



# The Polygon, Eccles

Manchester



In Excess of £775,000

# The Polygon

Eccles, Manchester

With a shortage of BUNGALOWS, TAKE A LOOK AT THIS DETACHED PROPERTY!! THE POLYGON in ECCLES, offers this THREE BEDROOM FAMILY HOME for only £795...

Council Tax band: C

Tenure: Freehold

- WALKING DISTANCE TO THE METROLINK
- CLOSE TO ECCLES TRAIN STATION
- CLOSE TO ALL MOTORWAY LINKS
- THREE BEDROOM DETACHED BUNGALOW
- CALL TODAY 0161 747 9379!
- LOCATED IN A QUIET CUL-DE-SAC



### Entrance Hallway

Featuring ceiling spotlights, power point. Complete with a composite door, under floor heating. Fitted with tiled flooring.

### Lounge/Diner

19' 2" x 14' 3" (5.84m x 4.34m)

Featuring two ceiling light points, power point, two double glazed windows. Complete with a French door, under floor heating. Fitted with tiled flooring.

### Office/Reception two

Featuring ceiling light point, power point, double glazed window. Complete with under floor heating. Fitted with tiled flooring.

### Kitchen

13' 6" x 9' 1" (4.11m x 2.77m)

Featuring ceiling light spotlights, power point, wall and base units including electric hob, composite sink, electric oven. Complete with integrated microwave, dishwasher, fridge freezer (washer in the cupboard under the stairs). Fitted with hard wood work tops, under floor heating and tiled flooring.

### Landing

Featuring three ceiling light points, ceiling fitted wardrobes, boiler in the cupboard under the stairs. Fitted with laminate flooring.

