



Moat Hall Avenue, Eccles

Manchester



Offers Over £250,000

Moat Hall Avenue

Eccles, Manchester

Renovated three bed semi-detached house on quiet cul-de-sac. Modern comfort with a crisp finish. No onward chain. Spacious living areas, stylish kitchen, three bedrooms, luxury bathroom. Off-road parking, garage, generous garden. Close to schools, shops, transport links. Ideal for first-time buyers or families.

Council Tax band: A

Tenure: Freehold

- Offered With No Onward Chain
- Recently Undergone a Full Renovation
- Tucked Away within the Cul De Sac
- Family Lounge wit Lovely Central Fireplace
- Stunning Shaker Style Kitchen & Dining Space
- Three Generous Bedrooms & Newly Fitted Three Piece Bathroom Suite
- Off Road Parking, Detached Garage & Generous Rear Garden
- Excellently Located Close to Schools, Shops & Brilliant Transport Links
- Perfect First Buy or Purchase for a Growing Family



Lounge

14' 4" x 12' 9" (4.37m x 3.89m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Complete with gas fire, storage cupboard. Fitted with carpet flooring.

Kitchen

17' 7" x 9' 4" (5.36m x 2.84m)

Featuring ceiling spotlights, double glazed window, wall - mounted radiator, power point. Complete with gas hob, electric oven, stainless steel sink, wall and base units. Space for fridge freezer, washer, dryer. Fitted with laminate flooring.

Rear Porch

Featuring ceiling light point, three double glazed windows. Complete with patio doors. Fitted with laminate flooring.

Landing

Featuring ceiling light point, double glazed window, power point. Complete with loft access. Fitted with carpet flooring.

Bedroom One

13' 1" x 9' 8" (3.99m x 2.95m)

