

Rocky Lane, Eccles

Manchester



In Excess of £375,000

Rocky Lane

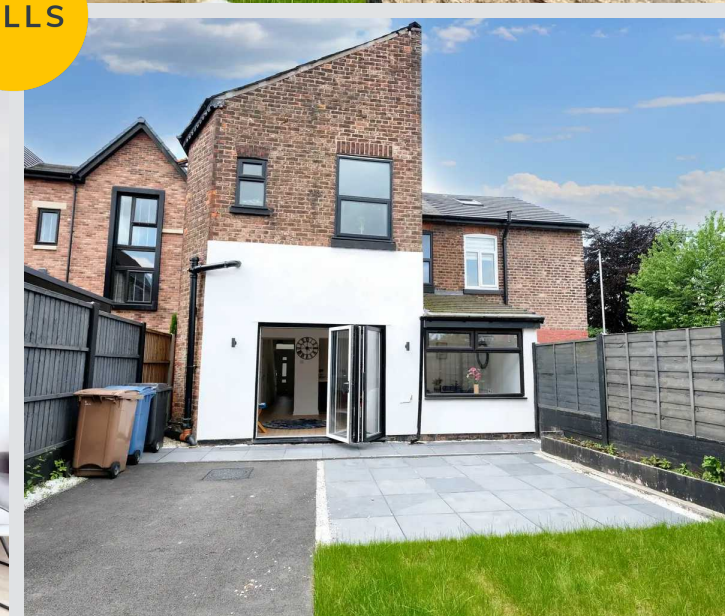
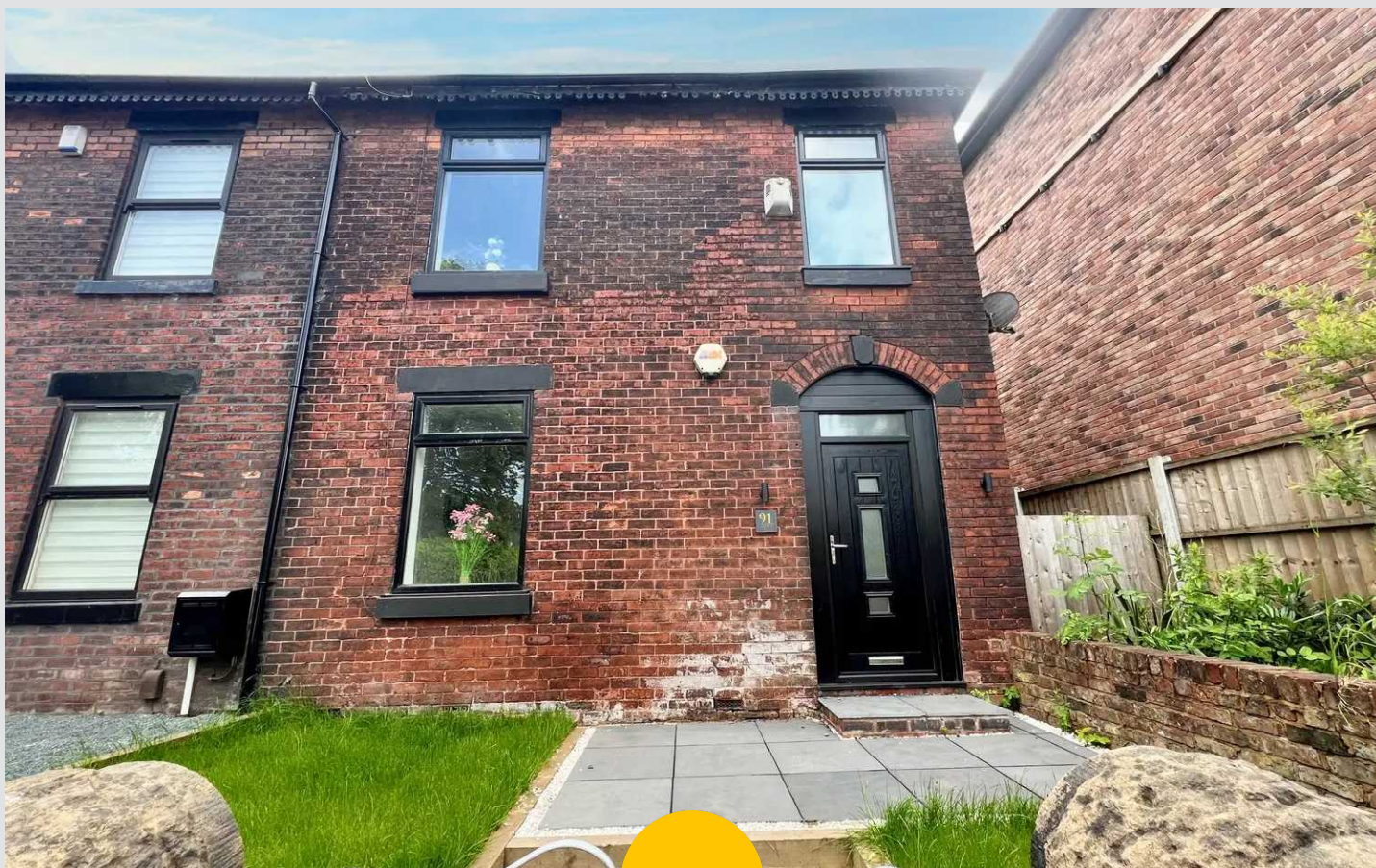
Eccles, Manchester

