

Moat Hall Avenue, Eccles

Manchester



In Excess of £240,000

Moat Hall Avenue

Eccles, Manchester

Charming semi-detached house with open-plan lounge, modern kitchen, conservatory, three bedrooms, well-maintained gardens, off-road parking, garage. Conveniently located in Peel Green, close to amenities and transport links. Ideal for first-time buyers or families.

Council Tax band: A

Tenure: Freehold

- Fantastic First Buy or Family Home Ideally Positioned on a cul De Sac
- Open Plan Lounge & Dining Space with a Conservatory to the Rear
- Modern Kitchen & Dining Space with Range Cooker
- Occupying an Envidable Plot with Front Side & Rear Gardens
- Three Generous Bedrooms & Family Bathroom with Corner Tub
- Off Road Parking for Multiple Vehicles & Detached Garage
- Located Close to Amenities, Schools & Well Served by Excellent Transport Links



Entrance Hallway

Featuring ceiling light point.

Kitchen/diner

14' 9" x 8' 8" (4.49m x 2.64m)

Featuring ceiling light point, double glazed windows to the front and rear, wall - mounted radiator. Complete with wall and base units, integrated dishwasher, space for double oven. Fitted with laminate flooring.

Reception One

16' 2" x 10' 4" (4.92m x 3.16m)

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

Utility

5' 5" x 4' 7" (1.64m x 1.40m)

Featuring ceiling light point, upvc rear door. Space for washing machine and dryer.

Bedroom One

16' 3" x 8' 9" (4.95m x 2.67m)

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

Bedroom Two

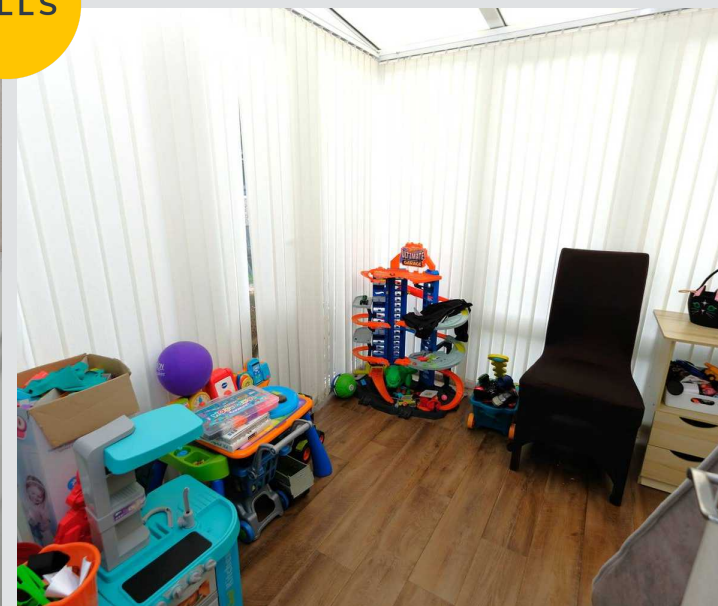
8' 11" x 10' 5" (2.73m x 3.18m)

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

Bedroom Three

7' 1" x 10' 5" (2.17m x 3.17m)

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



Bathroom

5' 7" x 5' 11" (1.69m x 1.80m)

Featuring three piece suite including w/c, hand wash basin, bath. Complete with double glazed rear window. Fitted with laminate flooring and tiled walls.

