



Aqueduct Way, Eccles

Manchester



In Excess of £325,000

# Aqueduct Way

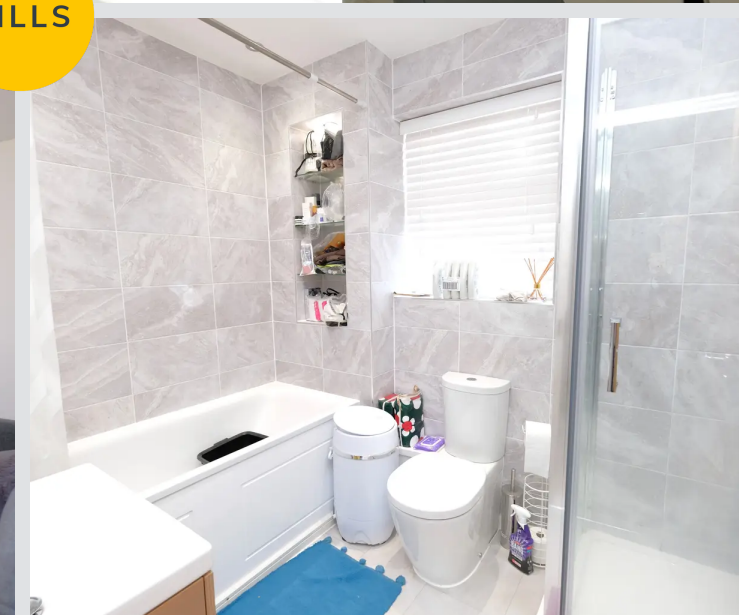
Eccles, Manchester

Charming three bed semi-detached in sought-after Havenswood Development. Under three years old with builder's warranty. Spacious lounge, open plan kitchen/living/dining, guest W.C. Three bedrooms, family bathroom. Off-road parking, well-maintained garden. Close to amenities and transport links. Ideal for first-time buyers and families.

Council Tax band: C

Tenure: Freehold

- Tucked Away within the Desirable Havenswood Development
- Spacious Lounge
- Open Plan Kitchen, Living & Dining Space
- Three Generous Bedrooms
- Four Piece Family Bathroom & Guest W.C.
- Off Road Parking for Multiple Cars
- Well Maintained Garden to the Rear
- Excellently Located Close to Local Amenities & Transport Links



### Entrance Hallway

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

### Lounge

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

### Kitchen / Diner

17' 4" x 16' 3" (5.28m x 4.95m)

Featuring modern fitted units with glass splashback, five-ring gas hob, integral dishwasher, fridge freezer, stainless steel sink. Complete with ceiling spotlights, ceiling light point, three Velux windows, double glazed window and wall mounted radiator. Featuring a utility cupboard. Fitted with patio doors and luxury vinyl tile flooring.

### Downstairs W.C.

6' 1" x 3' 1" (1.85m x 0.94m)

Featuring a handwash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and tiled flooring.

### Landing

Complete with a ceiling light point, storage cupboard and carpet flooring. Loft access.

