

**Waterslea, Eccles**

Manchester



Offers in Region of **£240,000**



# Waterslea

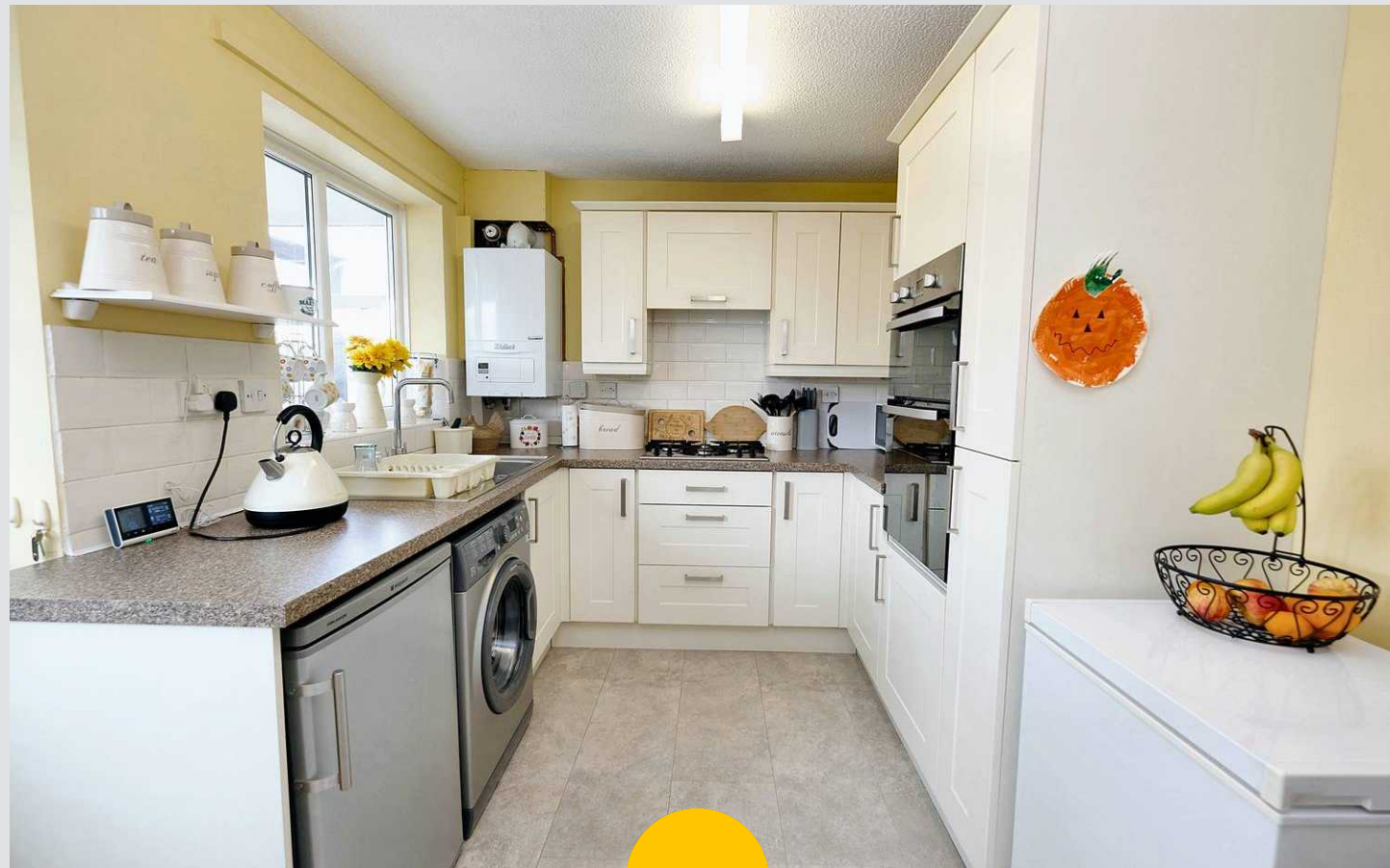
Eccles, Manchester

Immaculate two bed semi-detached in Swans Reach. Modern kitchen, bright lounge, conservatory. Double bedrooms with fitted wardrobes. Off-road parking, well-maintained gardens. Near Patricroft Station and amenities. Stylish, convenient living space.

Council Tax band: B

Tenure: Leasehold

- Tucked away on the Desirable Swans Reach Development
- Immaculately Presented Throughout
- Perfect First Home or Downsize
- Spacious Lounge & Conservatory
- Two Double Bedrooms with Fitted Wardrobes
- Modern Style Kitchen & Shower Room
- Off Road Parking for Multiple Cars
- Beautifully Kept Gardens to the Front & Private, Sun Drenched Rear
- Located just a Short walk to Patricroft Train Station & Surrounded by Many Local Amenities



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### **Porch**

Featuring ceiling light point, ceiling wall point, wall - mounted radiator. Complete with a composite door.

