



Grantham Crescent, Eccles

Manchester



Offers Over £350,000



# Grantham Crescent

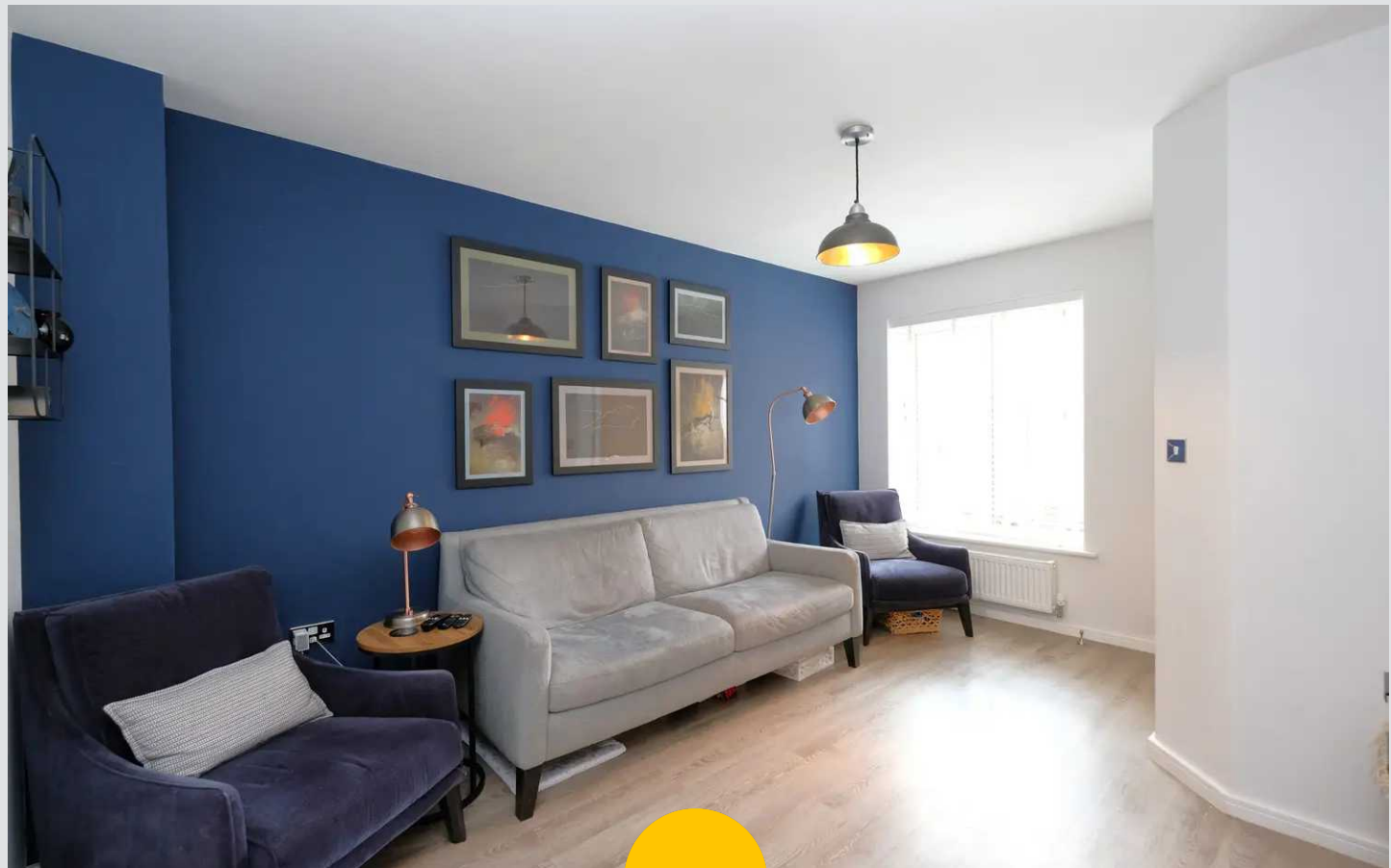
Eccles, Manchester

Situated in Havenswood Development, this three bed semi-detached property offers contemporary design, open-plan living, 22ft master bedroom, off-road parking, and private rear garden. Ideal for families, close to amenities, with easy access to Media City, Salford Quays, and Manchester City Centre.