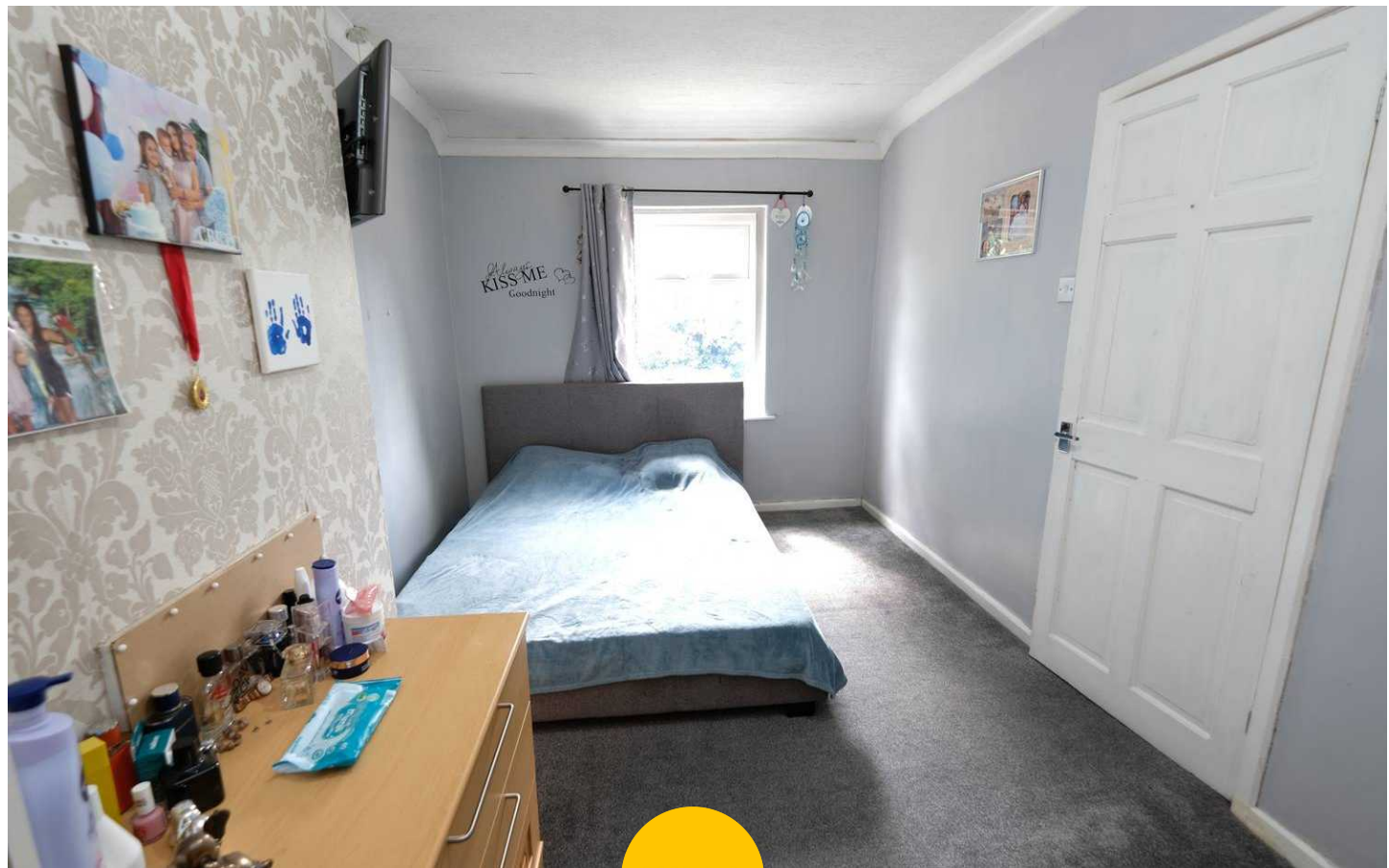
Conservatory

9' 5" x 10' 8" (2.87m x 3.26m)

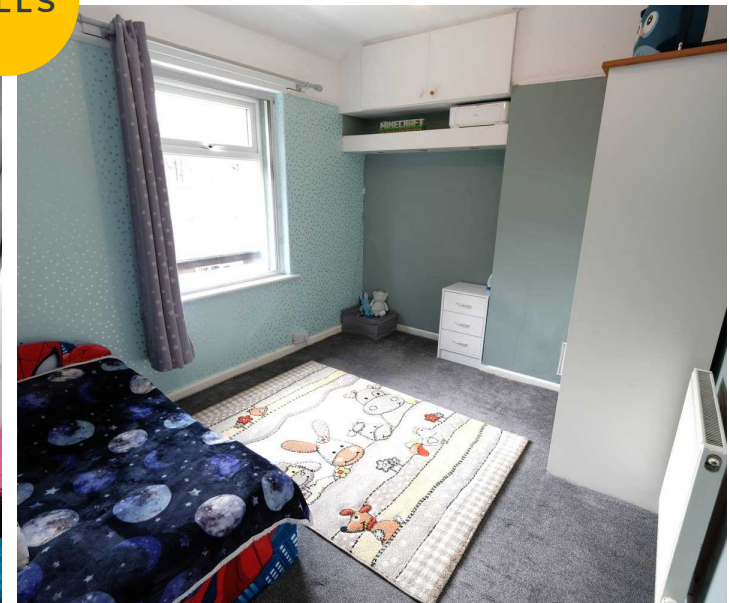
Featuring UPVC doors and windows. Fitted with laminate flooring.

