

Half Edge Lane, Eccles

Manchester



In Excess of £475,000

# Half Edge Lane

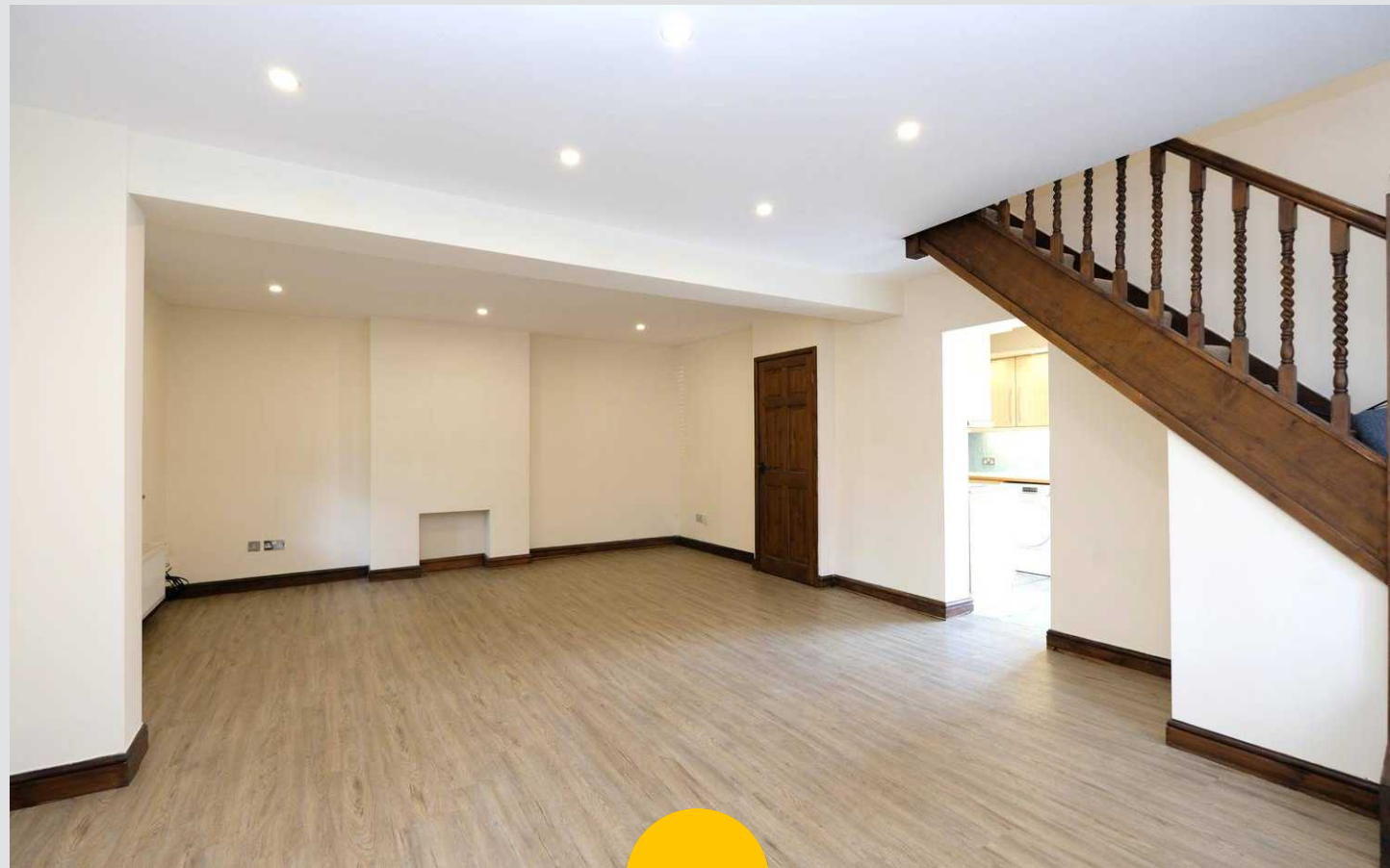
Eccles, Manchester

Rare Tudor-style detached home in Monton Village with spacious open plan living areas, three bedrooms, modern shower room. Off-road parking, sun-drenched low maintenance rear garden, close to amenities and transport links. Stylish, well-appointed, highly desirable location - book a viewing now!

Council Tax band: C

Tenure: Freehold

- Unique Detached Home Bordering Monton Village & Ellesmere Park
- Open Plan Lounge & Dining Room
- Quality Fitted Kitchen with Breakfast Bar
- Three Light & Airy Bedrooms
- Modern Shower Room
- Off Road Parking to the Front for Multiple Cars
- Sun Drenched Low Maintenance Rear Garden
- Surrounded by a Plethora of Amenities, Excellent Public Transport Links & Motorway Links



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### Entrance Hallway

Featuring a ceiling light point.

### Lounge/diner

22' 1" x 15' 6" (6.73m x 4.72m)

Featuring a ceiling light spotlights, three double glazed windows, two wall - mounted radiators. Complete with hard wood door, storage cupboard.

