



Mellor Street, Eccles

Manchester



In Excess of £180,000

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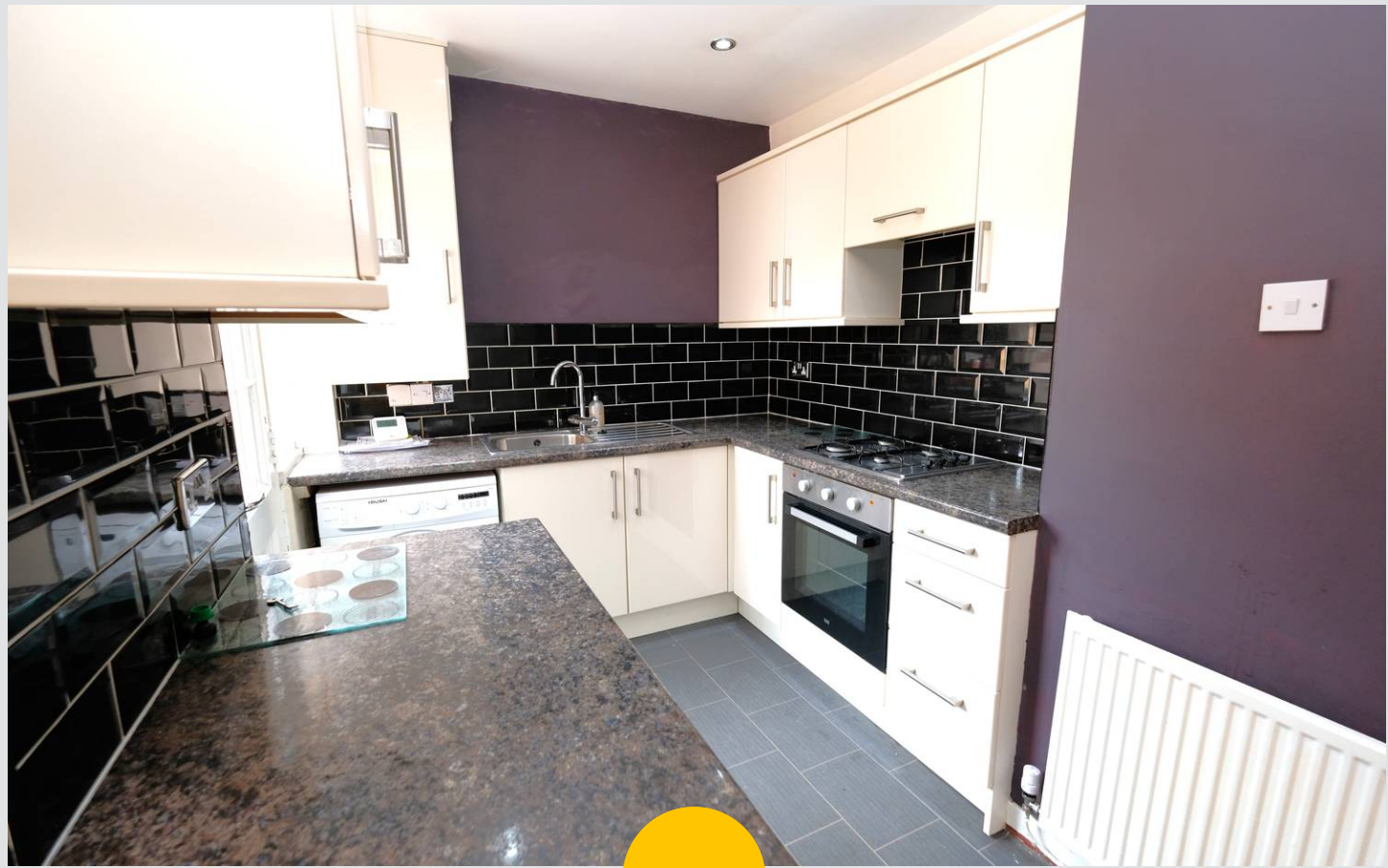
Eccles, Manchester

Fantastic three bed semi-detached house in sought-after area. Ideal for first-time buyers & families. No chain. Cosy lounge, modern kitchen, spacious bedrooms with ample natural light. Low maintenance garden with storage shed. Close to amenities, schools & transport links.

Council Tax band: A

Tenure: Freehold

- Fantastic Three Bedroom Semi Detached Property
- Offered with No Vendor Chain
- Cosy Lounge
- Open Plan Modern Kitchen & Dining Space
- Three Bedrooms
- Three Piece Modern Bathroom Suite
- Low Maintenance Paved Rear Garden with Brick Storage Shed
- Perfectly Located Close to Local Amenities all within Walking Distance
- Surrounded by Brilliant Public Transport Links & Motorway Links



Entrance Hallway

Featuring ceiling light point, single glazed window. Complete with a hardwood door.