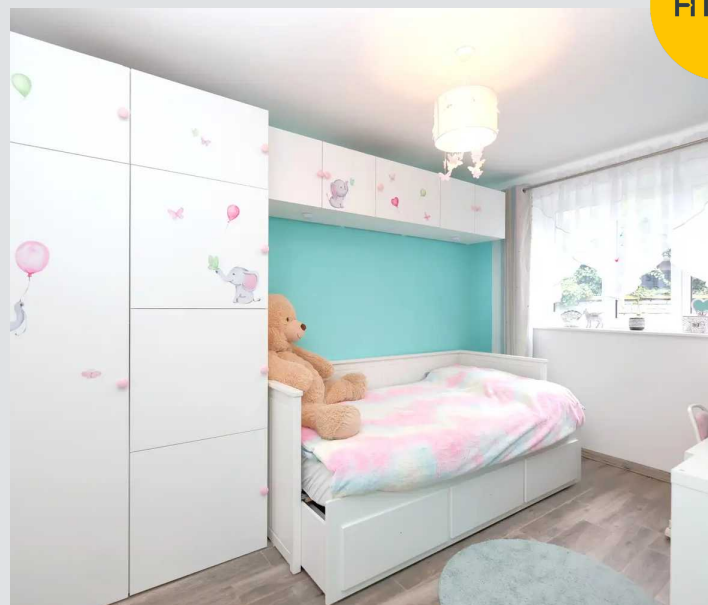
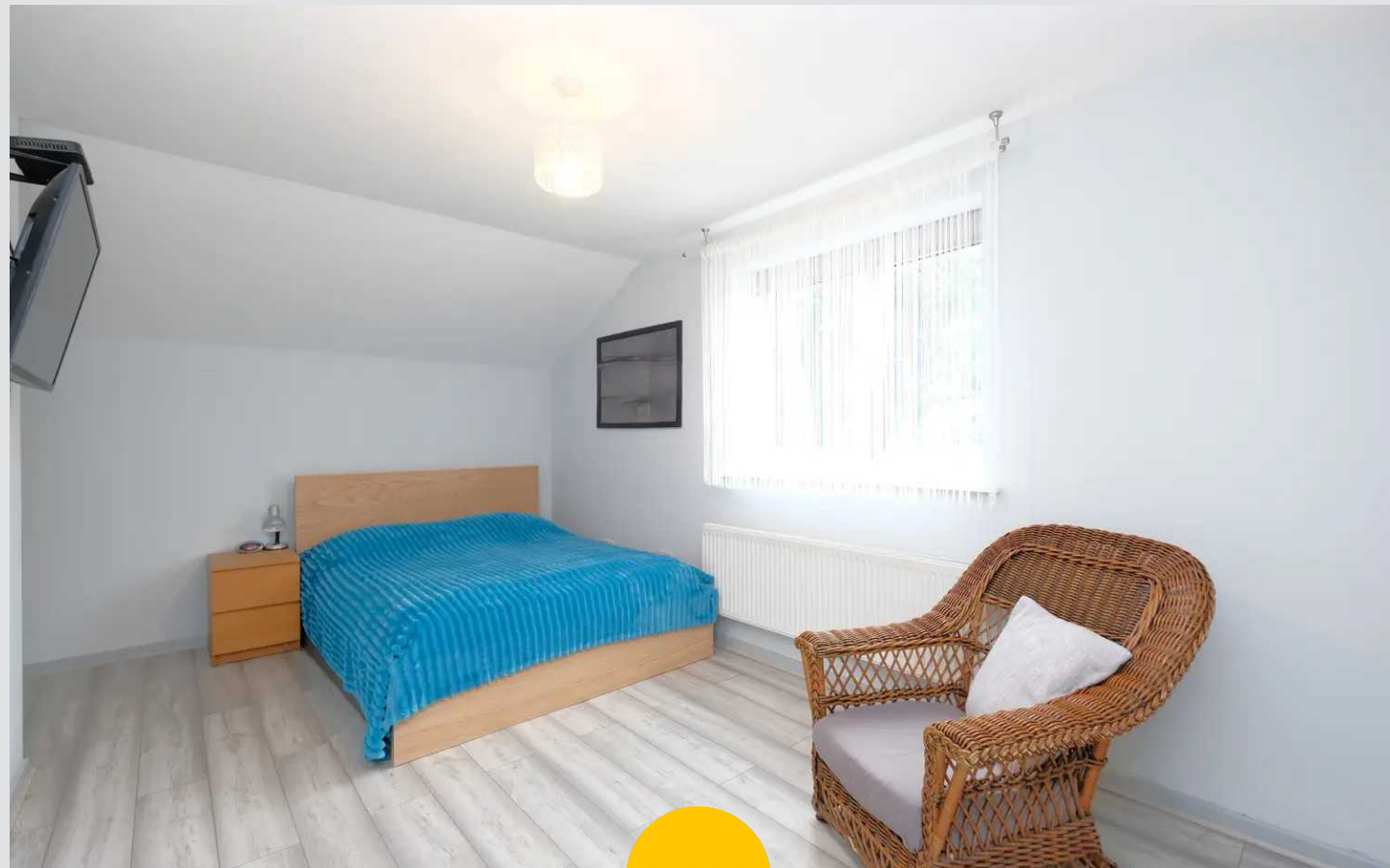
### Bedroom One

Featuring ceiling light point, double glazed window, power point. Complete with under floor heating. Fitted with tiled flooring.

### Bedroom Two

9' 9" x 8' 2" (2.97m x 2.49m)

Featuring ceiling light point, power point, double glazed window. Complete with under floor heating. Fitted with tiled flooring.



### Family bathroom

12' 8" x 7' 1" (3.86m x 2.16m)

Featuring three piece suite including w/c, hand wash basin, bath with a shower overhead. Complete with double glazed windows, ceiling spotlights. Fitted with part tiled walls and tiled flooring.

### Bedroom Three

12' 5" x 8' 1" (3.78m x 2.46m)

Featuring ceiling light point, power point, double glazed window. Complete with fitted wardrobes and under floor heating. Fitted with tiled flooring.