### Kitchen/diner

14' 5" x 8' 2" (4.39m x 2.49m)

Featuring integrated units including fridge freezer (under the counter), wall and base units, breakfast bar. Complete with double glazed radiator, wall - mounted radiator, power point, boiler, extractor, stainless steel sink, gas five ring range. Space for washer, dryer. Fitted with splash back, tiled walls and flooring.

### Landing

Featuring ceiling light spotlights, ceiling wall point.



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**Bedroom One**

12' 9" x 12' 8" (3.89m x 3.86m)

Featuring ceiling light point, ceiling wall point, four double glazed windows, two wall - mounted radiator, power point.

**Bedroom Two**

15' 8" x 8' 7" (4.78m x 2.62m)

Featuring ceiling light spotlights, ceiling wall point, double glazed window, wall - mounted radiator, power point. Complete with loft access.

**Bedroom Three**

7' 6" x 7' 6" (2.29m x 2.29m)

Featuring ceiling light point, ceiling wall point, double glazed window, wall - mounted radiator, power point.

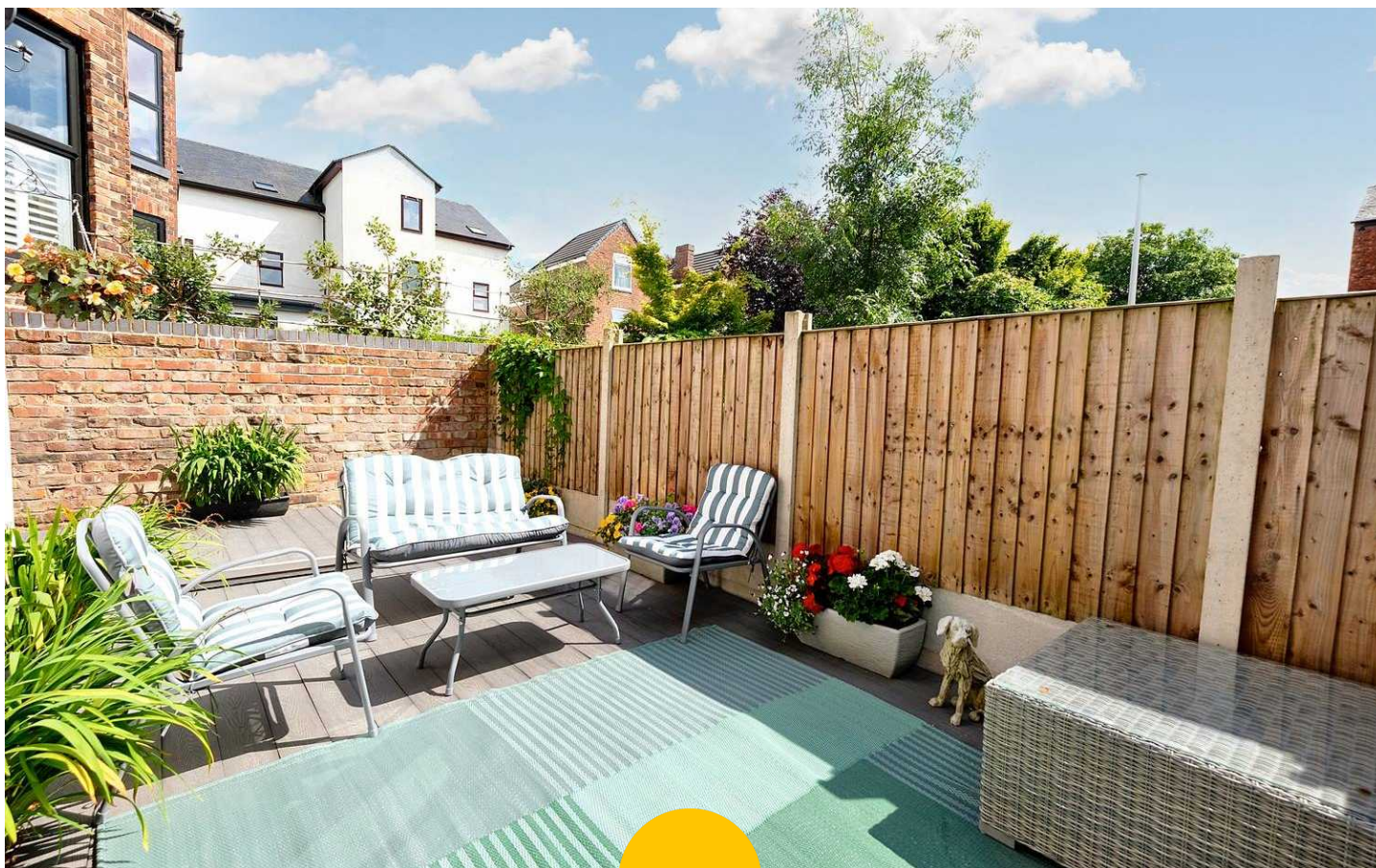
**Bathroom**

7' 6" x 7' 2" (2.29m x 2.18m)

