



Cardwell Road, Eccles

Manchester



In Excess of £200,000

Cardwell Road

Eccles, Manchester

Fabulous extended three bed semi-detached with beautiful gardens, potential for further development. Lounge, second reception room, quality kitchen, wet room. Three bedrooms, family bath, W.C. South-west facing garden with pond. Prime location near amenities and transport links. Ideal for families, professionals, investors.

Council Tax band: A

Tenure: Freehold

- Extended Semi Detached Home Occupying a Substantial Corner Plot & Offered with No Onward Chain
- Two Reception Rooms & Quality Fitted Kitchen
- Downstairs Wet Room
- Three Generously Sized Bedrooms
- Family Bathroom & Separate W.C.
- Beautifully Kept Private, South West Facing Rear Garden Offering Potential for Further Development
- Excellently Located Close to Many Local Amenities & Surrounded by Brilliant Transport Links



Entrance Hallway

A welcoming entrance hallway entered via a hardwood front door with a storage cupboard beneath the stairs. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

Lounge

13' 5" x 11' 6" (4.09m x 3.51m)

Featuring a gas fire. Complete with a ceiling light point, wall mounted radiator and hardwood French doors. Fitted with carpet flooring.

Reception Room Two

10' 4" x 9' 8" (3.15m x 2.95m)

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

Kitchen

9' 7" x 8' 9" (2.92m x 2.67m)

Featuring complementary wall and base units with integral stainless steel sink, gas hob, electric oven and grill. Space for a washer and undercounter fridge freezer. Complete with a ceiling light point, two double glazed windows, part tiled walls and lino flooring.

Downstairs Shower Room

7' 7" x 7' 6" (2.31m x 2.29m)

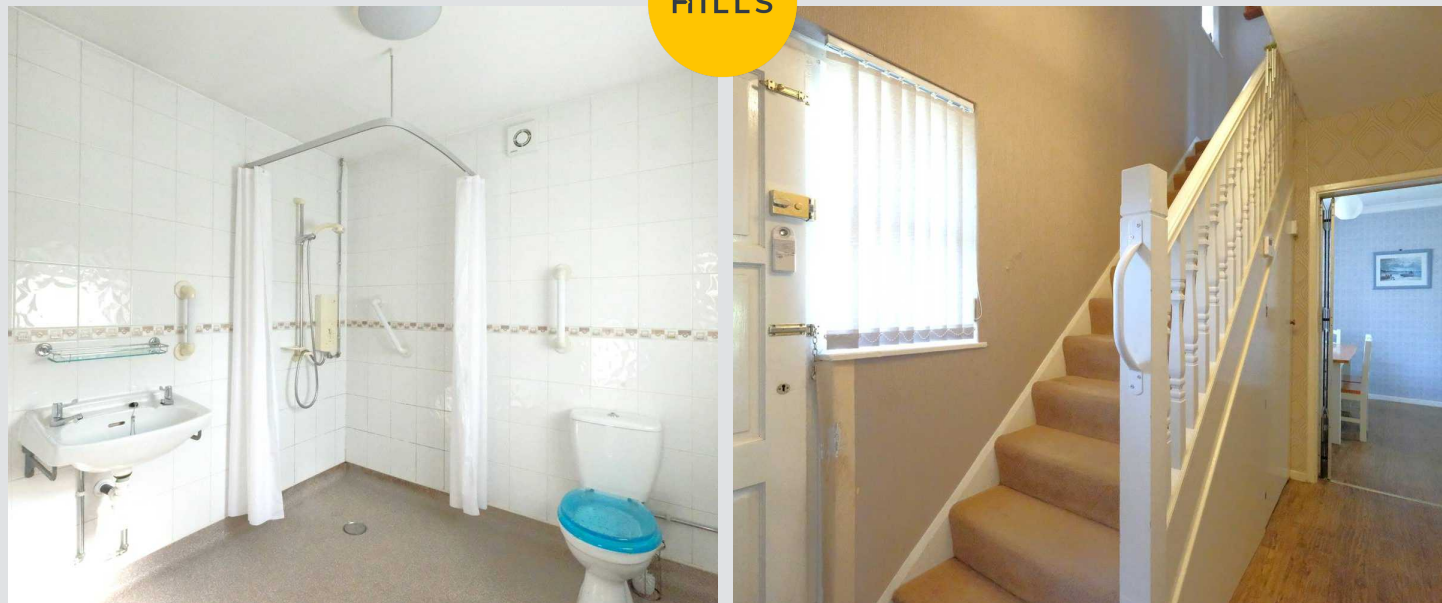
Complete with a three-piece suite including an electric shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls.