### Bedroom One

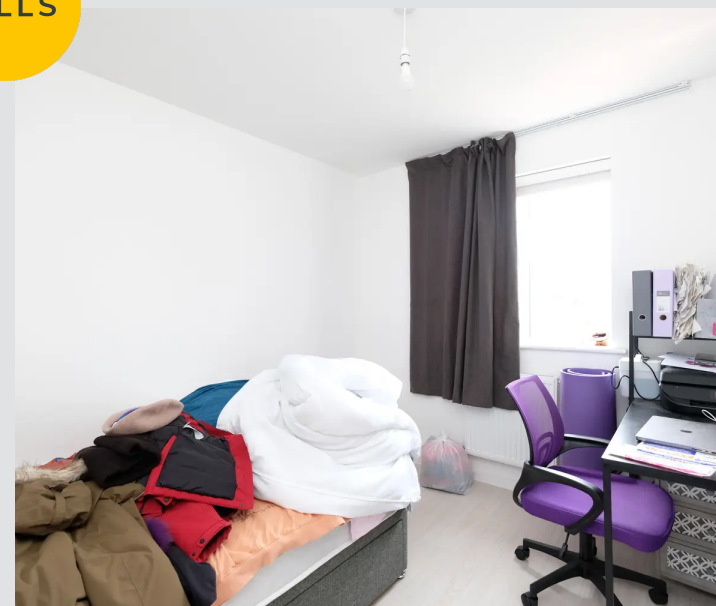
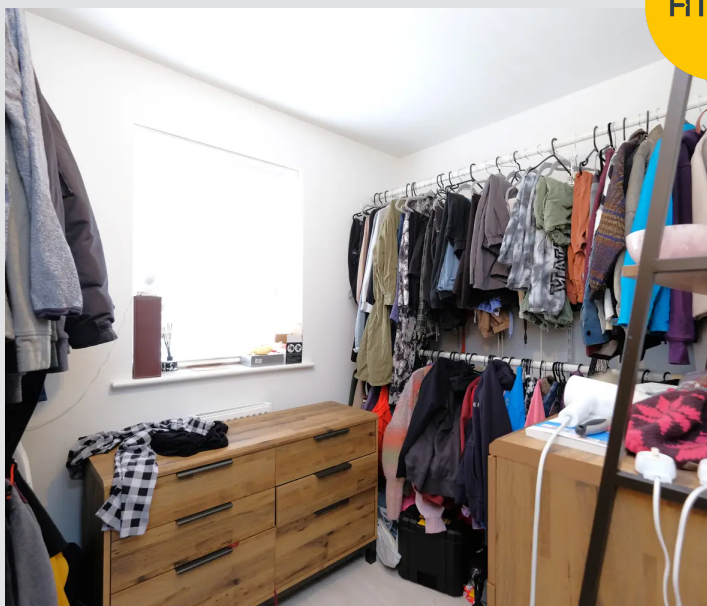
