



Grantham Crescent, Eccles

Manchester



Offers Over £350,000



# Grantham Crescent

Eccles, Manchester

Striking new build in esteemed Havenswood Development, boasting three floors of living space and still under warranty. Open plan living, generous bedrooms incl. 24ft master with en suite. Sun-drenched garden, off-road parking. Prime location near amenities and transport links. Ultimate modern living at Havenswood.

Council Tax band: C

Tenure: Freehold

- Stunning New Build Laid over Three Floors on the Havenswood Development
- Cosy Reception Room
- Open Plan Kitchen, Living & Dining Space
- Three Generous Bedrooms, The Master Spanning an Impressive 24Ft
- Four Piece family Bathroom, En Suite & Guest W.C.
- Sun Drenched Rear Garden
- Off Road Parking for Multiple Cars
- Located within Walking Distance to Excellent Local Amenities & Surrounded by Brilliant Transport Links



### Entrance Hallway

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

### Lounge

14' 4" x 10' 4" (4.37m x 3.15m)

A bright lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Featuring understairs storage. Fitted with carpet flooring.

### Kitchen / Diner

17' 7" x 13' 8" (5.36m x 4.17m)

Featuring modern wall and base units with with integral fridge freezer, electric oven and grill, five ring gas hob. Glass splashback, stainless steel extractor and stainless steel sink. Space for washer. Complete with a ceiling light point, ceiling spotlights, two Velux windows, two double glazed windows and wall mounted radiator. Fitted with French doors and laminate tiled flooring.

### Downstairs W.C.

5' 5" x 2' 6" (1.65m x 0.76m)