Lounge

13' 6" x 11' 4" (4.11m x 3.45m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with a gas fire. Fitted with laminate flooring.

Kitchen

7' 5" x 7' 3" (2.26m x 2.21m)

Featuring complementary wall and base units including integral stainless steel sink, gas hob and electric oven. Space for fridge freezer, washer. Complete with ceiling spotlights, wall - mounted radiator, single glazed window. Fitted with part tiled walls and lino flooring, hardwood door. Two year old boiler.

Dining Room

13' 6" x 11' 1" (4.11m x 3.38m)

Featuring ceiling light point, two double glazed window, wall - mounted radiator. Complete with double storage. Fitted with laminate flooring.

Landing

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

Bedroom One

13' 8" x 10' 9" (4.17m x 3.28m)

Featuring ceiling light point, double glazed window, power point, wall - mounted radiator. Fitted with carpet flooring.

Bedroom Two

11' 6" x 7' 4" (3.51m x 2.24m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.



Bedroom Three

8' 2" x 6' 7" (2.49m x 2.01m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.

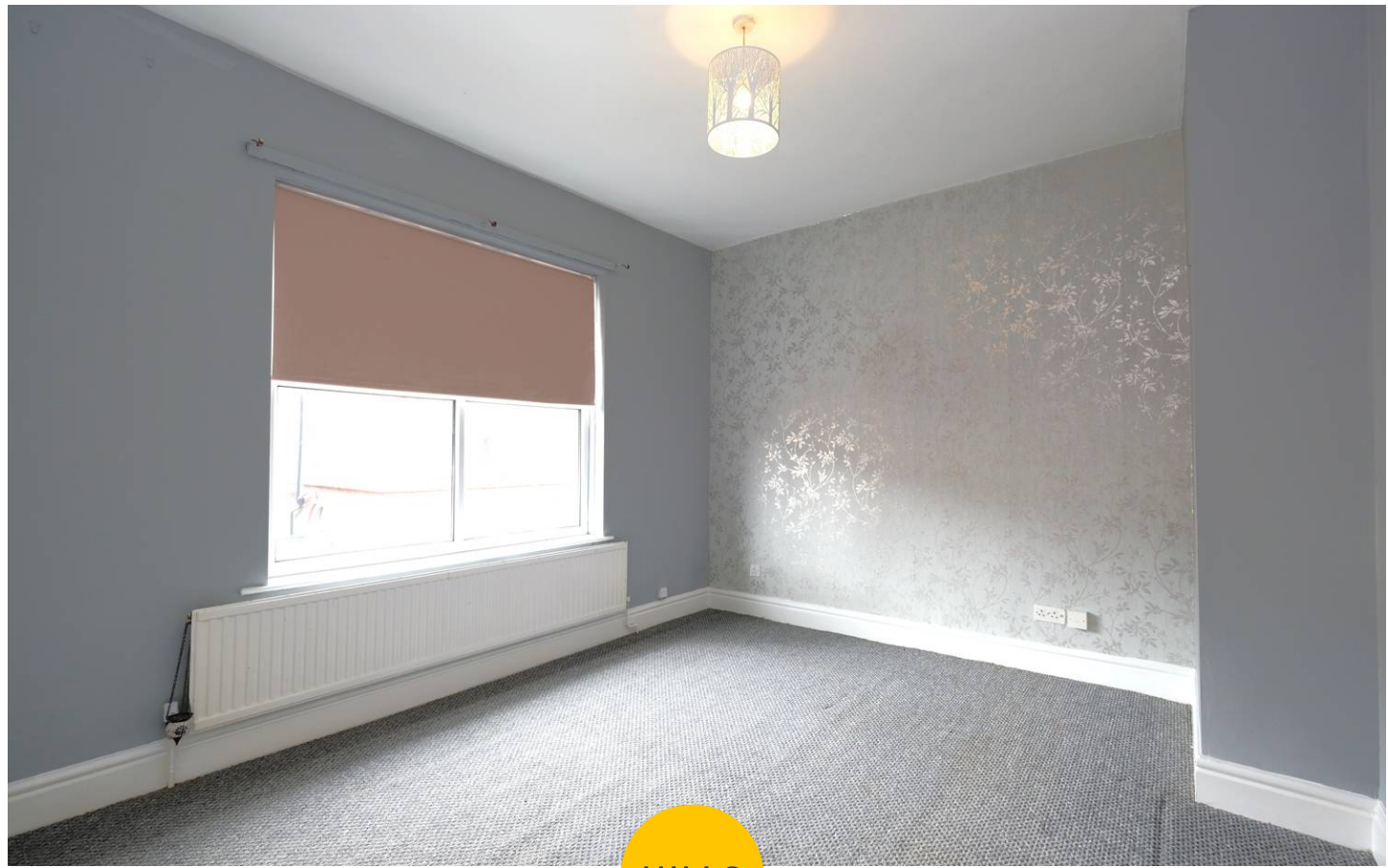
Bathroom

7' 1" x 6' 7" (2.16m x 2.01m)

Featuring three piece suite including bath with a shower overhead, w/c, hand wash basin. Complete with ceiling light spotlights, double glazed window, vanity unit and heated towel rail. Fitted with tiled walls and lino flooring.