### Bedroom Four

18' 7" x 13' 1" (5.66m x 3.99m)

Featuring a ceiling light point, power point, wall - mounted radiator. Complete with two velux windows. Fitted with laminate flooring.

### En-suite

6' 5" x 6' 1" (1.96m x 1.85m)

Featuring a three piece suite including hand wash basin, w/c, bath tub. Complete with ceiling light point, hand towel rail. Fitted with tiled walls and tiled flooring.

### Bedroom Five

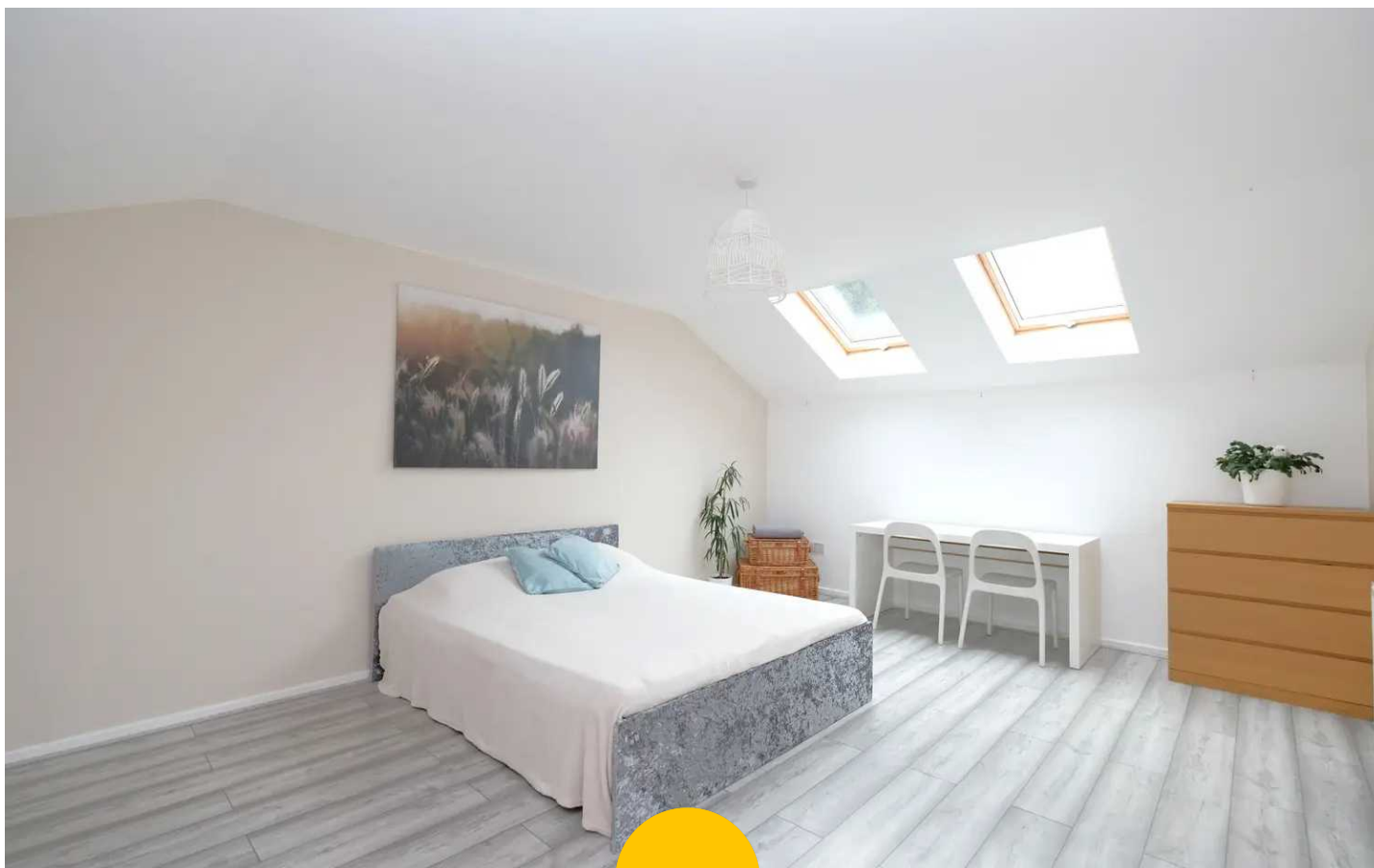
18' 7" x 12' 2" (5.66m x 3.71m)

