

Roberts Street, Eccles

Manchester



In Excess of **£290,000**

Roberts Street

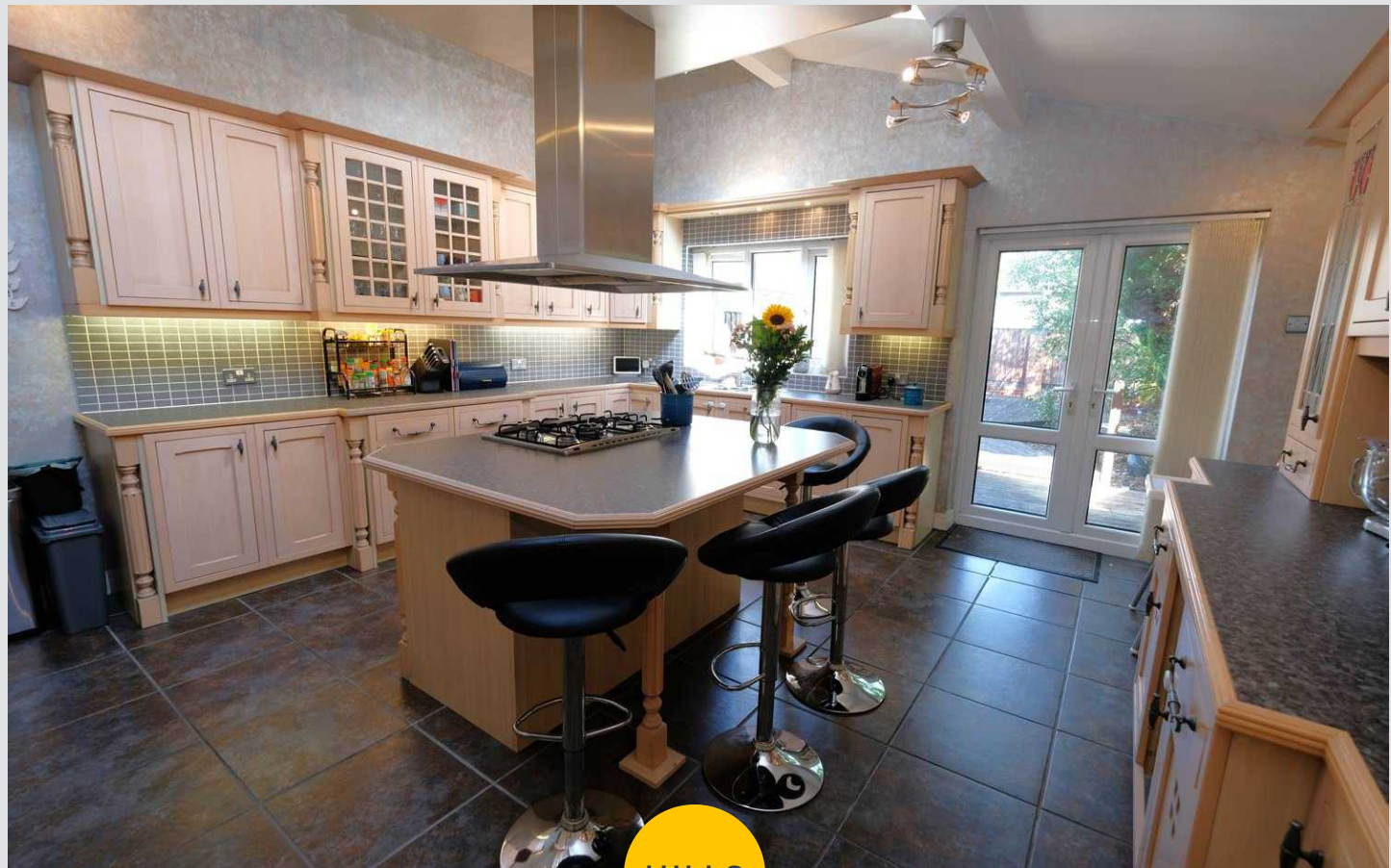
Eccles, Manchester

Fabulous family home with a cellar laid over four floors, period features with modern twist. Ground floor: bay fronted lounge, dining room, open-plan kitchen/dining. The upper levels offer three double bedrooms, two updated bathrooms. Low maintenance decked rear garden. Close to amenities, transport links.