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

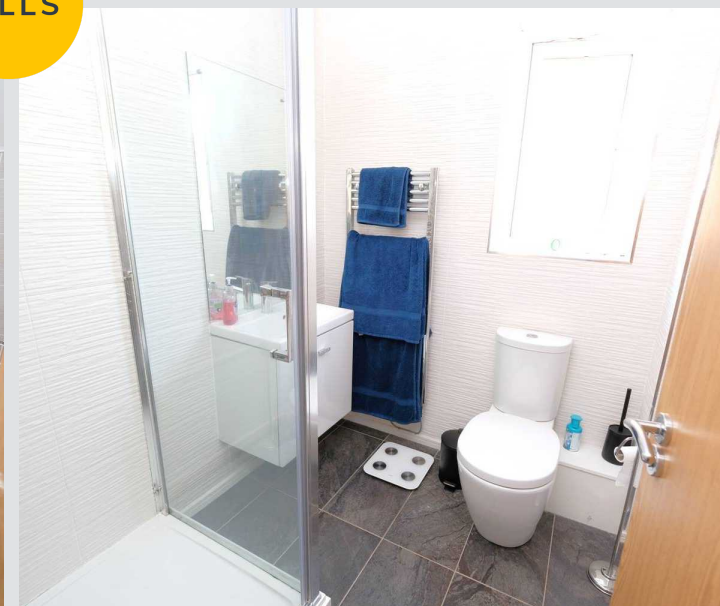
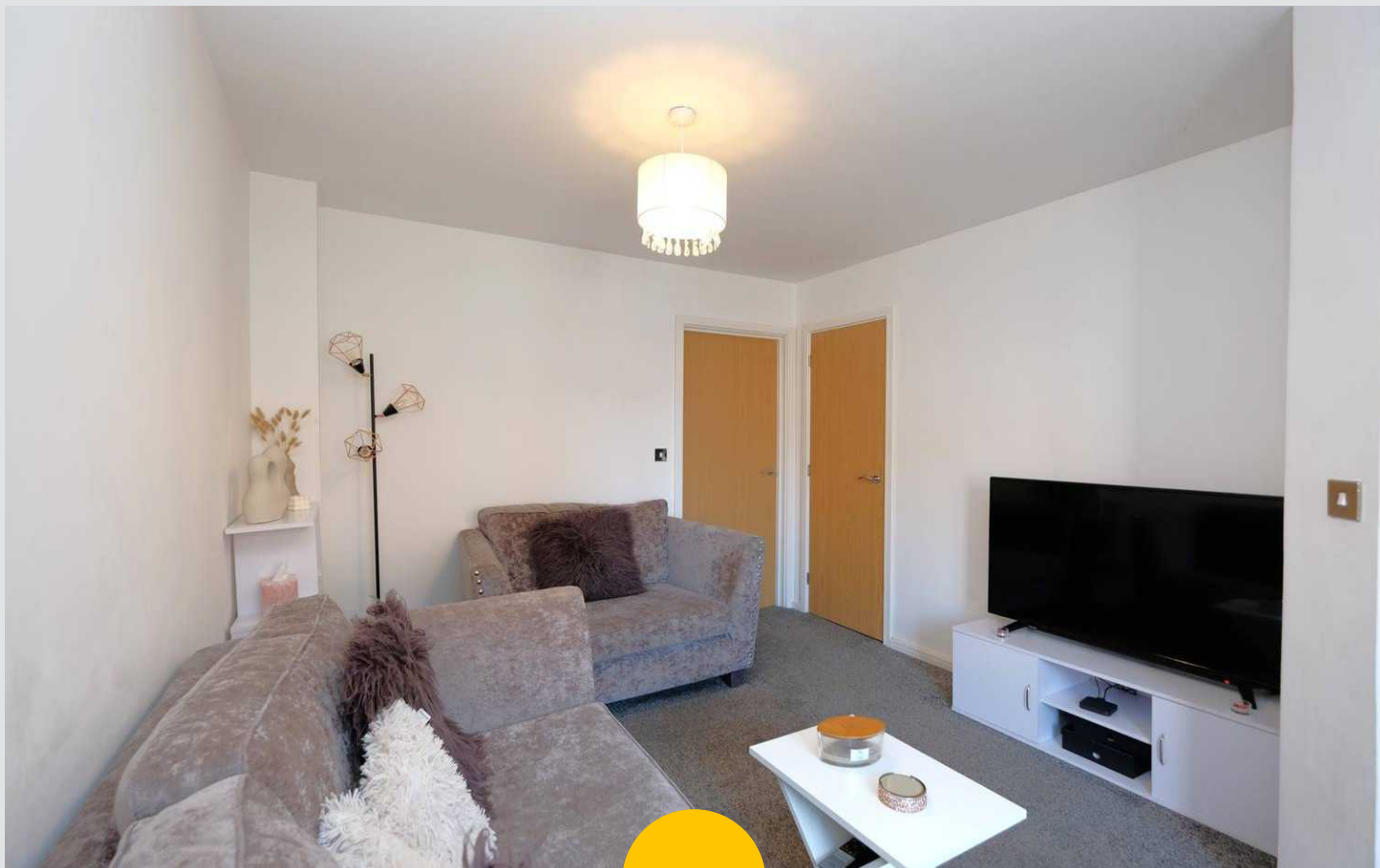
### Landing

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

### Bedroom One

22' 9" x 13' 9" (6.93m x 4.19m)

A spacious bedroom complete with a ceiling light point, four Velux windows and two wall mounted radiators. Fitted with carpet flooring. Loft access.





**En-suite**

7' 0" x 6' 7" (2.13m x 2.01m)

Featuring a three-piece suite including shower, hand wash basin and W.C. Complete with ceiling spotlights, Velux window and heated towel rail. Fitted with tiled walls and flooring.

**Bedroom Two**

13' 8" x 9' 7" (4.17m x 2.92m)

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

**Second Landing**

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

**Bedroom Three**

7' 3" x 7' 0" (2.21m x 2.13m)

