



Verdun Road, Eccles

Manchester



Offers Over £220,000

# Verdun Road

Eccles, Manchester

Spacious three bed terraced house between Monton & Worsley Villages. Newly-fitted kitchen, tasteful decor, French doors to garden. Off-road parking potential, low-maintenance garden overlooking Bridgewater Canal. Excellent amenities & transport links. Ideal for first-time buyers or families.

Council Tax band: A

Tenure: Freehold

- Spacious End of Terrace Property Situated a Short Walk From Monton Village
- Family Lounge
- Newly Fitted Kitchen & Dining Space with French Doors out on to the Rear Garden
- Down Stairs W.C. and Pantry
- Three Generously Sized Bedrooms
- Three Piece Bathroom Suite
- Potential For Off Road Parking & Low Maintenance Rear Garden Over Looking the Bridgewater Canal
- Ideally Positioned Between Monton & Worsley Villages
- Surrounded By Excellent Amenities & Transport Links



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### Entrance Hallway

Featuring ceiling light point, wall - mounted radiator. Complete with composite door. Fitted with vinyl flooring.

### Lounge

15' 3" x 13' 5" (4.65m x 4.09m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with an electric fire. Fitted with vinyl flooring

### Kitchen

15' 5" x 9' 7" (4.70m x 2.92m)

Featuring ceiling light point, two double glazed windows, wall - mounted radiator, power point. Complete with wall and base units, composite sink, electric hob, electric oven, fridge freezer (under counter), french doors. Space for washer. Fitted with vinyl flooring.

### Downstairs w/c

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

Featuring ceiling light point, double glazed window, boiler, w/c. Fitted with vinyl flooring.

### Storage

9' 7" x 2' 6" (2.92m x 0.76m)

Featuring ceiling light point, consumer unit. Fitted with vinyl flooring.