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

Bedroom Two

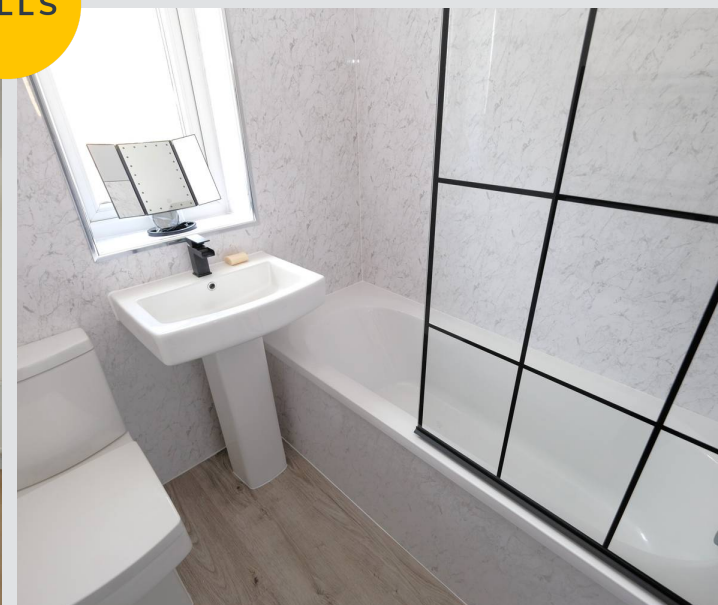
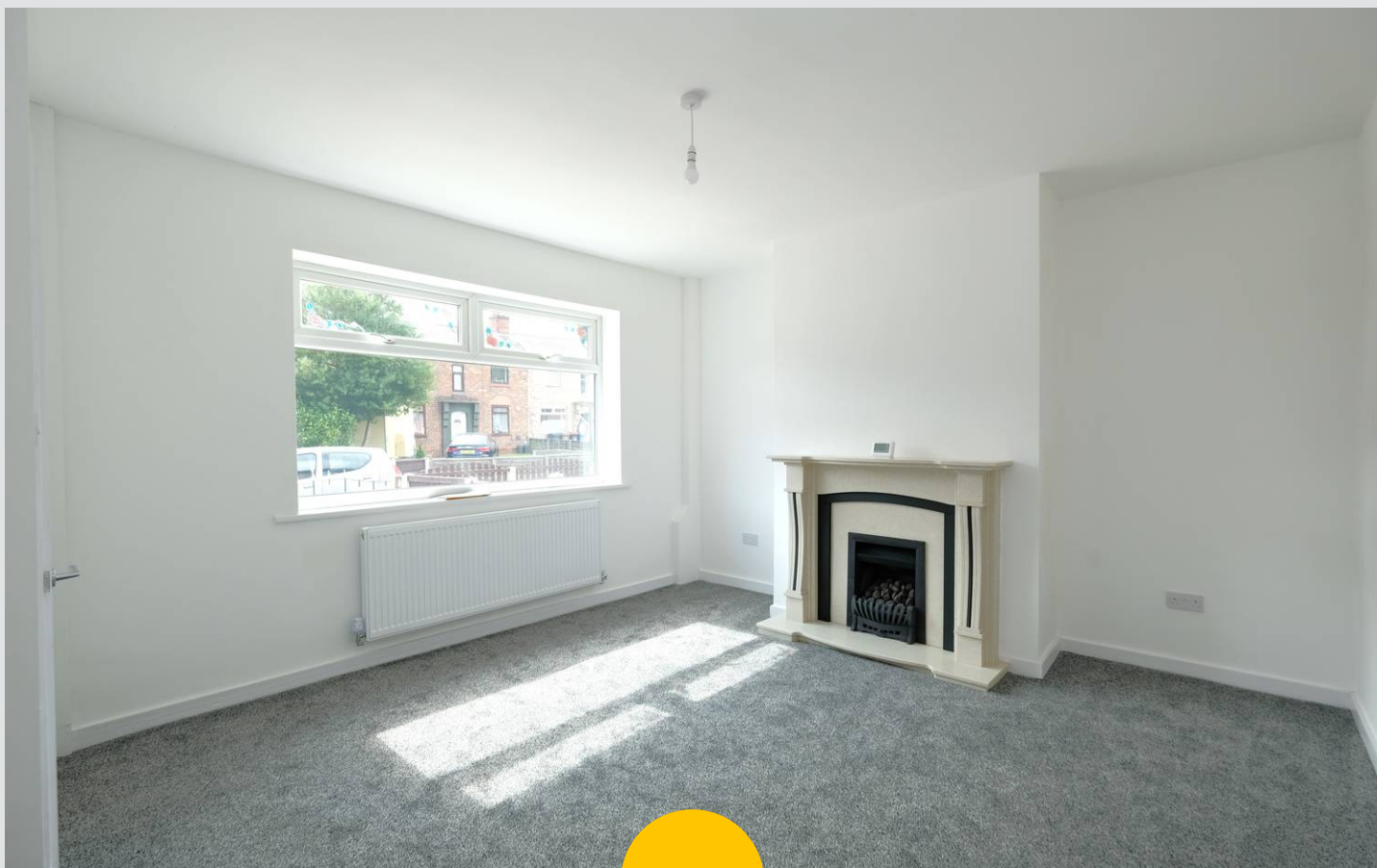
11' 6" x 9' 4" (3.51m x 2.84m)

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

Bedroom Three

9' 8" x 7' 4" (2.95m x 2.24m)