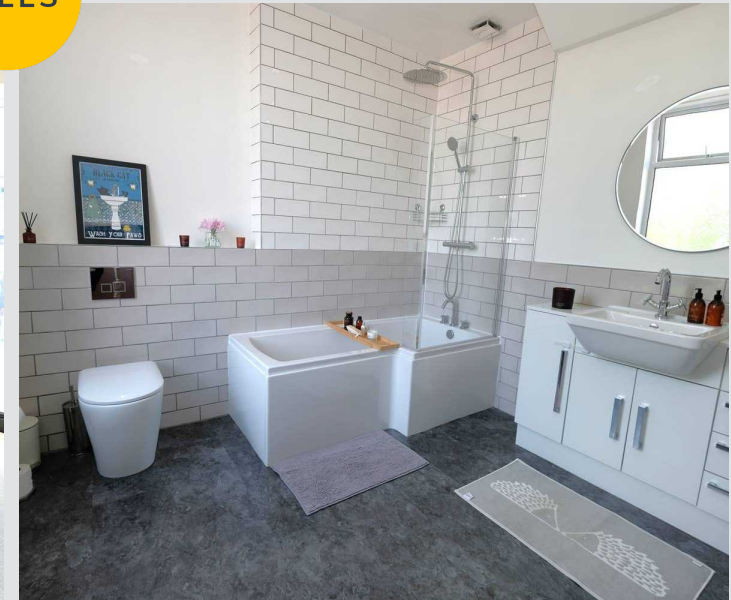
Council Tax band: B

Tenure: Freehold

- Fabulous Family Home Laid over Floors
- Bay Fronted Lounge & Spacious Dining Room
- Open Plan Kitchen & Dining Space
- Cellars Used for Storage & Utility Room
- Three Generous Double Bedrooms
- Newly Fitted Modern Bathroom Suite & En Suite to Master
- Low Maintenance Rear Garden
- Located Within Walking Distance to Shops, Schools & Parks
- Surrounded By Excellent Public Transport & Motorway Links



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Entrance Hallway

Featuring ceiling light point. Fitted with laminate flooring.

Lounge

12' 8" x 11' 1" (3.86m x 3.37m)

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

Dining room

13' 10" x 12' 7" (4.21m x 3.83m)

Featuring ceiling light point, wall - mounted radiator, fire place. Fitted with laminate flooring.

Kitchen

17' 1" x 15' 10" (5.21m x 4.82m)

Featuring integrated dishwasher, fridge freezer, hob and oven, extractor fan. Complete with four ceiling light points, double glazed window, wall - mounted radiator, two sky lights, double doors, patio doors. Fitted with tiled flooring and tiled walls.

Bedroom One

15' 9" x 12' 8" (4.80m x 3.87m)

Featuring ceiling light point, two double glazed front window, vertical radiator. Fitted with carpet flooring.