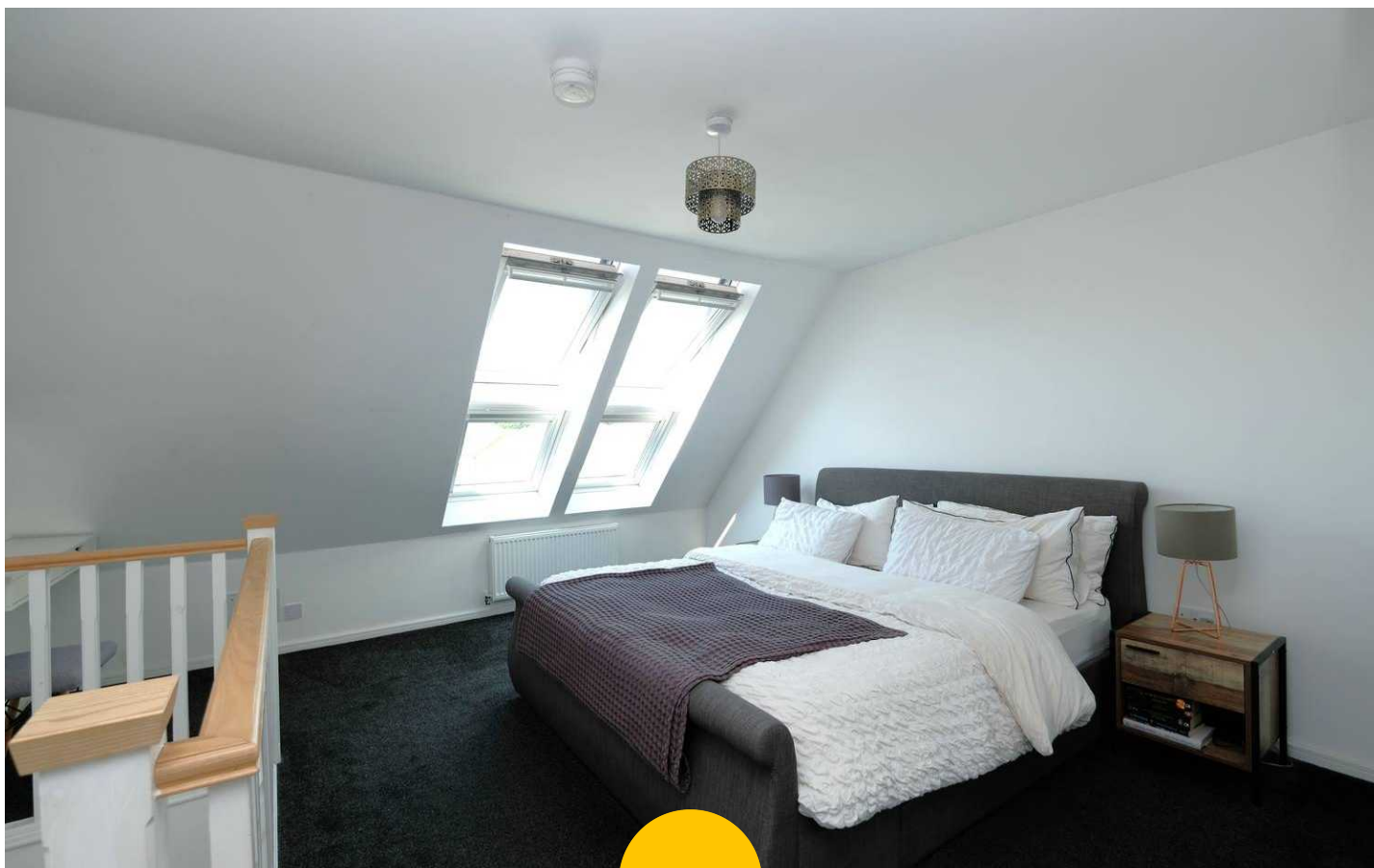
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

