

Newlands Avenue, Eccles

Manchester



Offers Over £280,000

Newlands Avenue

Eccles, Manchester

Situated on a quiet CUL-DE-SAC is this SPACIOUS and WELL-PRESENTED THREE BEDROOM FAMILY HOME that is offered with NO CHAIN and benefits from THREE RECEPTION ROOMS...

Council Tax band: C

Tenure: Leasehold

- Perfect for first time buyers and families alike
- Off-road parking to the front and a laid to lawn garden to the rear
- No chain attached
- Situated on a quiet cul-de-sac is this three bedroom home
- Located close to The Trafford Centre and motorway links (M60)
- Three reception rooms
- Gas central heated and double glazed throughout
- Spacious throughout



Entrance Hallway

A welcoming entrance hallway entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and understairs storage. Fitted with lino flooring.

Reception Room One

12' 5" x 11' 1" (3.78m x 3.38m)

Featuring a stunning cast iron fireplace. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with engineered oak flooring.

Reception Room Two

13' 2" x 11' 3" (4.01m x 3.43m)

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

Kitchen

19' 6" x 5' 9" (5.94m x 1.75m)

Featuring modern complementary fitted units with integral stainless steel sink and space for a dishwasher, washing machine, fridge freezer, gas hob and electric oven. Complete with a ceiling light point, ceiling spotlights, double glazed bay window and two double glazed windows at the end. Fitted with a uPVC door and lino flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

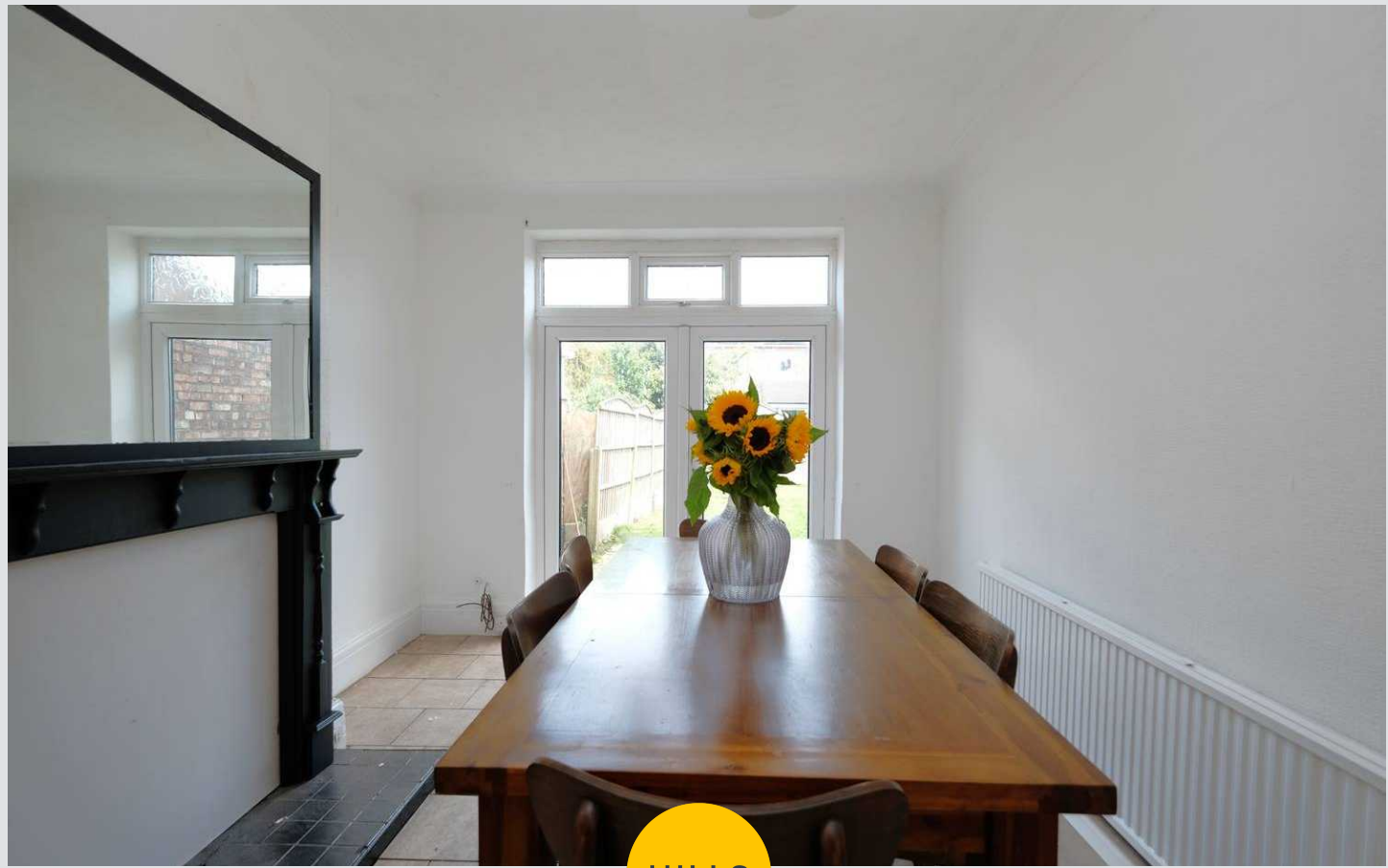
13' 0" x 10' 2" (3.96m x 3.10m)