Stunning three bed semi-detached in Monton Village. Recent full renovation combines classic charm with modern design. Open-plan living, cosy lounge, Three double bedrooms, en suite, guest w.c. and family bathroom. Low-maintenance garden, off-road parking. Convenient location with easy access to transport and amenities.

Council Tax band: C

Tenure: Freehold

- Beautifully Presented Period Property Located in the Desirable Monton Village
- The Heart of the Home - A Stunning Open Plan Kitchen, Living & Dining Space with Bi Folding Doors
- Comfortable & Cosy Evening Lounge
- Three Double Bedrooms, One Complete with En Suite Bathroom
- Modern Three Piece Family Bathroom & Guest W.C.
- Low Maintenance Gardens to the Front & Rear along with Gated Off Road Parking
- Surrounded by a Plethora of Amenities & Scenic Walks
- Excellently Located Close to Public Transport & Motorway Links



Entrance Hallway

A bright entrance hallway entered via a composite front door. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with laminate vinyl tile flooring.

Lounge

12' 4" x 12' 3" (3.76m x 3.73m)

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

Downstairs W.C.

4' 2" x 2' 2" (1.27m x 0.66m)

Complete with a wall light point, hand wash basin and W.C. Fitted with laminate vinyl tile flooring.

Kitchen / Living / Diner

23' 7" x 21' 0" (7.19m x 6.40m)

An open plan living, kitchen and dining area complete with a ceiling light point, ceiling spotlights, double glazed window and two wall mounted radiators. Fitted with bi-folding doors and laminate tile flooring. Featuring modern kitchen wall and base units with granite sink and tiled splashback, five ring gas hob and electric hob. Integral fridge freezer, dishwasher. Space for washer.

Landing

Complete with ceiling spotlights, wall mounted radiator and carpet flooring.

Bedroom One

12' 4" x 12' 1" (3.76m x 3.68m)

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

En-suite

11' 1" x 4' 5" (3.38m x 1.35m)

Featuring a shower cubicle, vanity unit with 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.



Bedroom Two

12' 4" x 11' 3" (3.76m x 3.43m)

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

Bedroom Three

11' 3" x 10' 1" (3.43m x 3.07m)