En-Suite

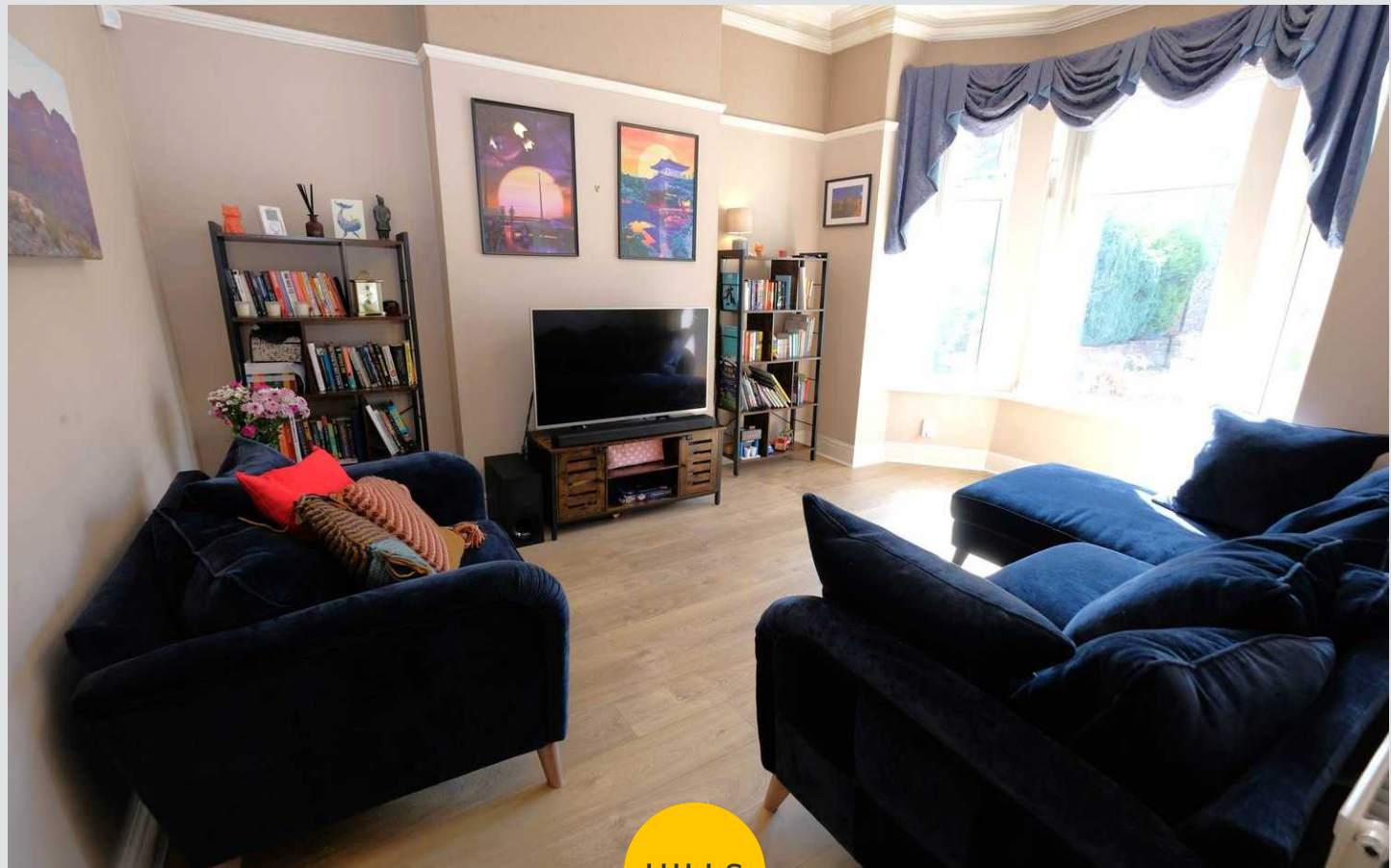
9' 4" x 4' 2" (2.84m x 1.26m)

Featuring three piece suite including hand wash basin, walk in shower, w/c. Complete with ceiling spotlights, hand towel rail. Fitted with laminate flooring.

Bedroom Two

9' 10" x 9' 5" (2.99m x 2.87m)

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



Bedroom Three

15' 7" x 8' 3" (4.76m x 2.52m)

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

Bathroom

9' 5" x 9' 3" (2.88m x 2.82m)

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

Cellar

15' 5" x 11' 1" (4.70m x 3.37m)