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

Bedroom Two

13' 9" x 9' 9" (4.19m x 2.97m)

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



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Bedroom Three

6' 7" x 6' 5" (2.01m x 1.96m)

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

Bathroom

7' 8" x 6' 5" (2.34m x 1.96m)

Featuring a three-piece suite including a bath tub, shower cubicle and hand wash basin. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

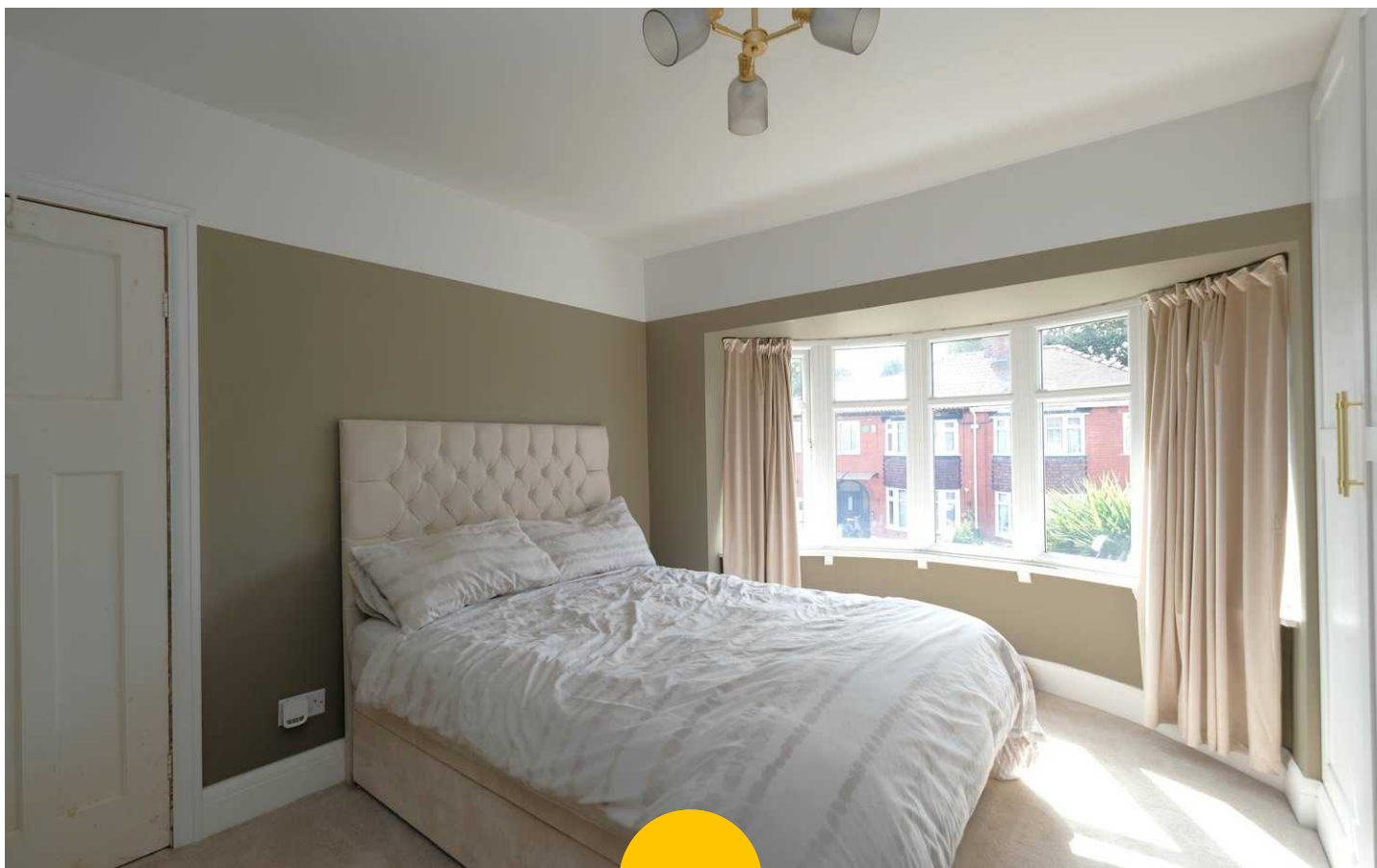
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4' 6" x 2' 8" (1.37m x 0.81m)

Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

Externally

To the front of the property is off road parking and garden with lawn and shrubs. To the rear of the property is a garden with paved patio outside the French doors and lawn with wooden shed and flower bed in the corner.