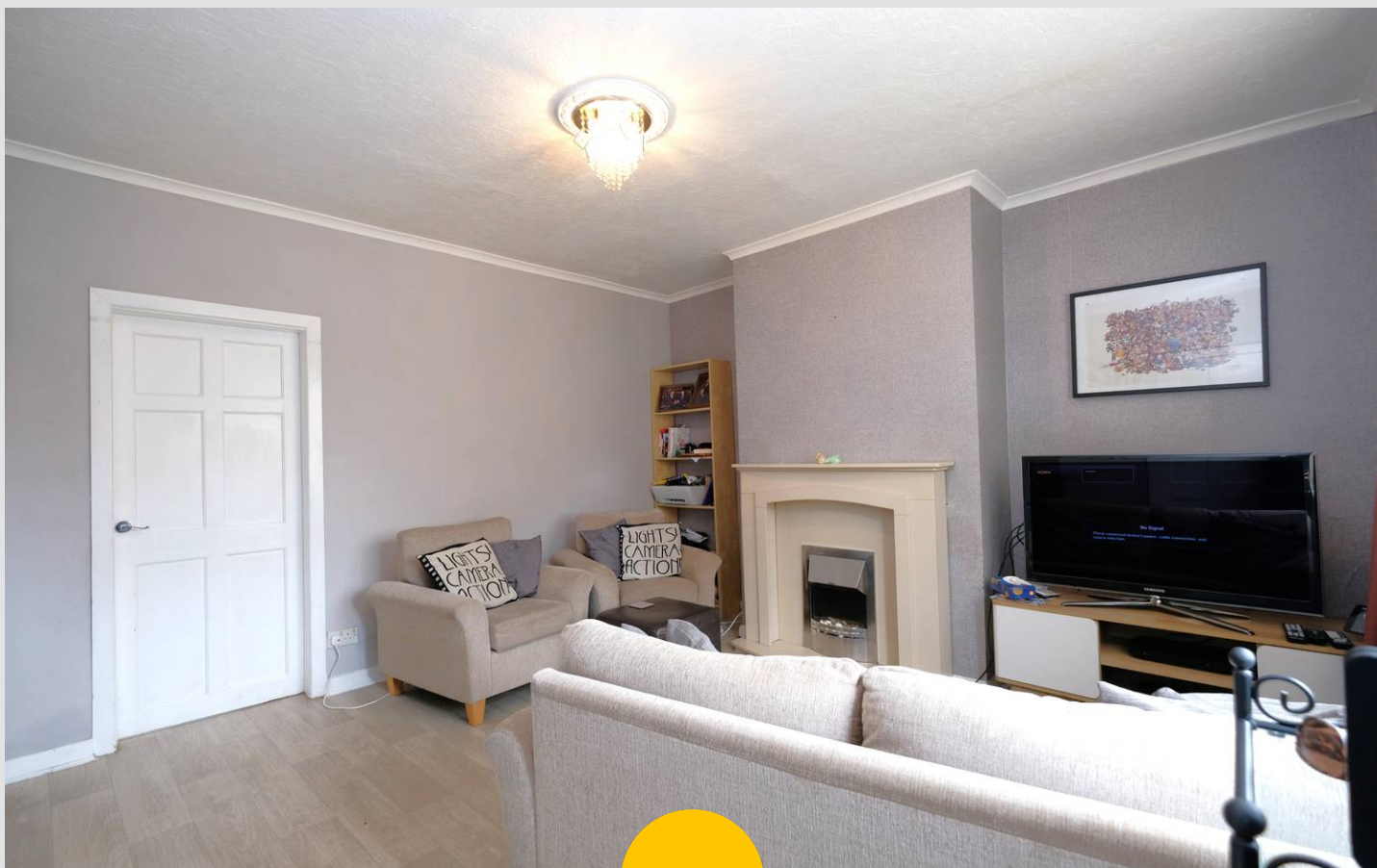
### Landing

Featuring ceiling wall point, ceiling light point, double glazed window, power point. Complete with loft access.

### Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m)

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



### Bedroom Two

12' 3" x 9' 5" (3.73m x 2.87m)

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

### Bedroom Three

9' 9" x 7' 5" (2.97m x 2.26m)