Rear Hallway

Complete with a ceiling light point, two uPVC doors and wall mounted radiator. Fitted with lino flooring.

Landing

Complete with a ceiling light point, double glazed window and lino flooring. Loft access.



Bedroom One

11' 8" x 9' 4" (3.56m x 2.84m)

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

Bedroom Two

12' 1" x 11' 8" (3.68m x 3.56m)

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

Bedroom Three

9' 0" x 8' 4" (2.74m x 2.54m)

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

Bathroom

5' 5" x 4' 8" (1.65m x 1.42m)

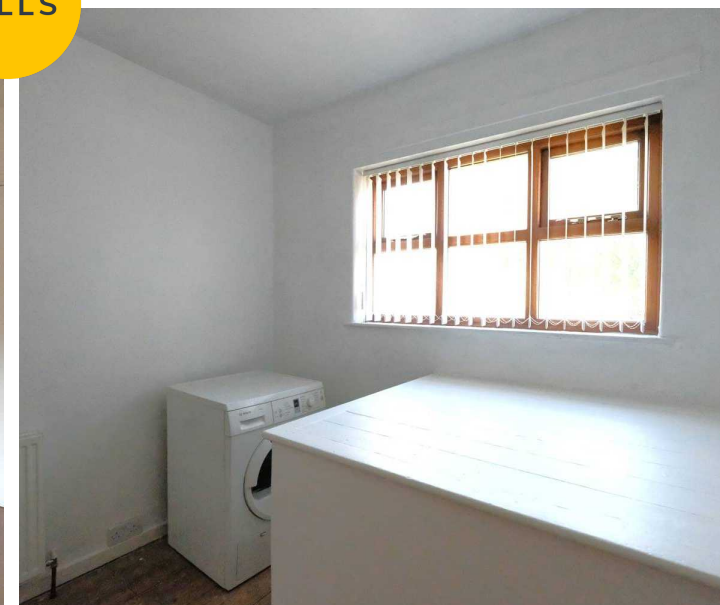
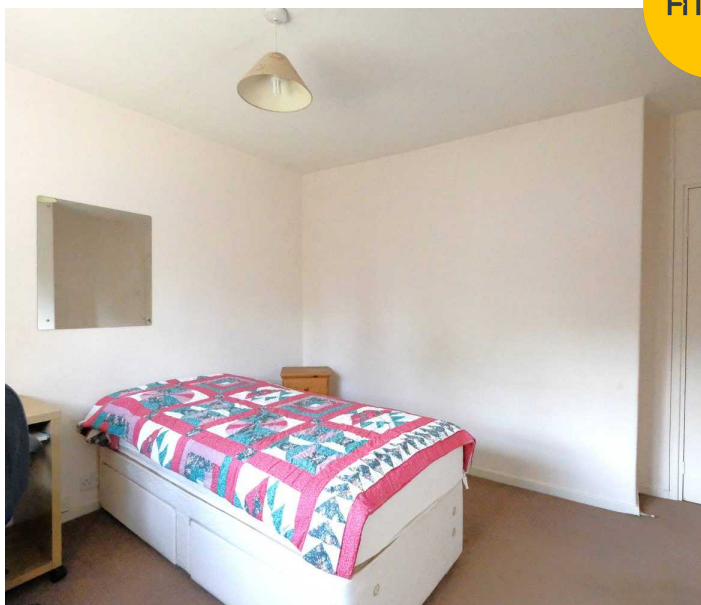
Featuring a three-piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and lino flooring.