Council Tax band: C

Tenure: Freehold

- Fabulous Three Bedroom Semi Detached Property on the Desirable Havenswood Development
- Laid Over Three Floors
- Family Lounge & Open Plan Kitchen, Living & Dining Space
- Three Generous Bedrooms
- Four Piece Family Bathroom, En Suite to Master & Guest W.C.
- Off Road Parking for Multiple Cars & Enclosed Rear Garden
- Perfect First Buy or Family Home
- Excellently Located Close to Shops, Parks & Outstanding Schools
- Surrounded by Excellent Transport Links with Easy Access to Media City, Salford Quays & Manchester City Centre



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate vinyl tile flooring.

### Lounge

14' 4" x 10' 4" (4.37m x 3.15m)

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

### Kitchen / Living / Diner

17' 7" x 13' 8" (5.36m x 4.17m)

Featuring modern wall and base units with integral stainless steel sink, stainless steel extractor with five ring gas hob and glass splashback. Integral dishwasher, washer, fridge freezer, electric oven and grill. Complete with a ceiling light point, ceiling spotlights, two Velux windows and wall mounted radiator. Fitted with French doors and laminate vinyl tile flooring.

### Donwstairs W.C.

5' 5" x 2' 6" (1.65m x 0.76m)

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

### Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom Two

13' 8" x 9' 7" (4.17m x 2.92m)

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





**Bedroom Three**

7' 3" x 7' 0" (2.21m x 2.13m)

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

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

22' 9" x 13' 9" (6.93m x 4.19m)

Featuring fitted wardrobes. Complete with a ceiling light point, four Velux windows and two wall mounted radiators. Fitted with carpet flooring.