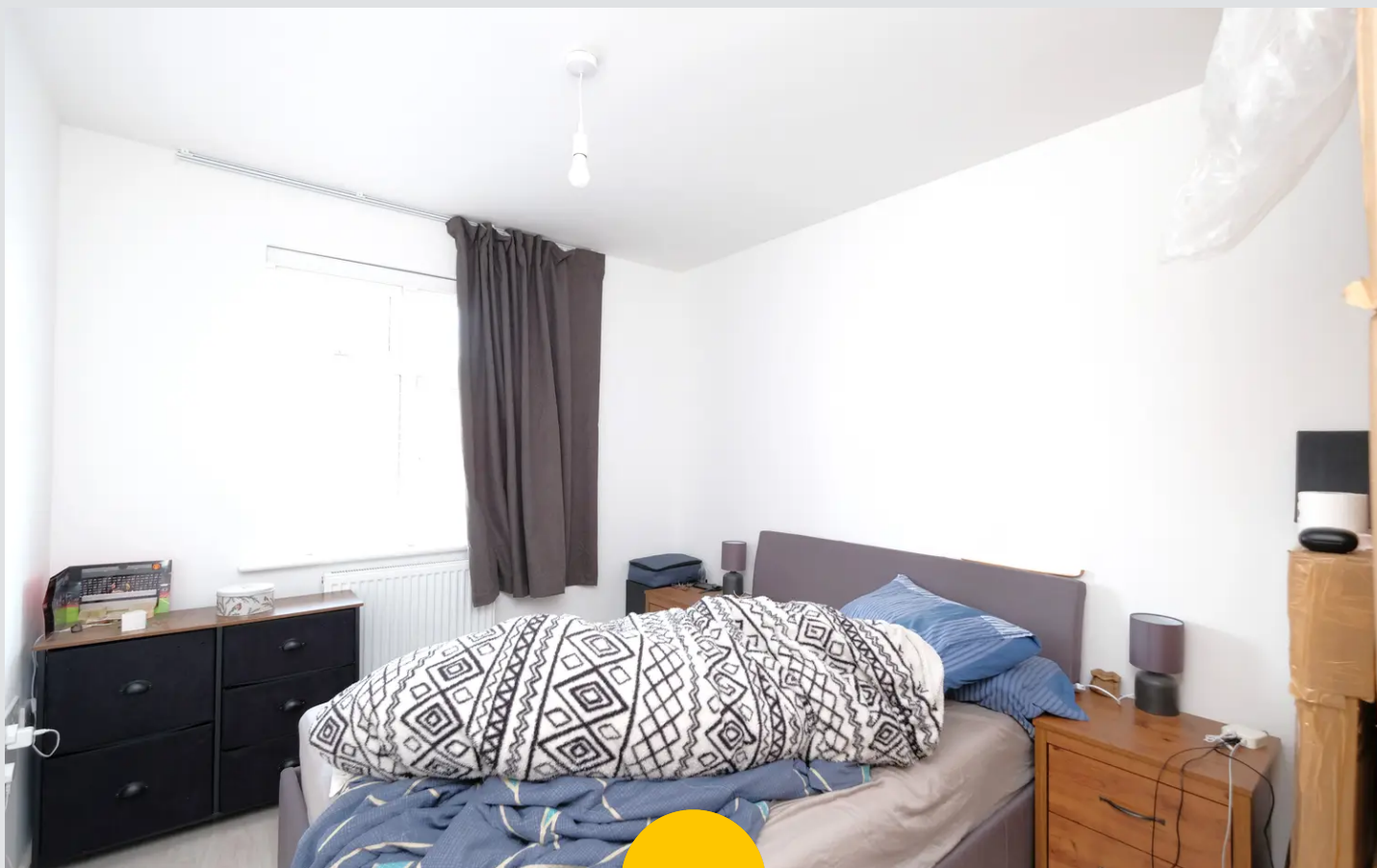
11' 1" x 8' 7" (3.38m x 2.61m)