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

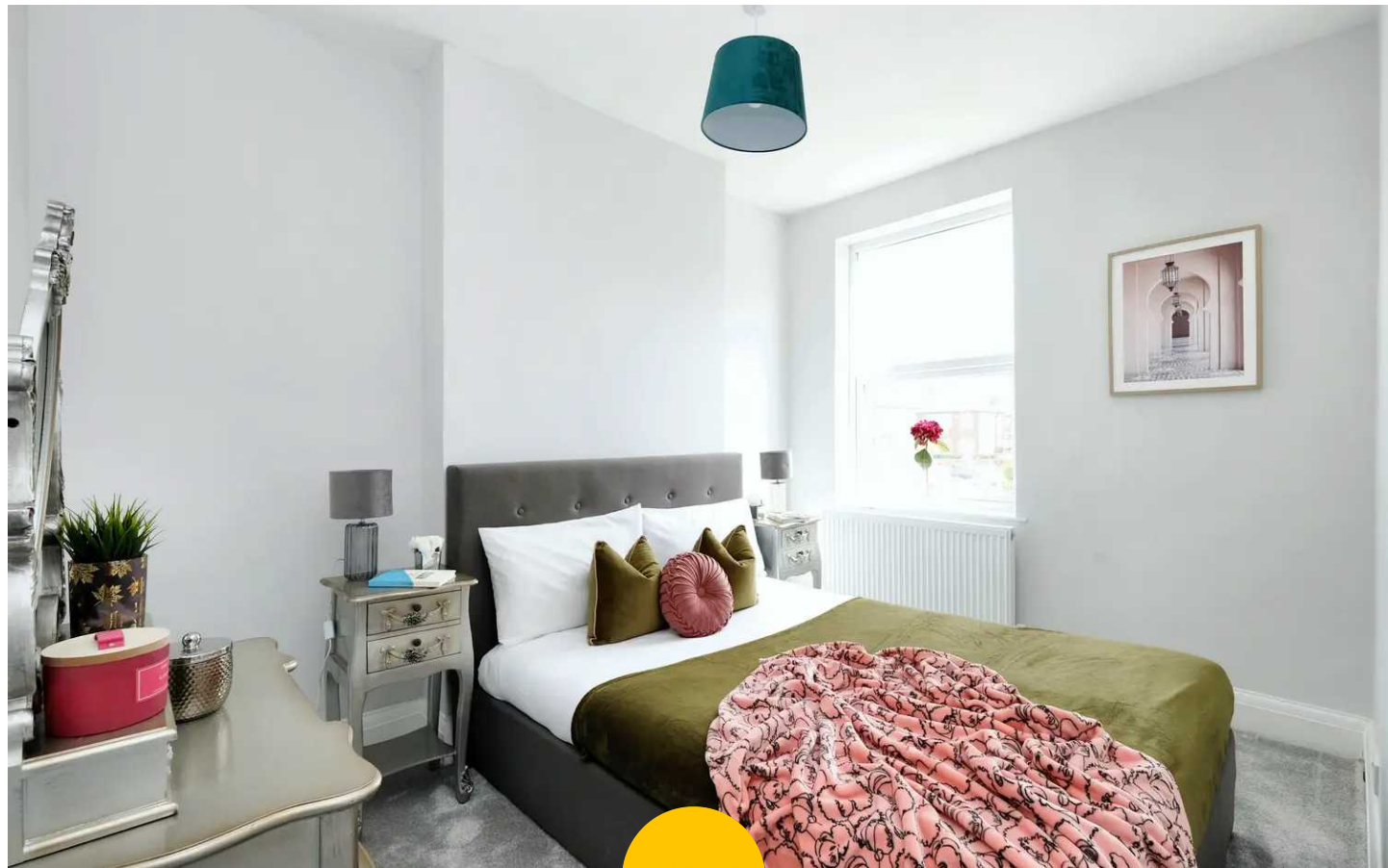
Bathroom

8' 6" x 6' 0" (2.59m x 1.83m)

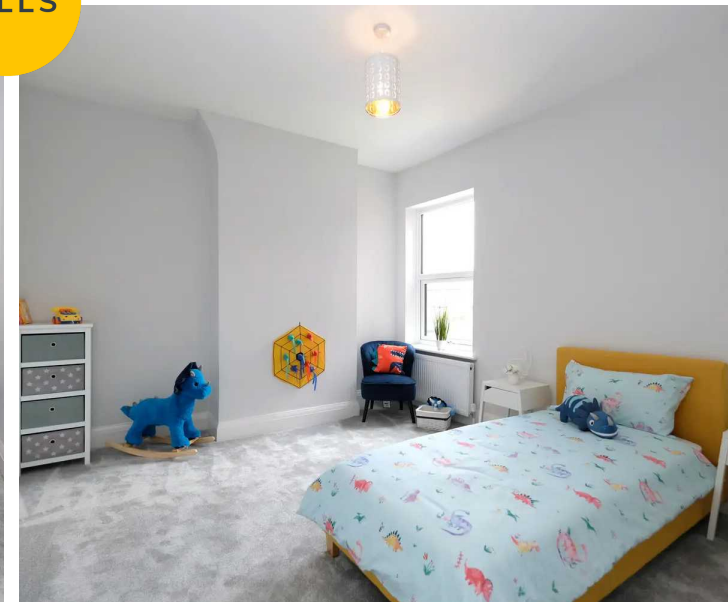
Featuring a modern three-piece suite including bath with shower over, vanity unit with hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.