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



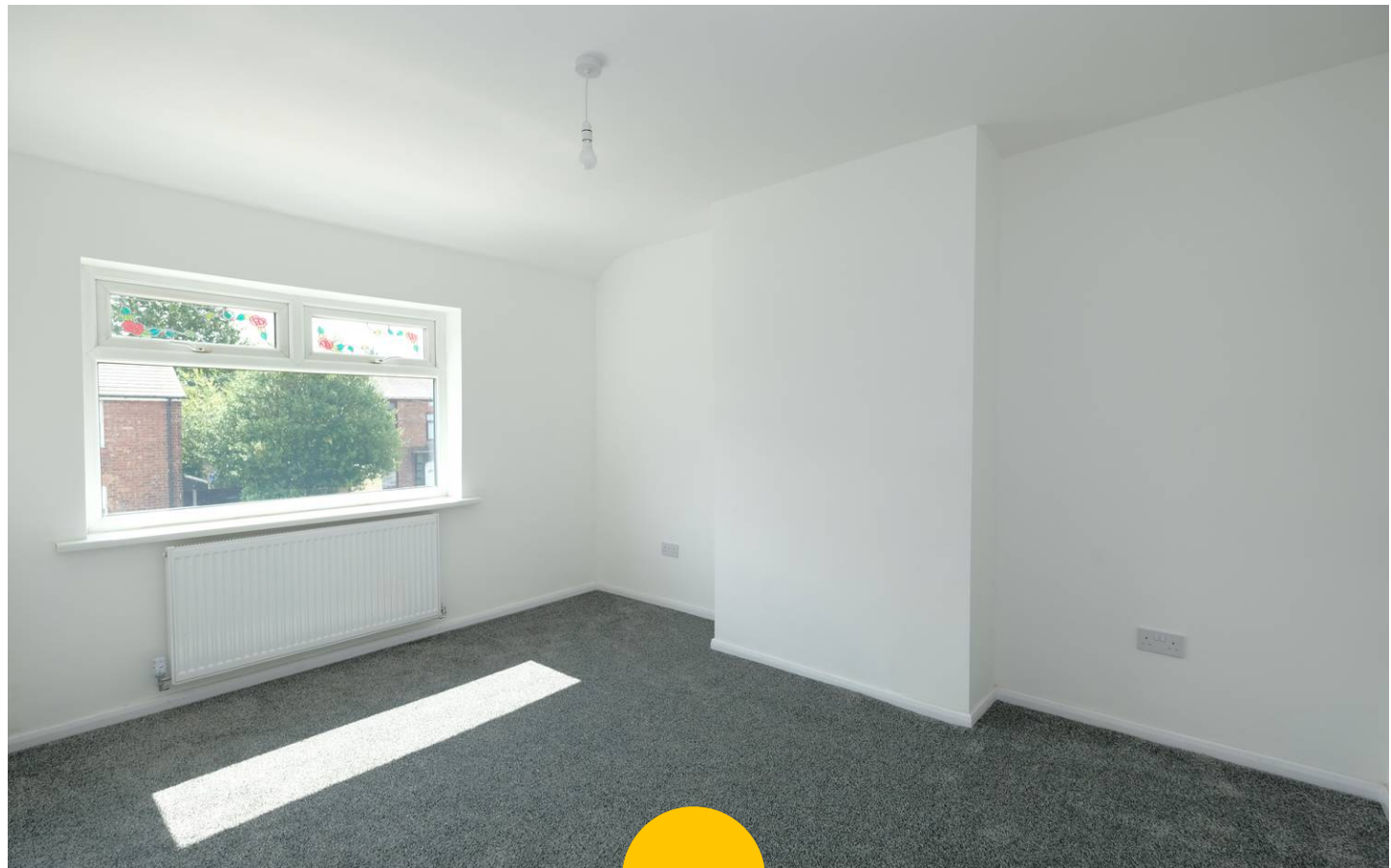
Bathroom

5' 7" x 5' 5" (1.70m x 1.65m)

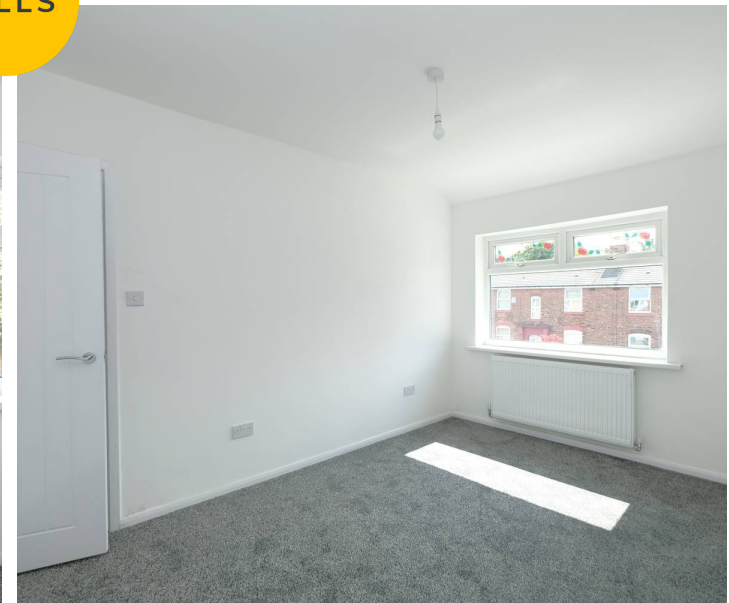
Featuring three piece suite including w/c, bath with a shower overhead, hand wash basin, hand towel rail. Complete with ceiling light spotlights. Fitted with vinyl flooring.