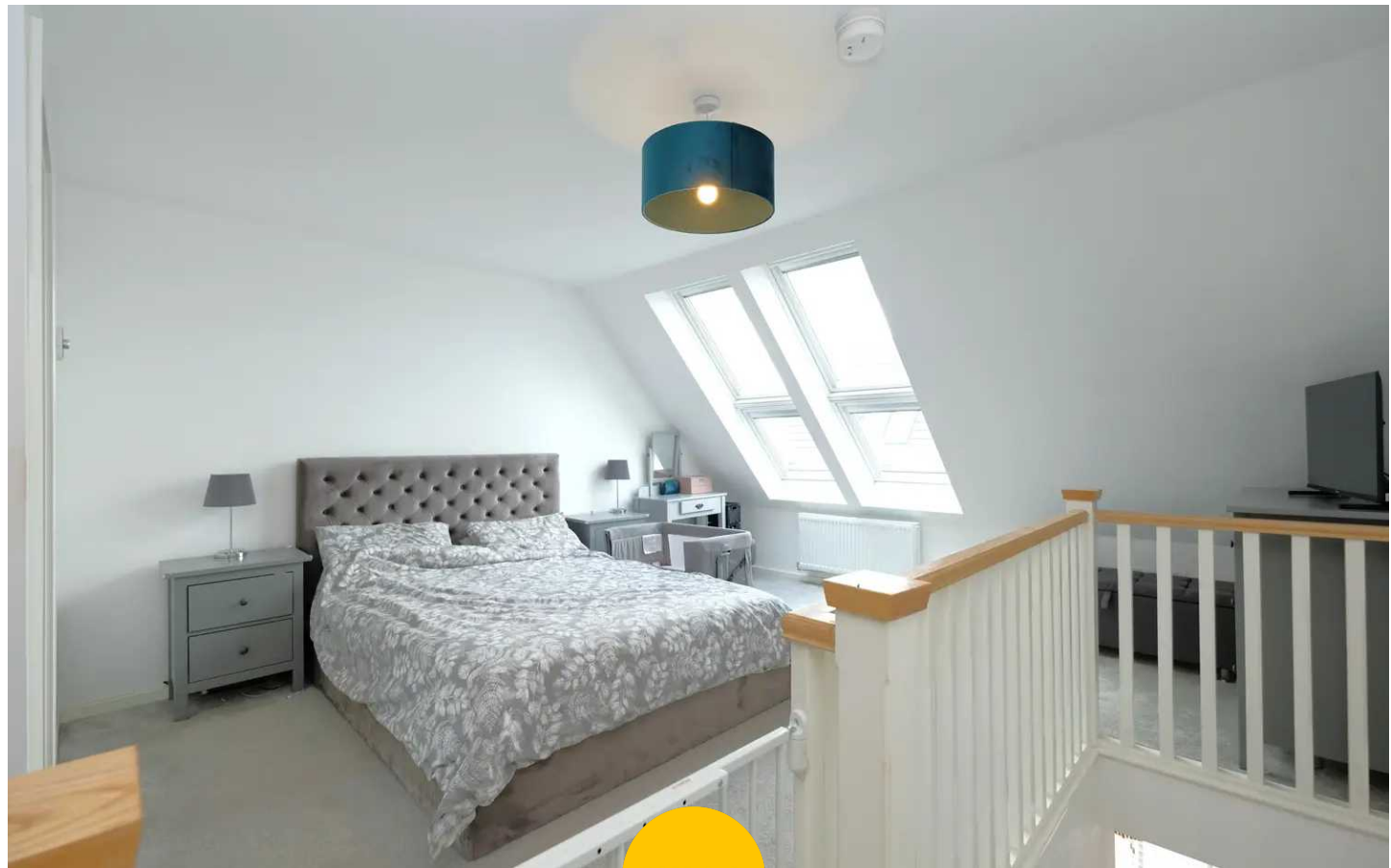
**En-suite**

7' 0" x 6' 7" (2.13m x 2.01m)

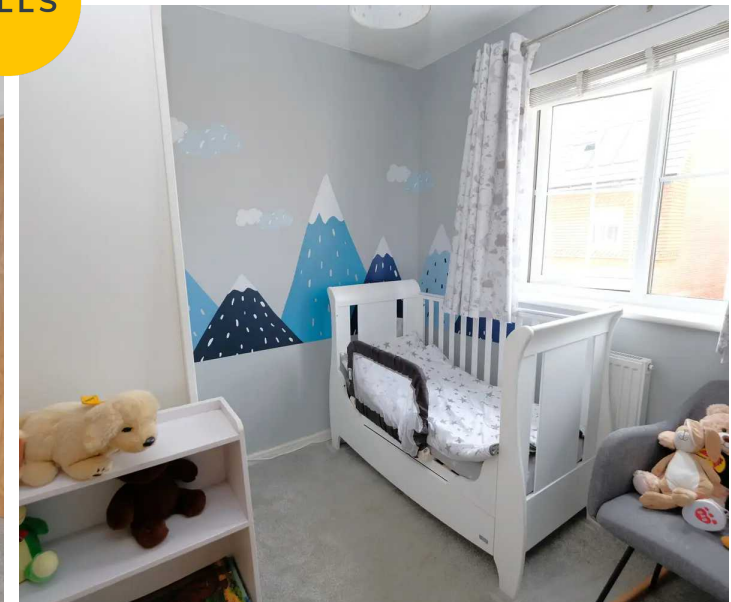
Featuring a modern shower cubicle, vanity unit with hand wash basin and W.C. Complete with Velux window, heated towel rail and laminate vinyl tile flooring.

**External**

To the front of the property is a double driveway for off-road parking with a paved path to the front door. To the rear of the property is a garden with paved patio, lawn and composite shed. Gated side access to the double driveway.