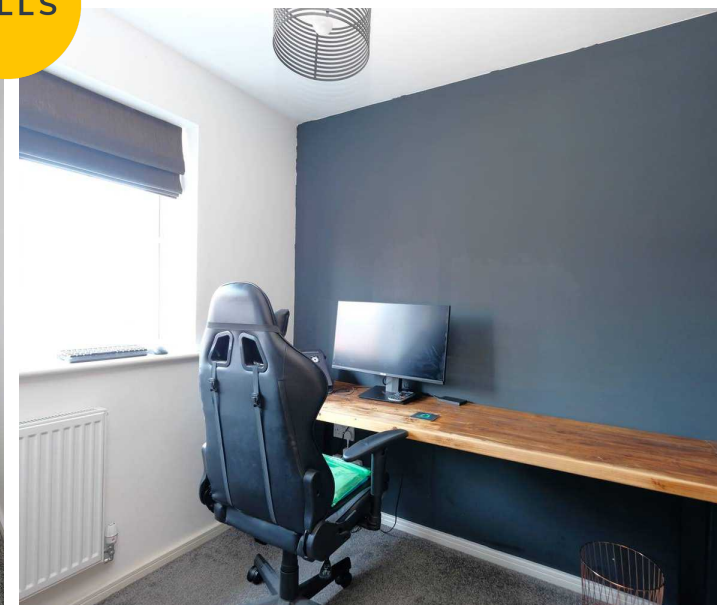
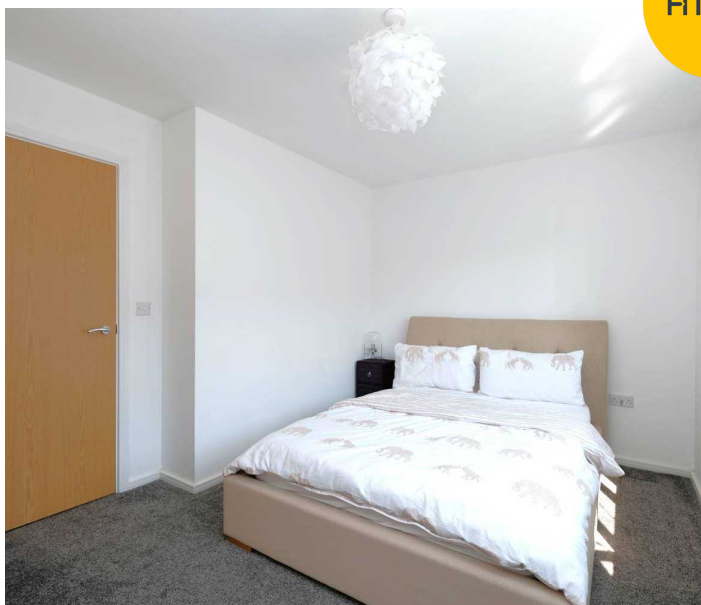
Featuring a modern three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

**External**

To the front of the property is off road parking for two cars. To the rear of the property is enclosed fenced garden with paved patio and lawn. Gated access to the front.