### **Lounge**

16' 5" x 12' 3" (5.00m x 3.73m)

Featuring ceiling light point, ceiling wall point, double glazed window, wall - mounted radiator, power point.

### **Kitchen/diner**

12' 3" x 8' 1" (3.73m x 2.46m)

Featuring ceiling light point, wall - mounted radiator, double glazed windows, power point, PVC door. Complete with wall and base units, boiler, under the counter fridge freezer, stainless steel sink, gas four ring hob, electric oven and grill. Fitted with part tiled walls and laminate flooring.

### **Conservatory**

11' 2" x 9' 6" (3.40m x 2.90m)

Featuring ceiling light spotlights, double glazed windows, power point. Complete with French doors. Fitted with laminate flooring.

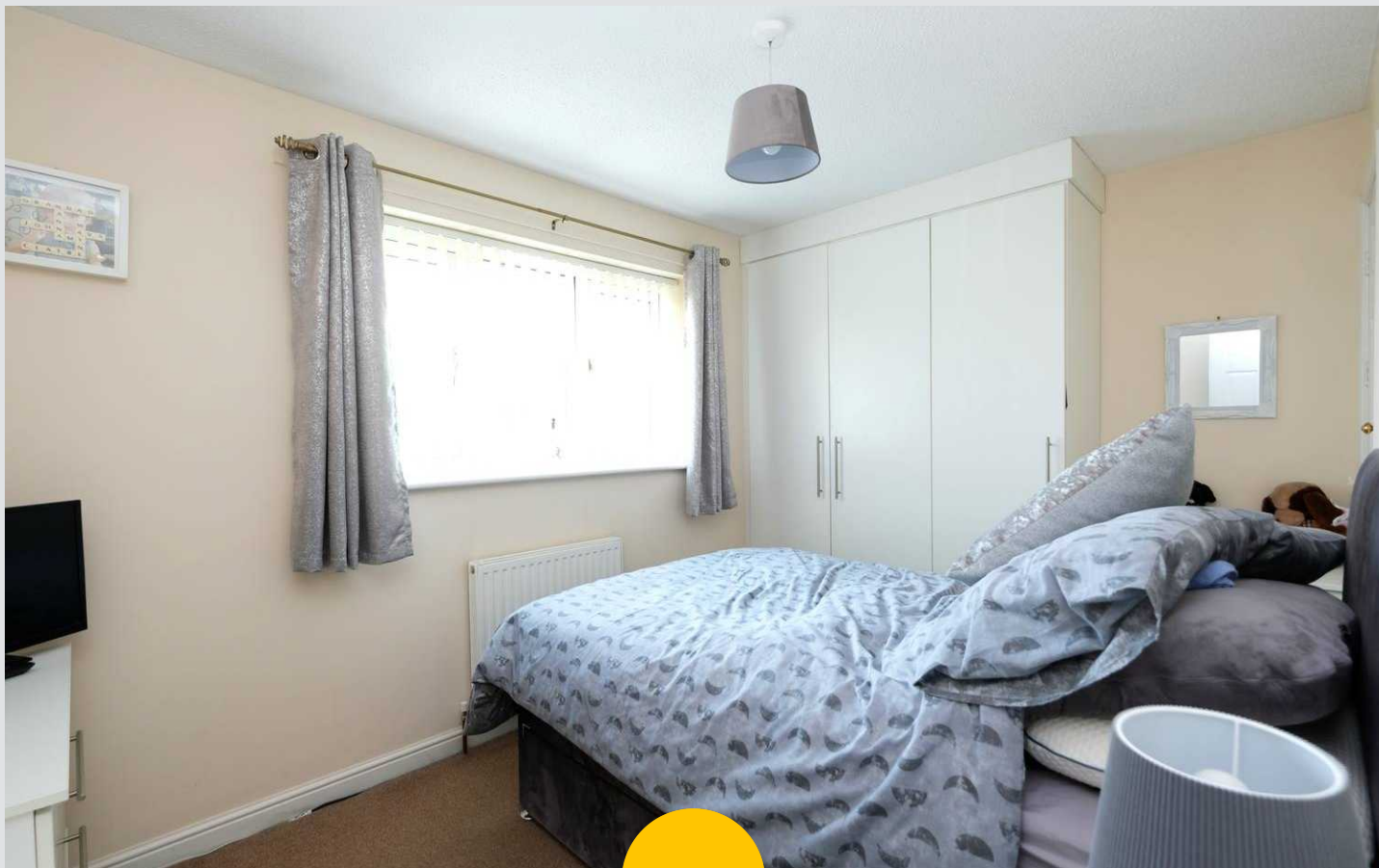
### **Landing**

Featuring ceiling wall point, wall - mounted radiator. Complete with loft access (partially boarded).

