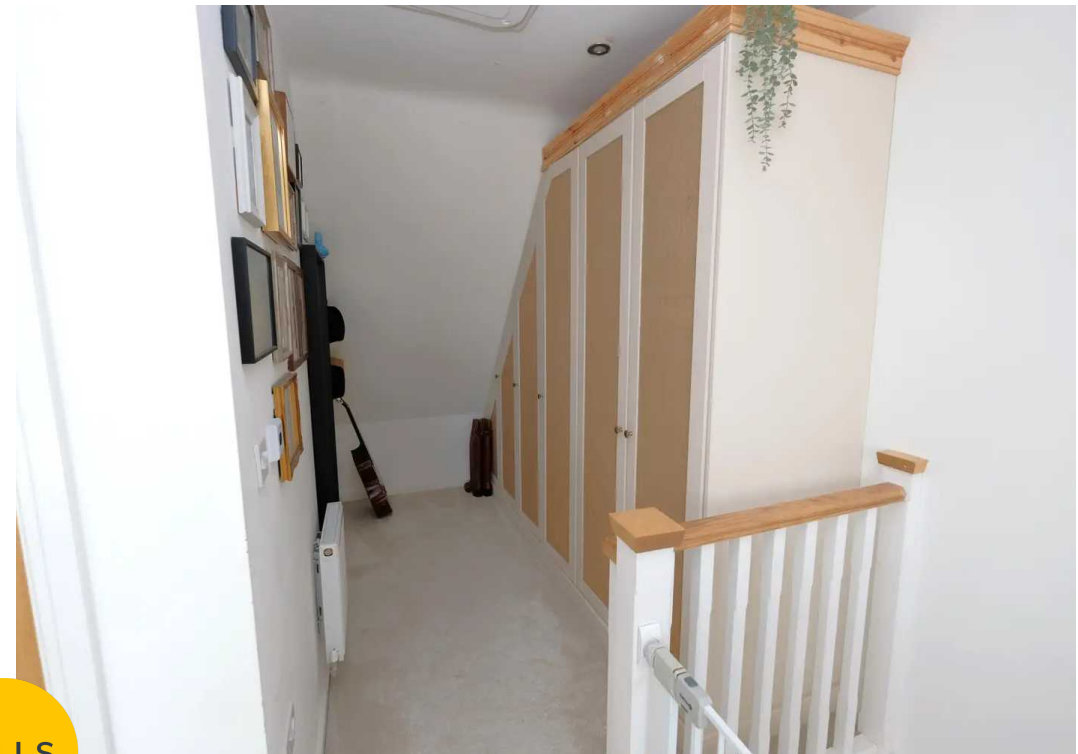
To the side of the property is a driveway providing parking. To the rear of the property is a well maintained garden with artificial grass and paved area.