HILLS

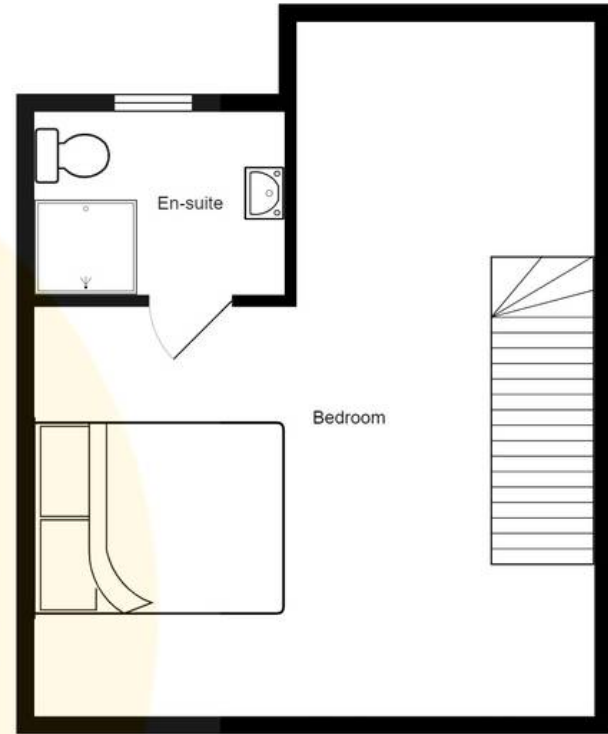
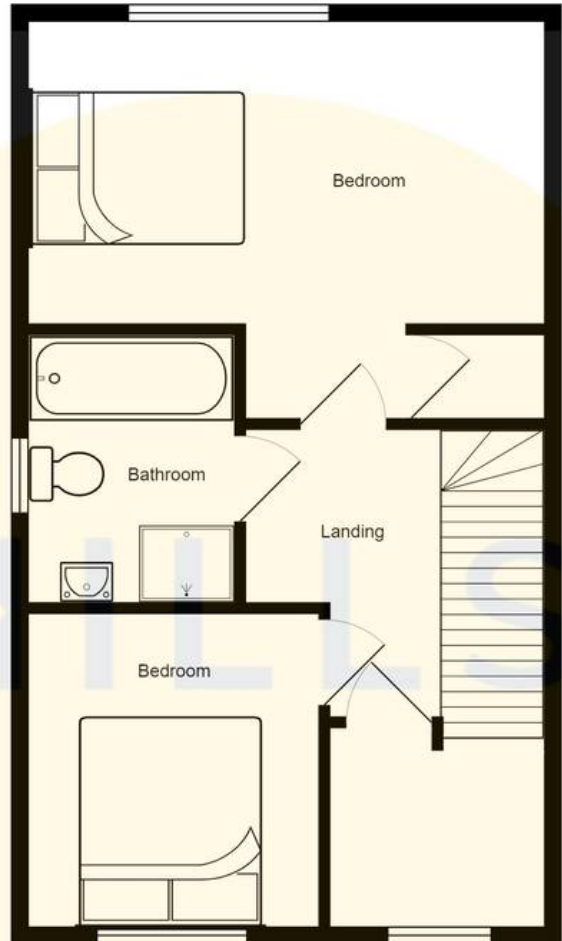
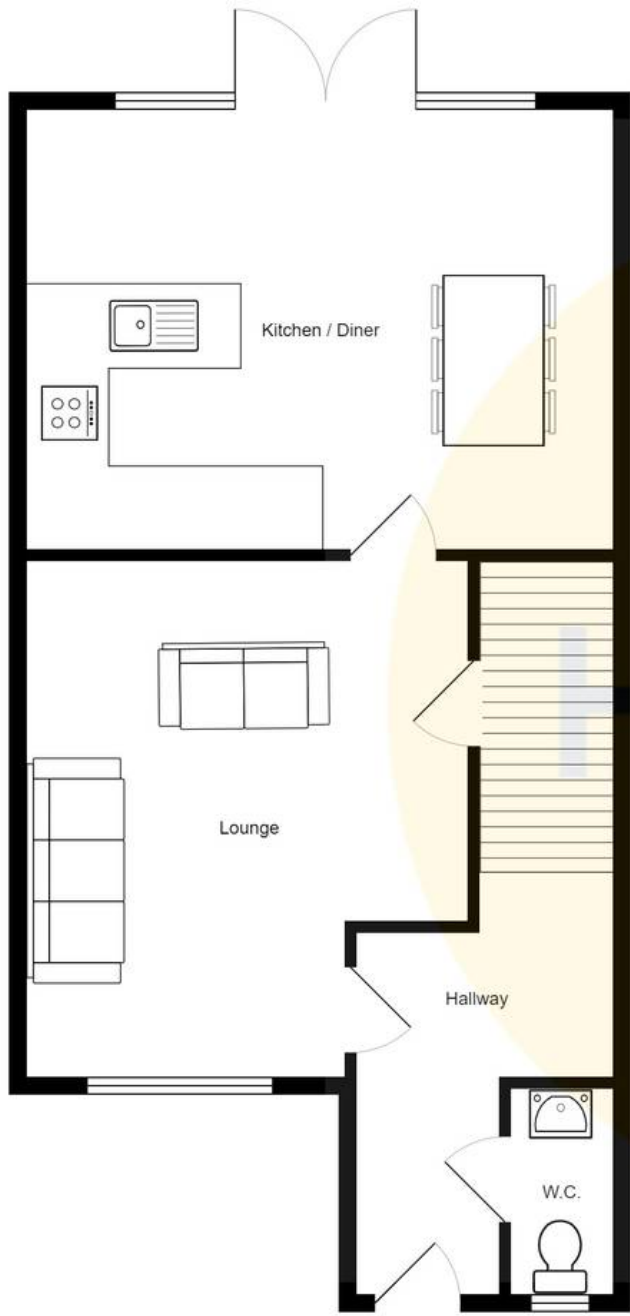




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