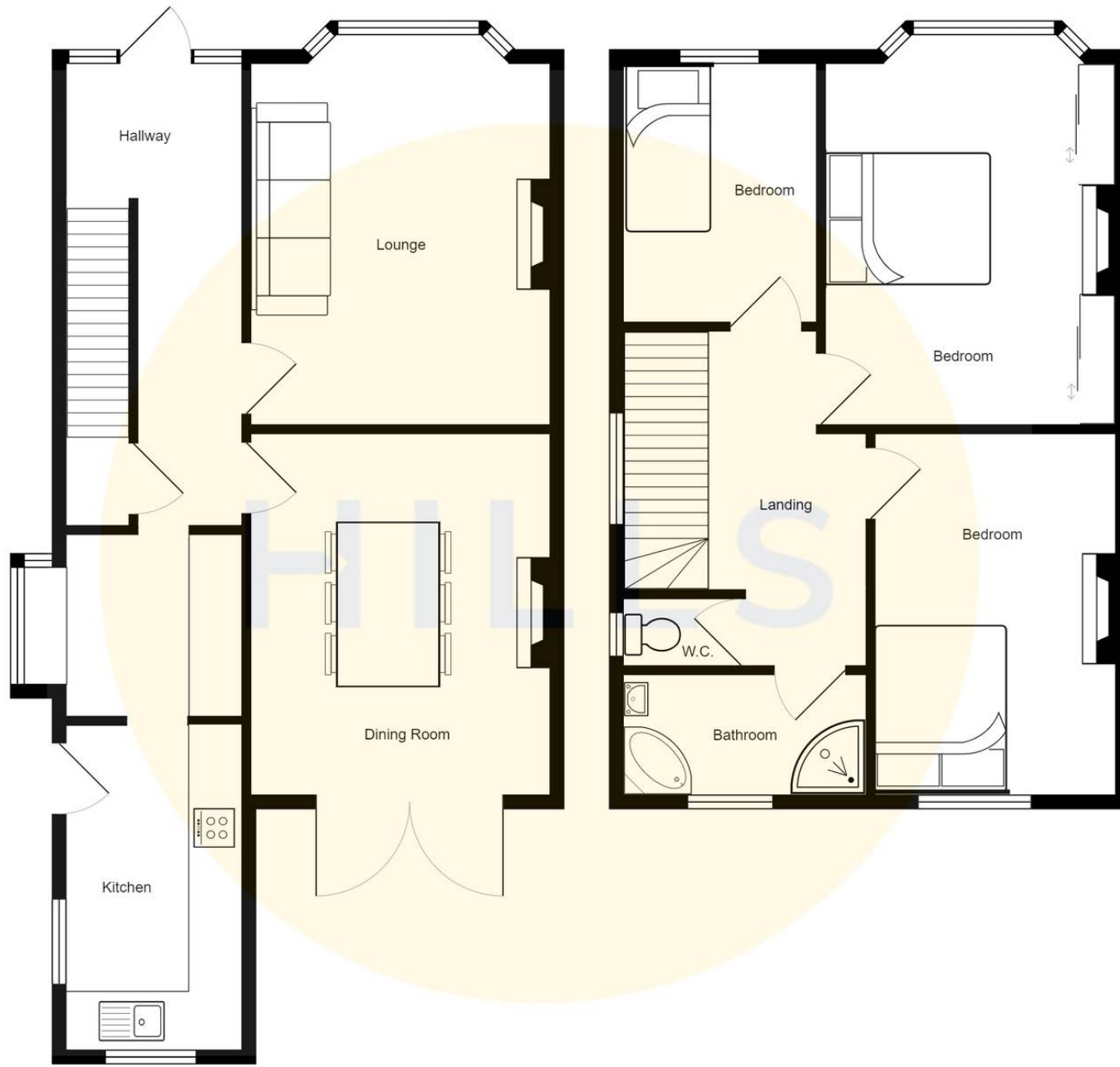
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