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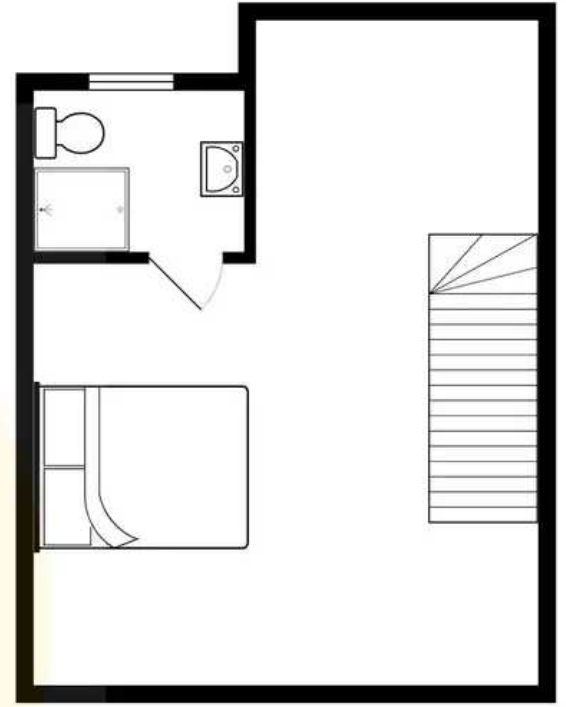
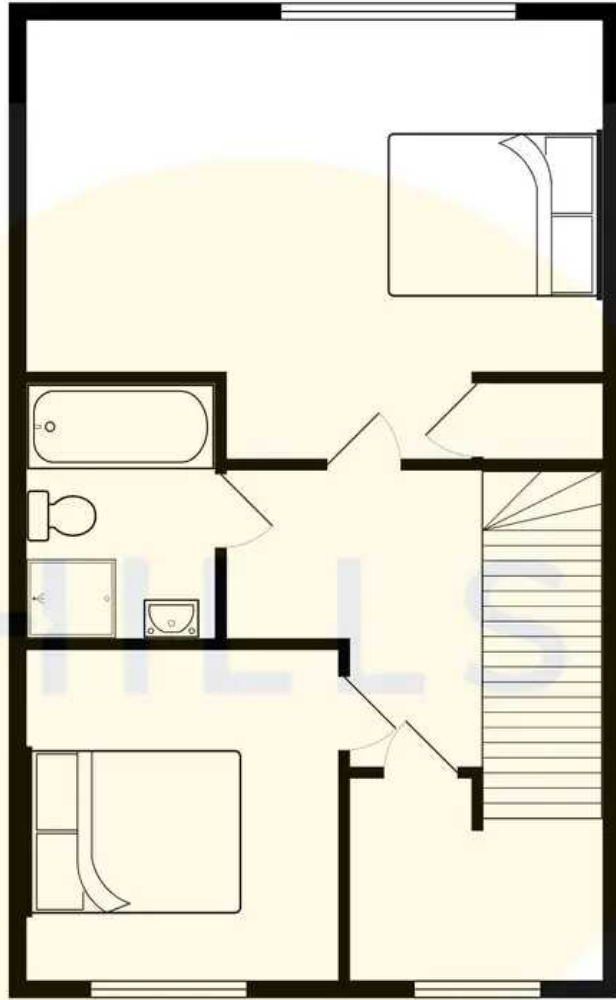
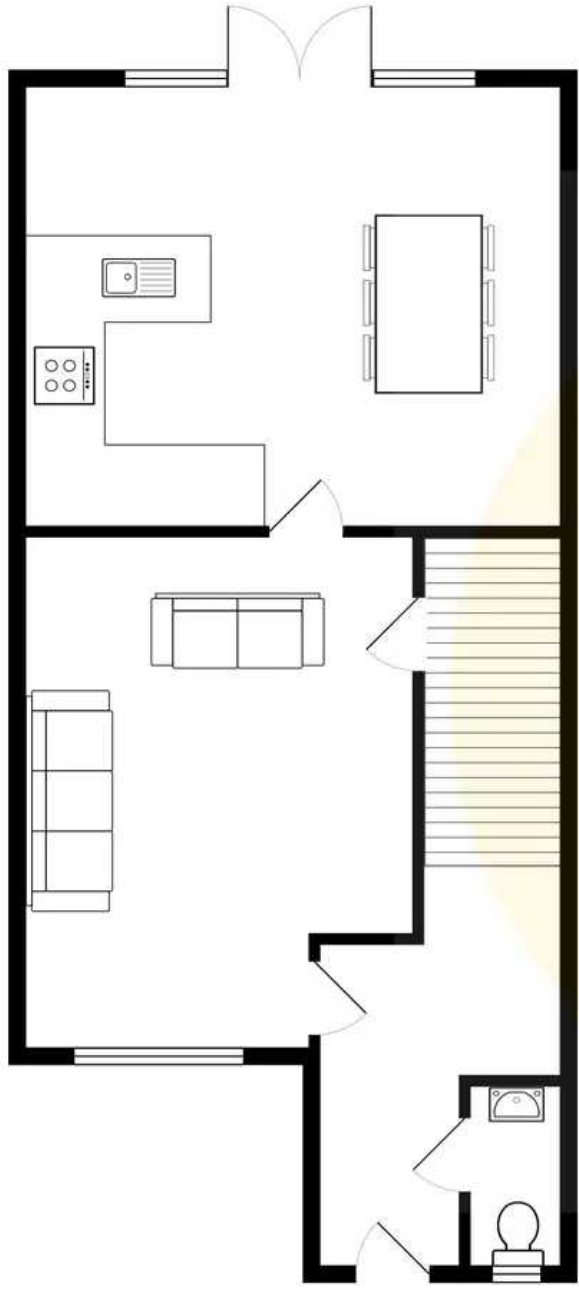






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