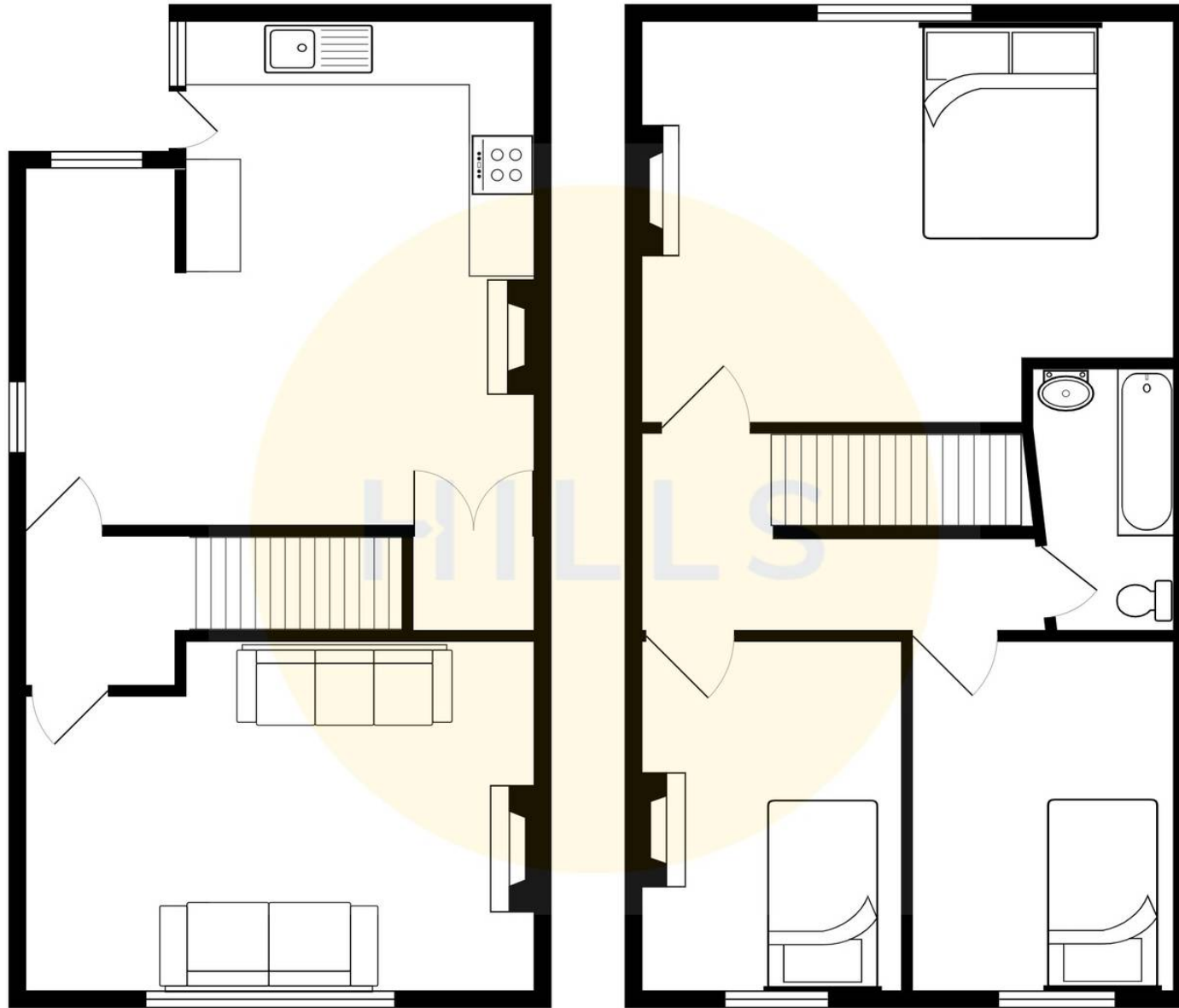
External

To the rear of the property is a raised paved garden with brick storage shed with power, gated side access.



HILLS







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