External

To the front of the property is a gated garden with paved steps to the front door and lawn on either side. To the rear of the property is a garden with paved patio, lawn and raised planters. Gated off road parking.



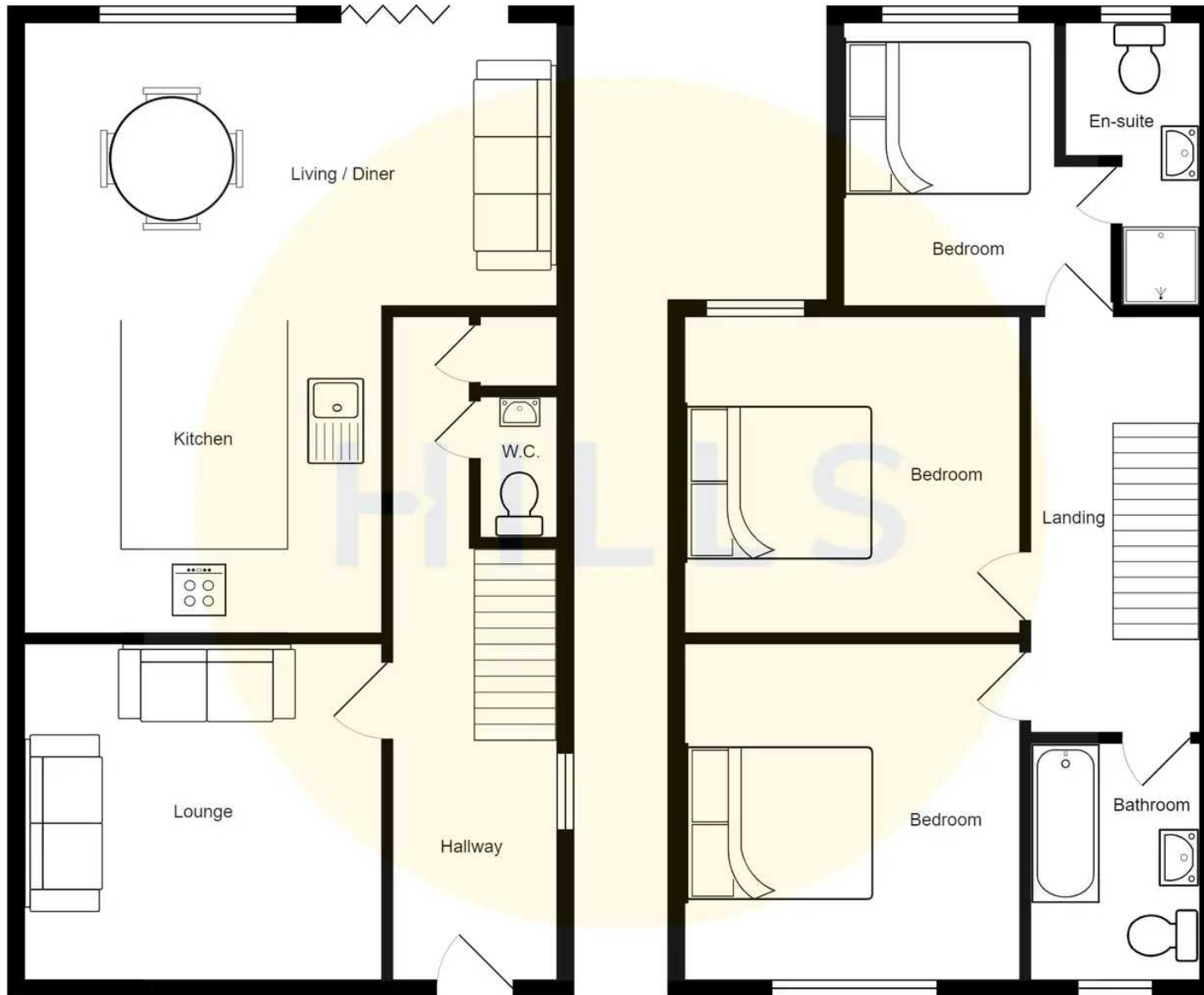
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