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

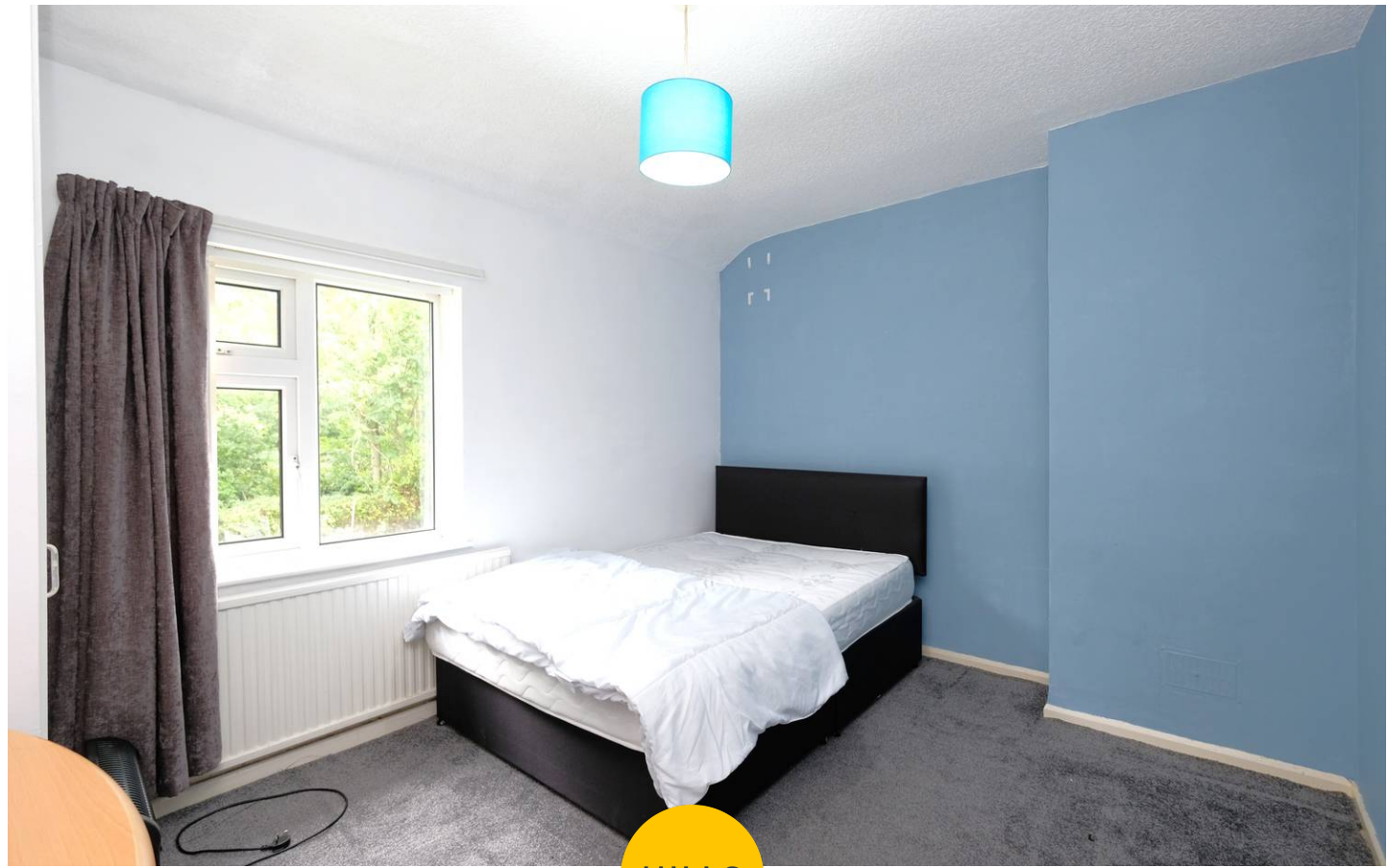
### Bathroom

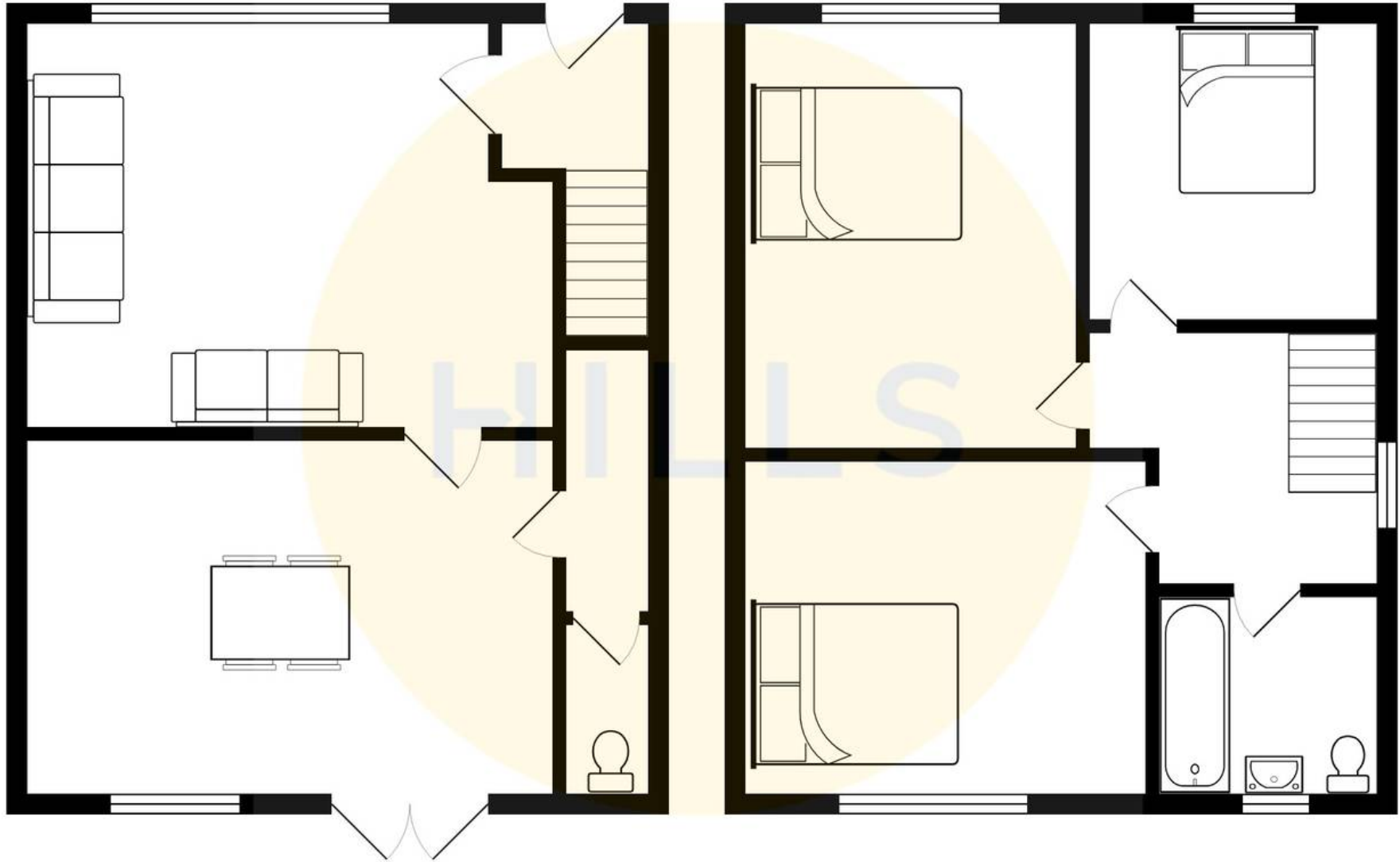
6' 1" x 6' 0" (1.85m x 1.83m)

Featuring three piece suite including w/c, hand wash basin, electric shower over bath tub. Complete with hand towel rail, ceiling light point, double glazed window, vanity unit. Fitted with vinyl tiled walls.

### External

To the front of the property is potential for off road parking for one car. To the rear of the property is artificial lawn, Indian stoned patio, metal shed. The property over looks Bridge water canal and get the sun all day.







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