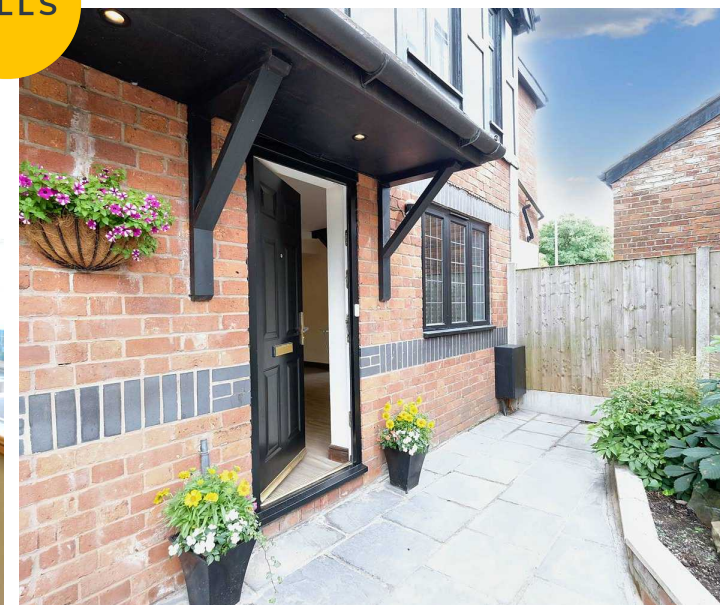
Featuring three piece suite including w/c, hand wash basin, shower. Complete with ceiling light spotlights, wall - mounted radiator. Fitted with part tiled walls, lino flooring.

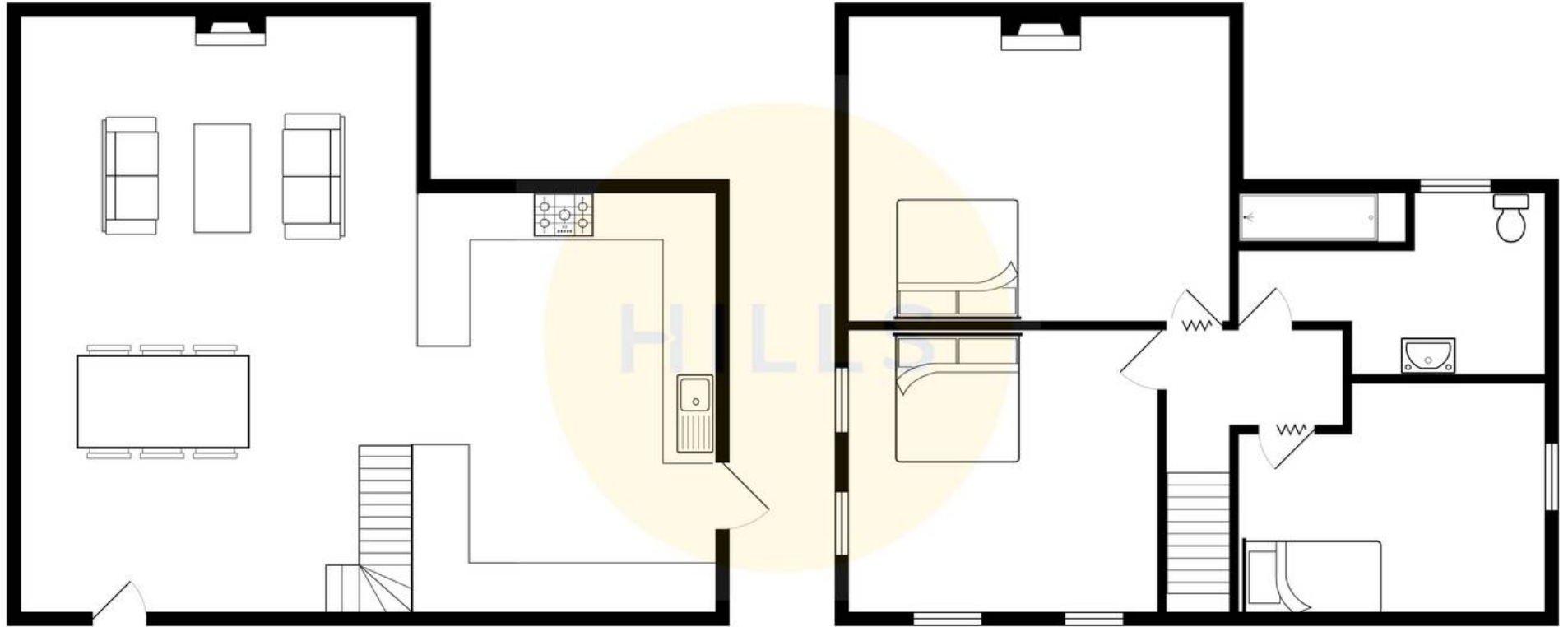
**External**

To the front of the property is off road parking for multiple cars, stoned drive, raised grassed area. To the rear of the property is a decked rear garden and sun-drenched garden.



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## Hills | Salfords Estate Agent

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