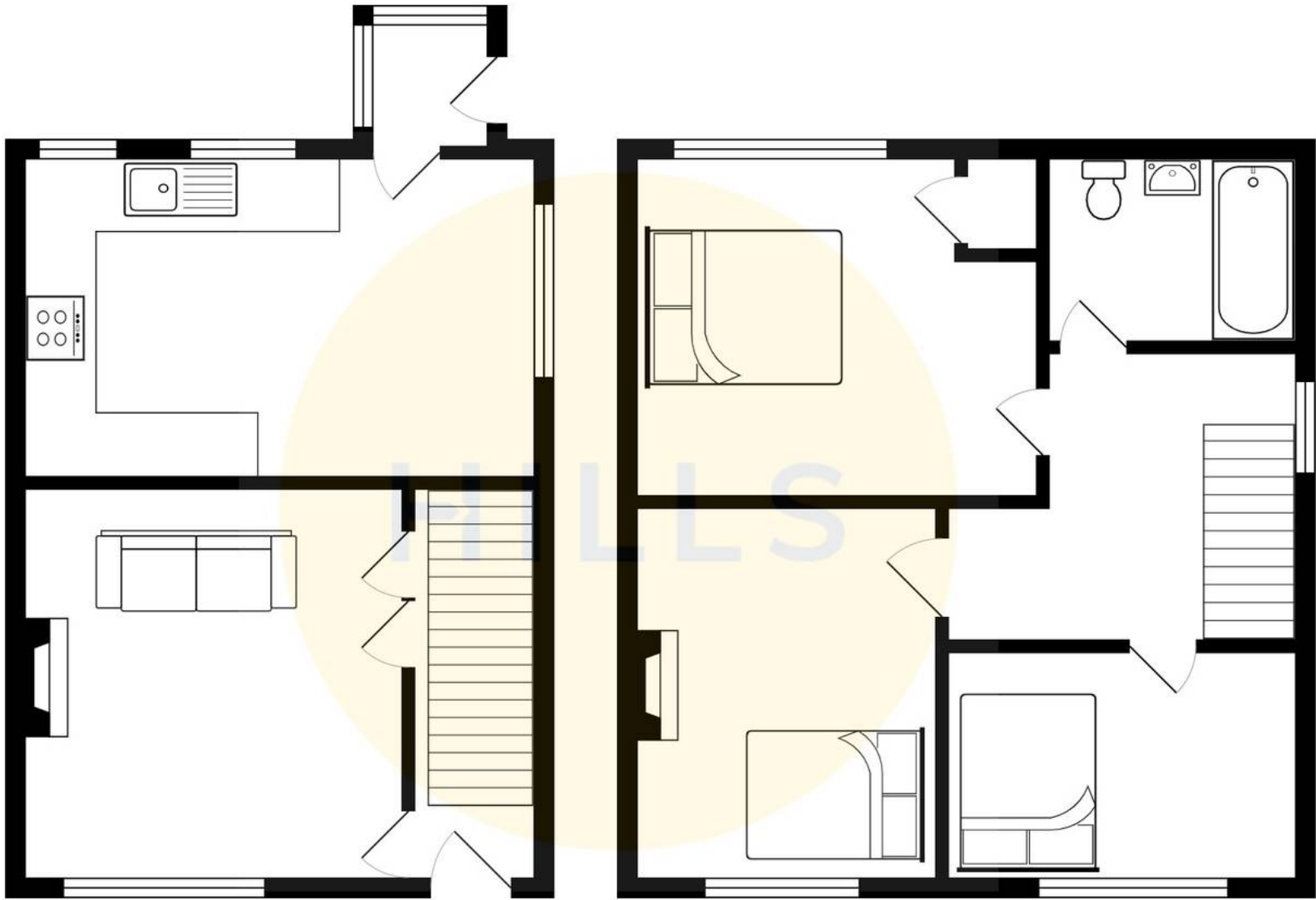
External

To the front of the property is off road parking with front paving drive.



HILLS







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