### **Bedroom One**

12' 2" x 9' 5" (3.71m x 2.87m)

Featuring ceiling light point, ceiling wall point, two double glazed windows, wall - mounted radiator, power point. Complete with fitted wardrobes.





### Bedroom Two

12' 3" x 8' 1" (3.73m x 2.46m)

Featuring ceiling light point, ceiling wall point, double glazed windows, wall - mounted radiator, power point. Complete with fitted wardrobes and storage cupboard.

### Bathroom

7' 3" x 4' 4" (2.21m x 1.32m)

Featuring three piece suite including hand wash basin, double walk in shower, w/c, hand towel rail. Complete with ceiling light spotlight, double glazed window, vanity unit. Fitted with tiled walls and vinyl tiled flooring.

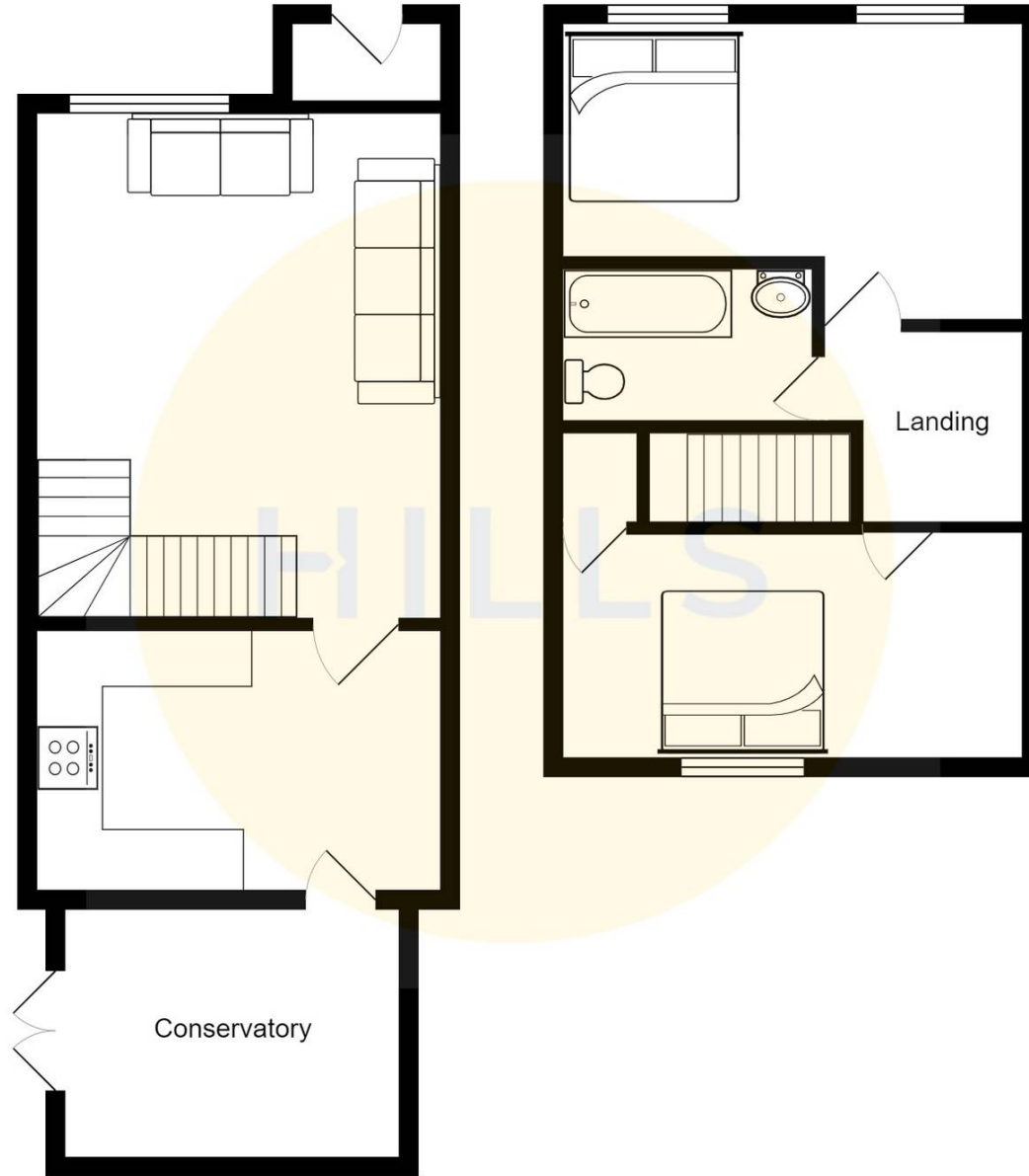
### External

To the front of the property is a lawn, planted borders, off road parking for multiple cars. To the rear of the property is paved seating area, gated access to the front drive, central lawn with potted plants boarding, greenhouse, wooden shed, external tap.



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