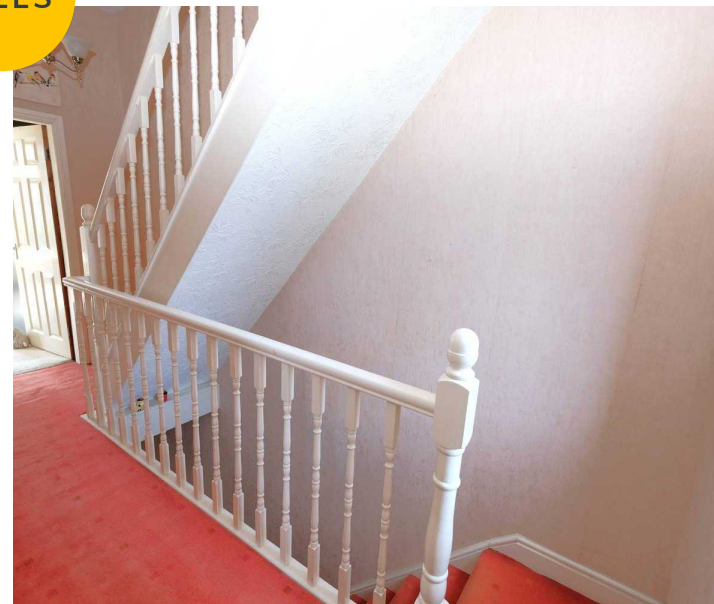
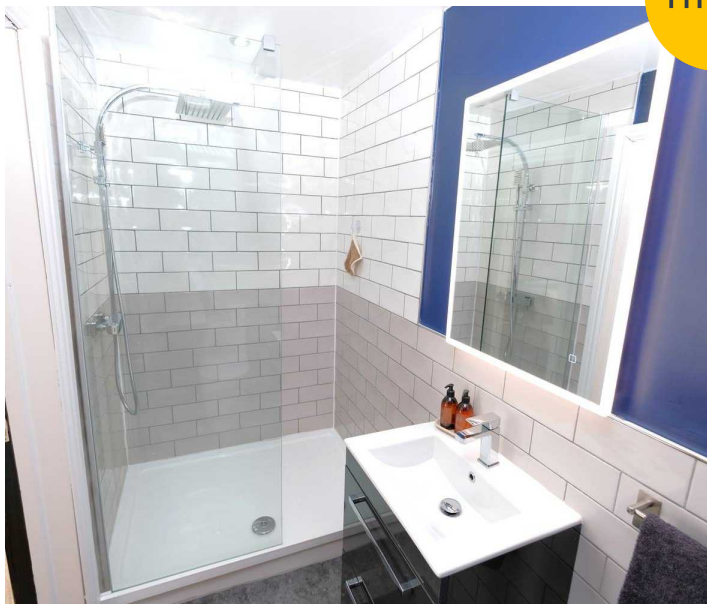
Featuring ceiling light point, single glazed window, sink, washer, boiler, gas and electric meters. Fitted with carpet flooring.

External

To the front of the property is a driveway with gated access. To the rear of the property is a decked garden.