External

To the rear of the property is a garden with lawn, pond and paved patio. Tree lined border offering privacy.



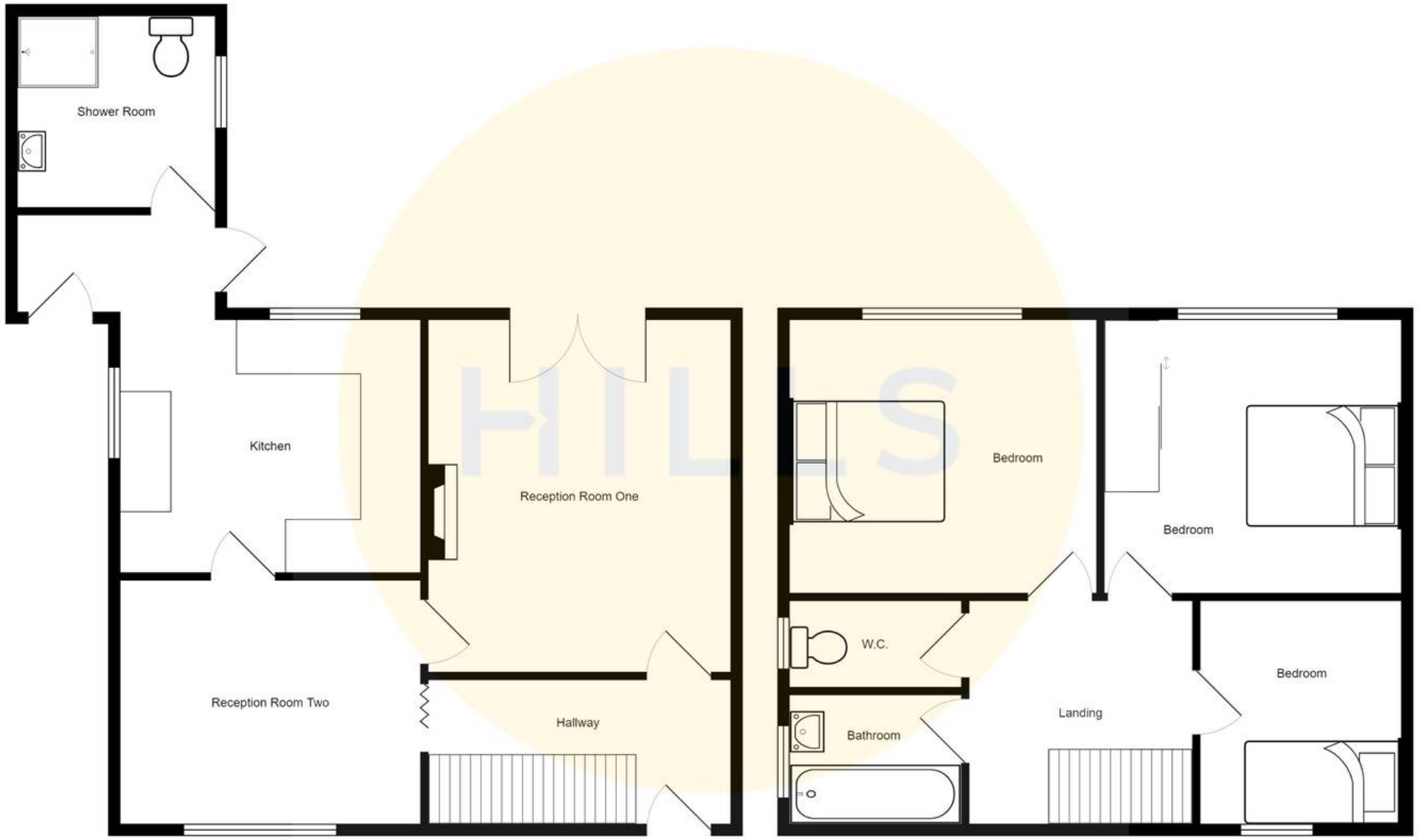
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