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

### Bedroom Two

10' 4" x 8' 7" (3.15m x 2.61m)

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



### Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

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

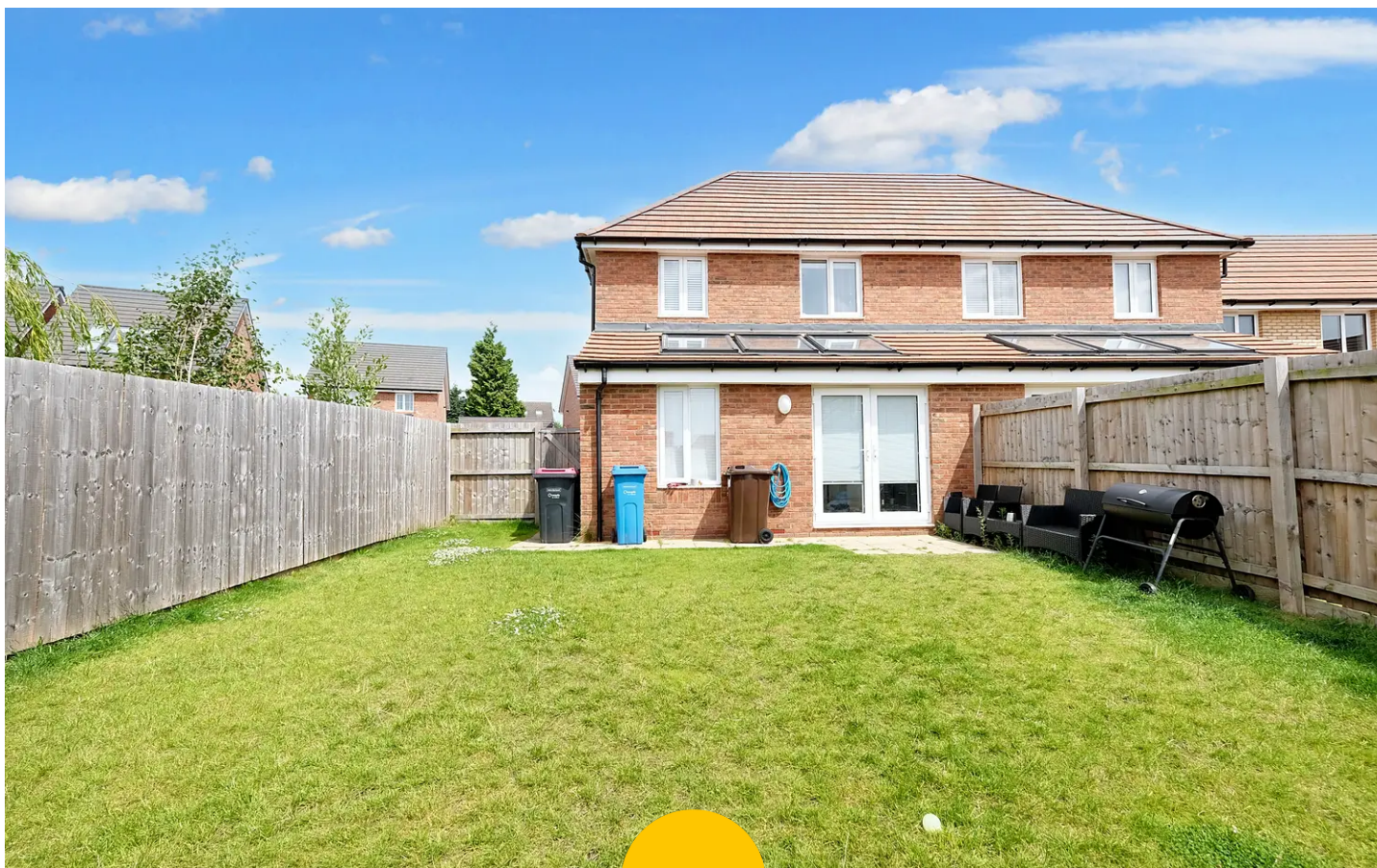
### Bathroom

8' 4" x 6' 1" (2.54m x 1.85m)

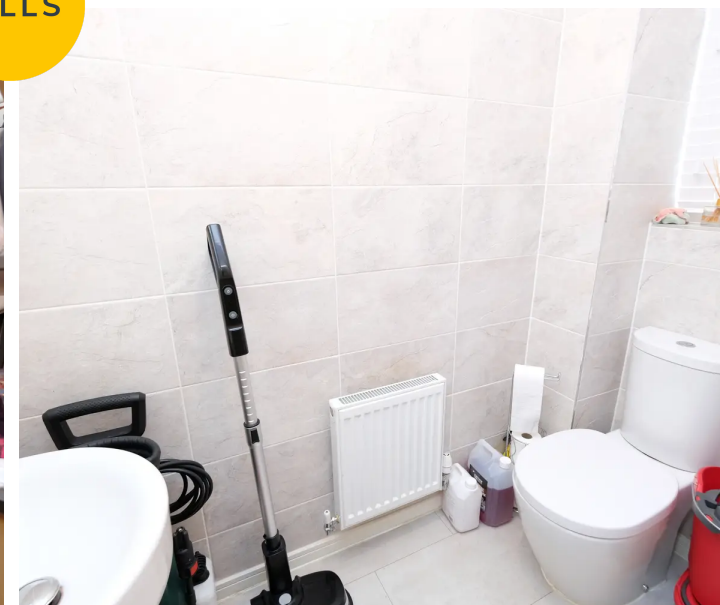
Featuring a contemporary four-piece suite including bath, shower cubicle, hand wash basin with vanity unit and W.C. Complete with a double glazed window, heated towel rail, tiled walls and laminate tile flooring.