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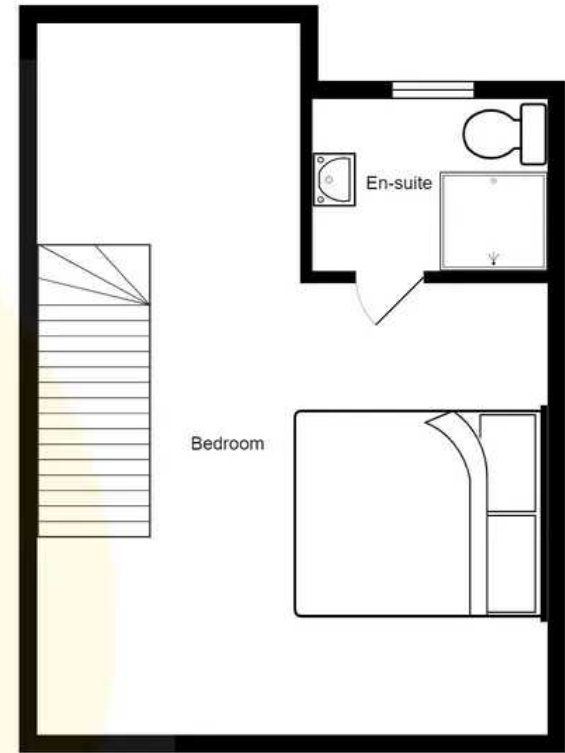
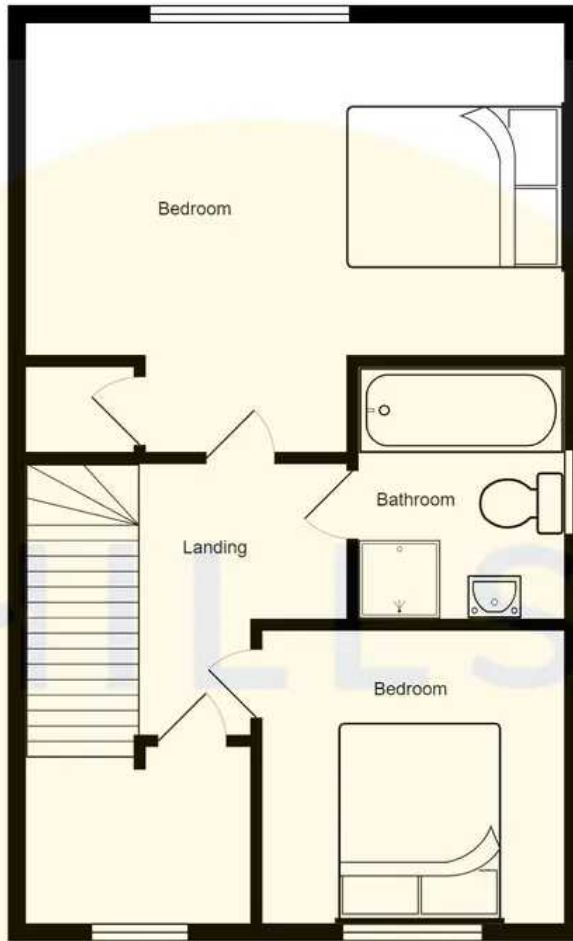
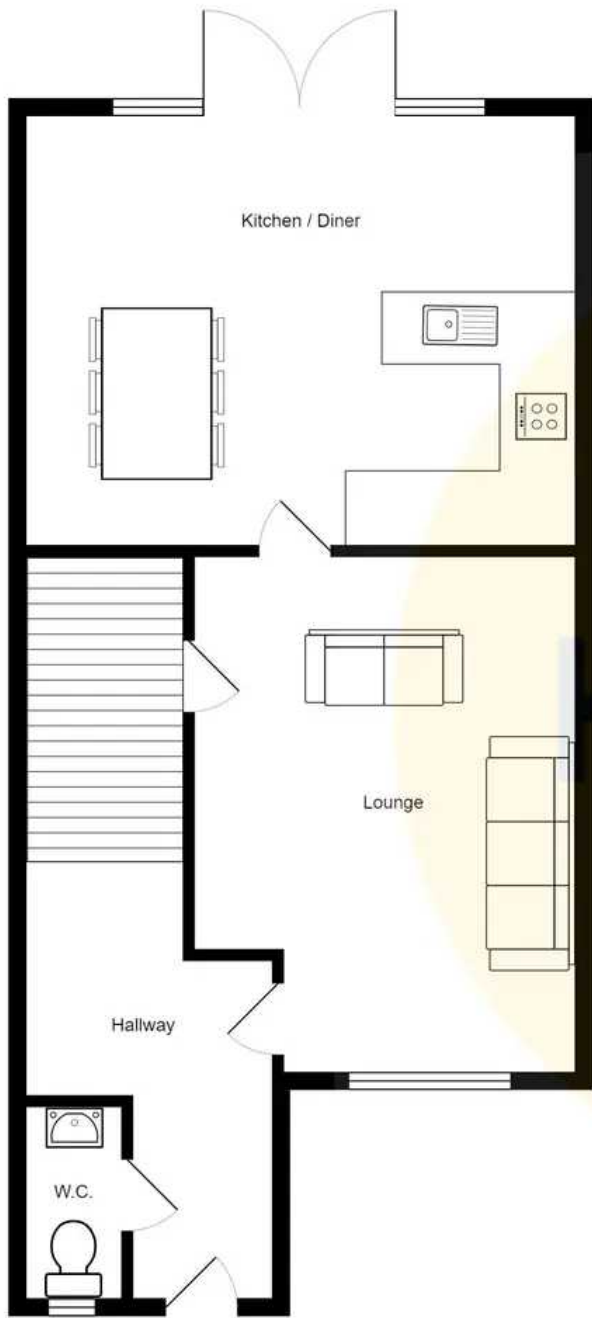




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