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

### Bathroom

10' 0" x 4' 9" (3.05m x 1.45m)

Featuring a three piece suite including hand wash basin, w/c, bath with an overhead shower. Complete ceiling light point, hand towel rail. Fitted with part tiled walls and tiled flooring.



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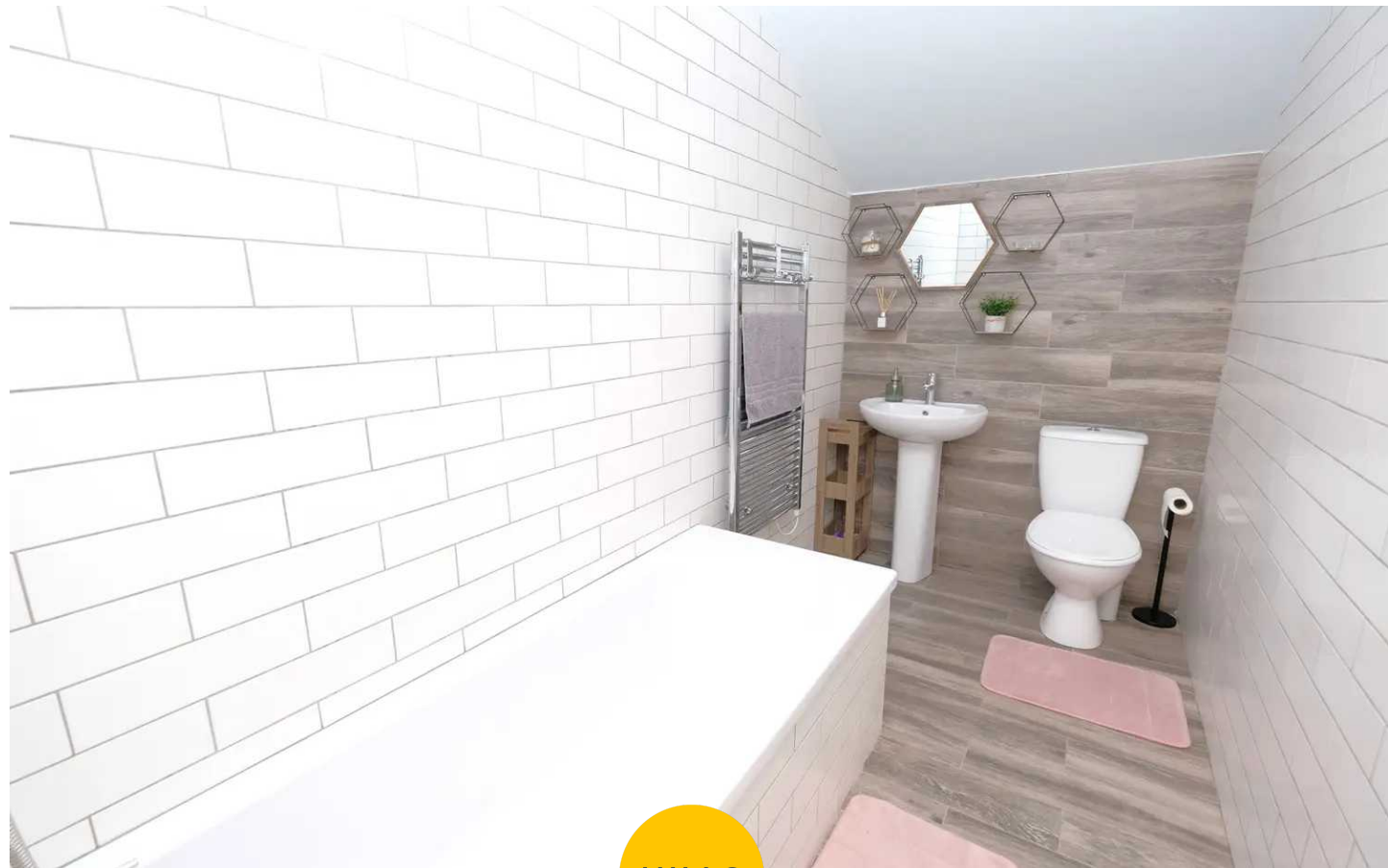
**Garage**