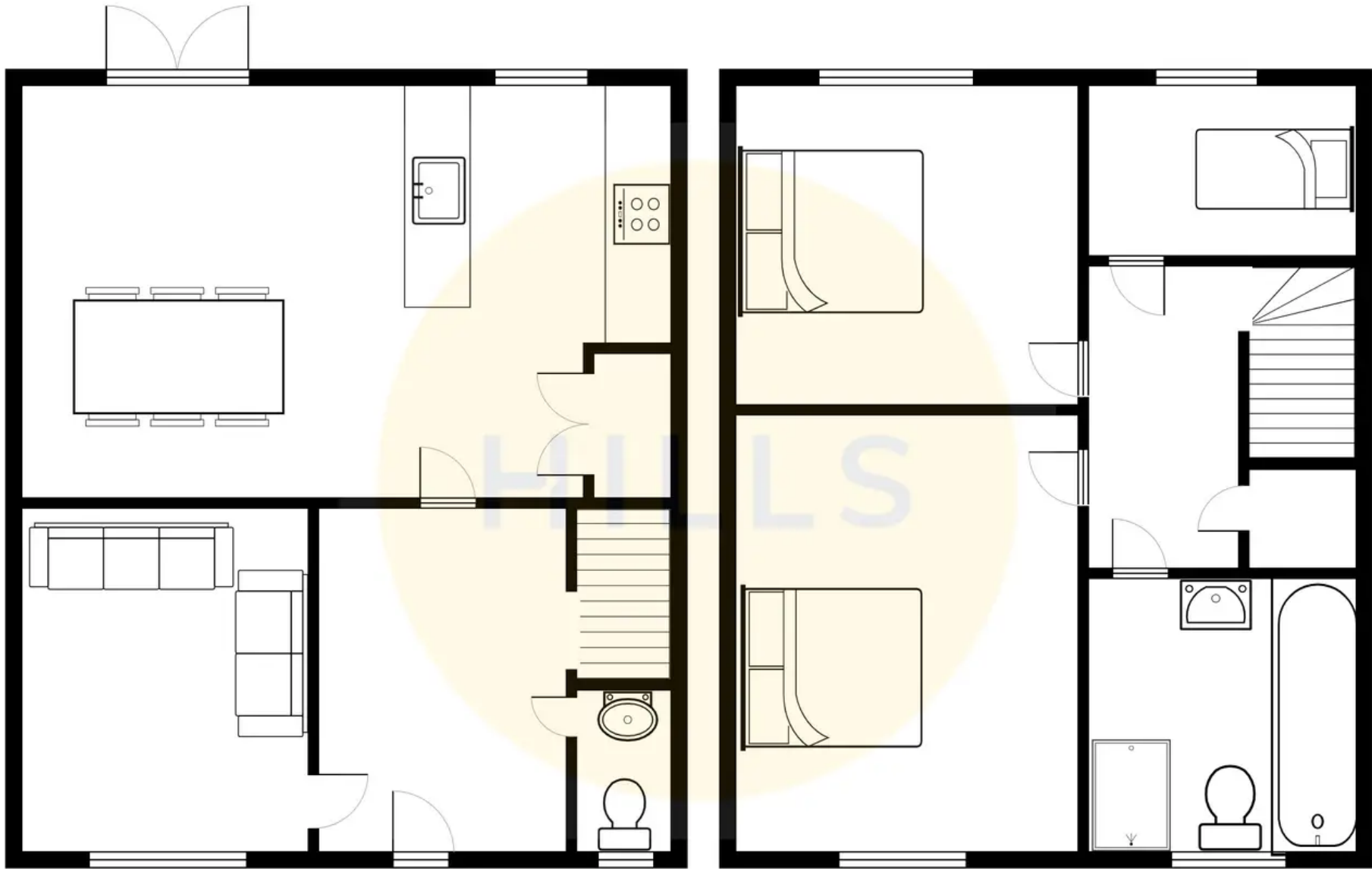
### External

To the front of the property is off-road parking for two cars. To the rear of the property is a paved patio and lawn, gated side access.



HILLS







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