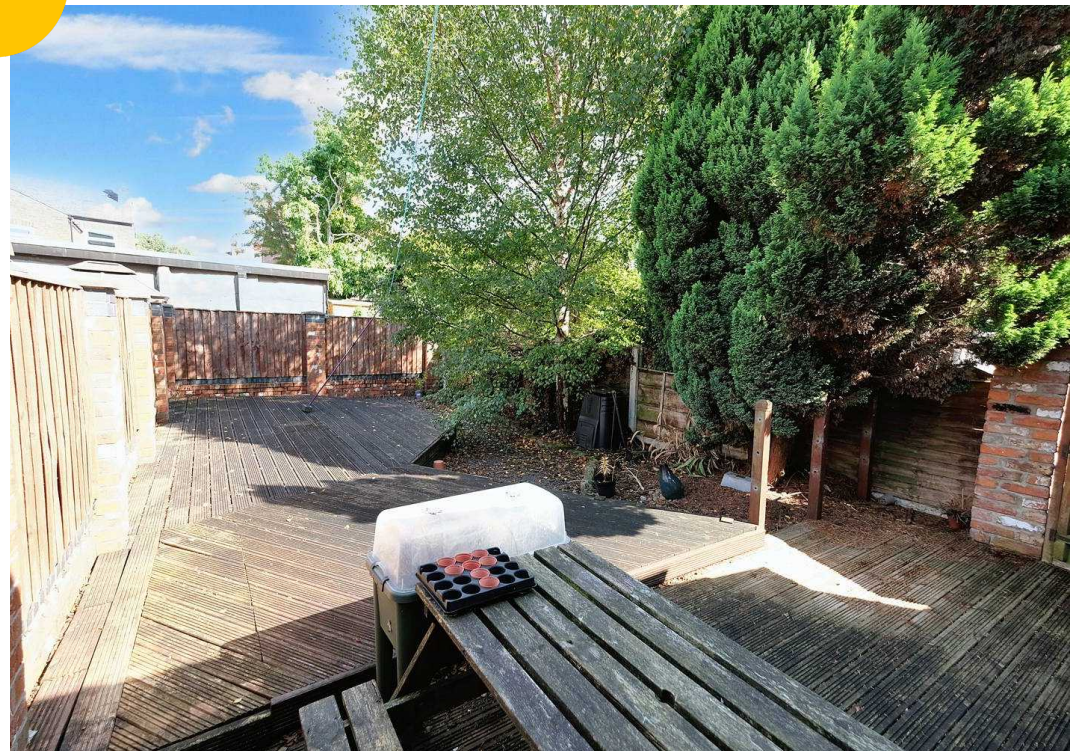


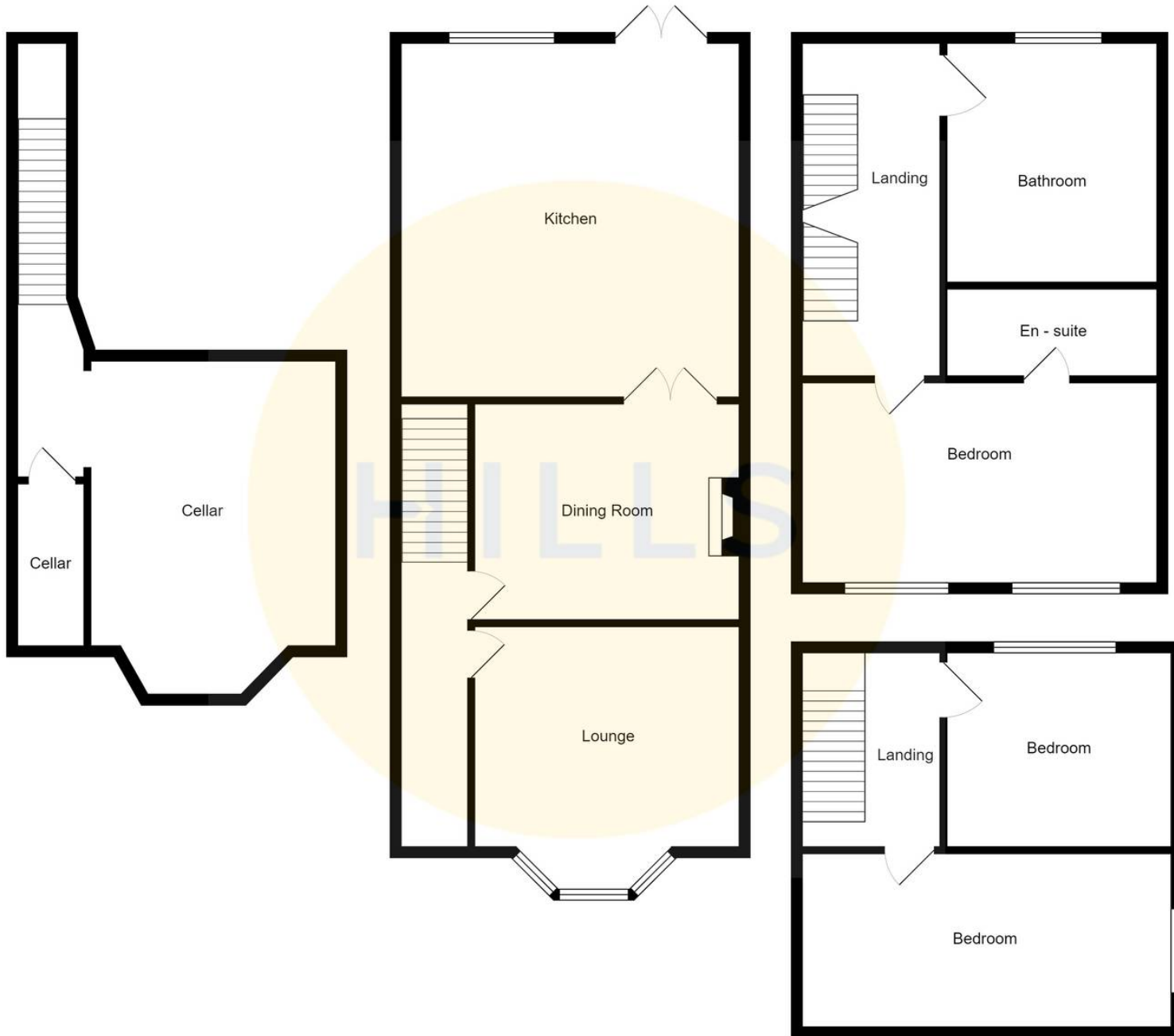
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