23' 0" x 12' 2" (7.00m x 3.70m)

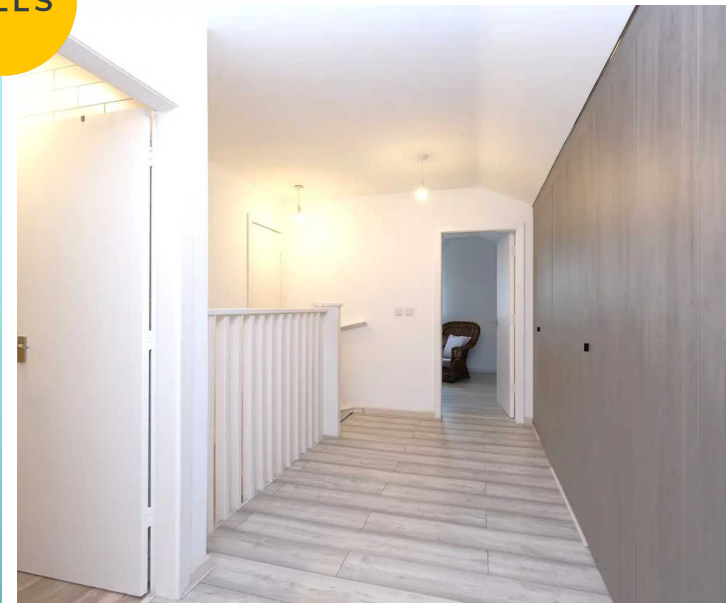
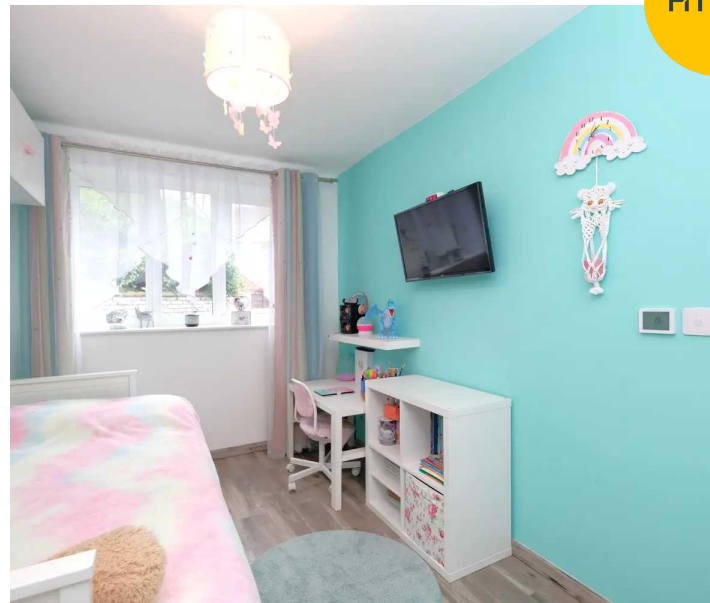
Featuring full power, double glazed window.

**External**

To the front of the property is off road parking for multiple cars out front, stoned drive, planted beds, parceling tiled path. Lawn to the front, side and rear of the property. To the rear of the property is decked seating area, front French doors.



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