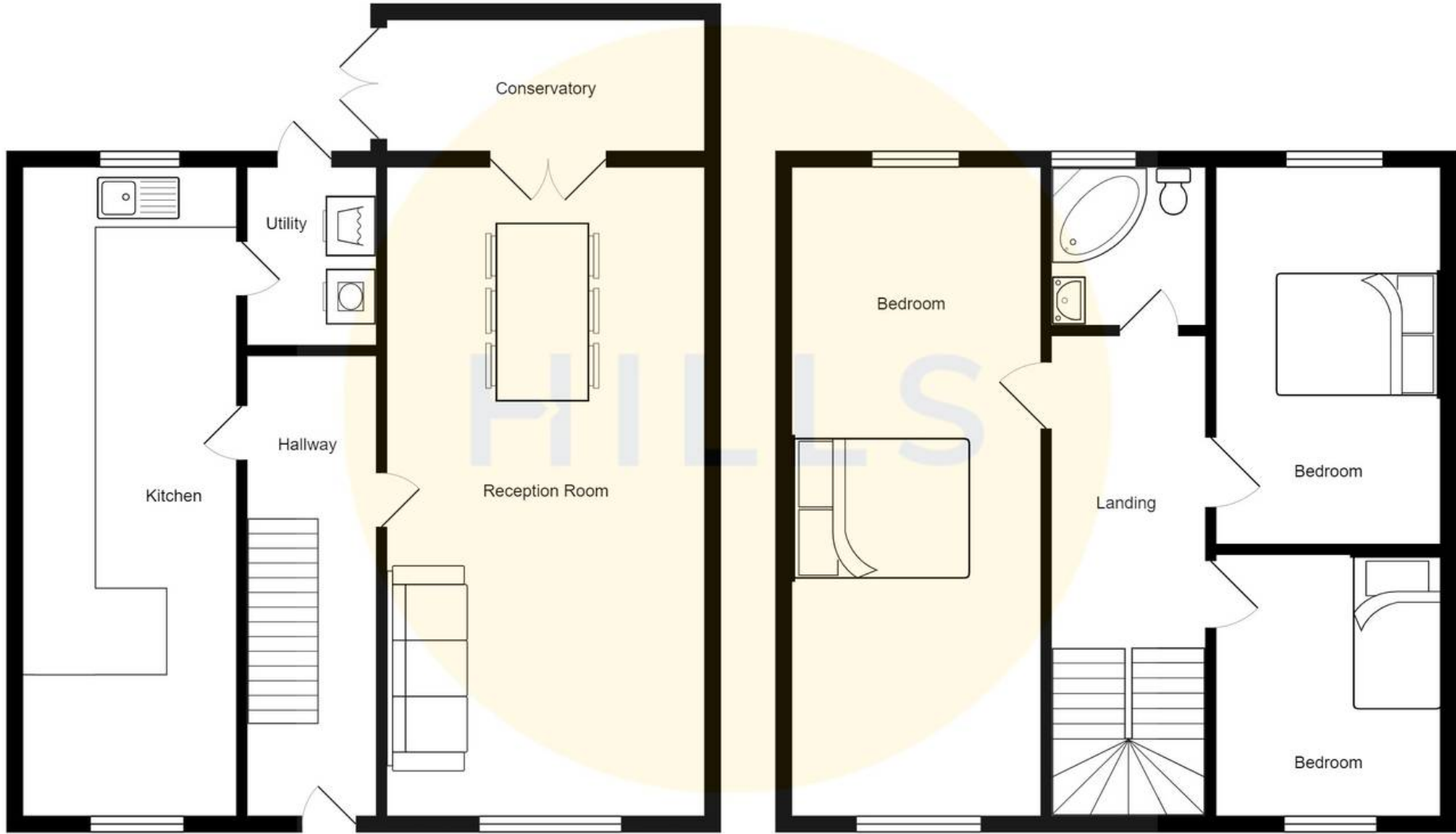
External

To the rear of the property is a garden with lawn and paved seating area.



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