

Eccles Fold, Eccles

Manchester



In Excess of £110,000

# Eccles Fold

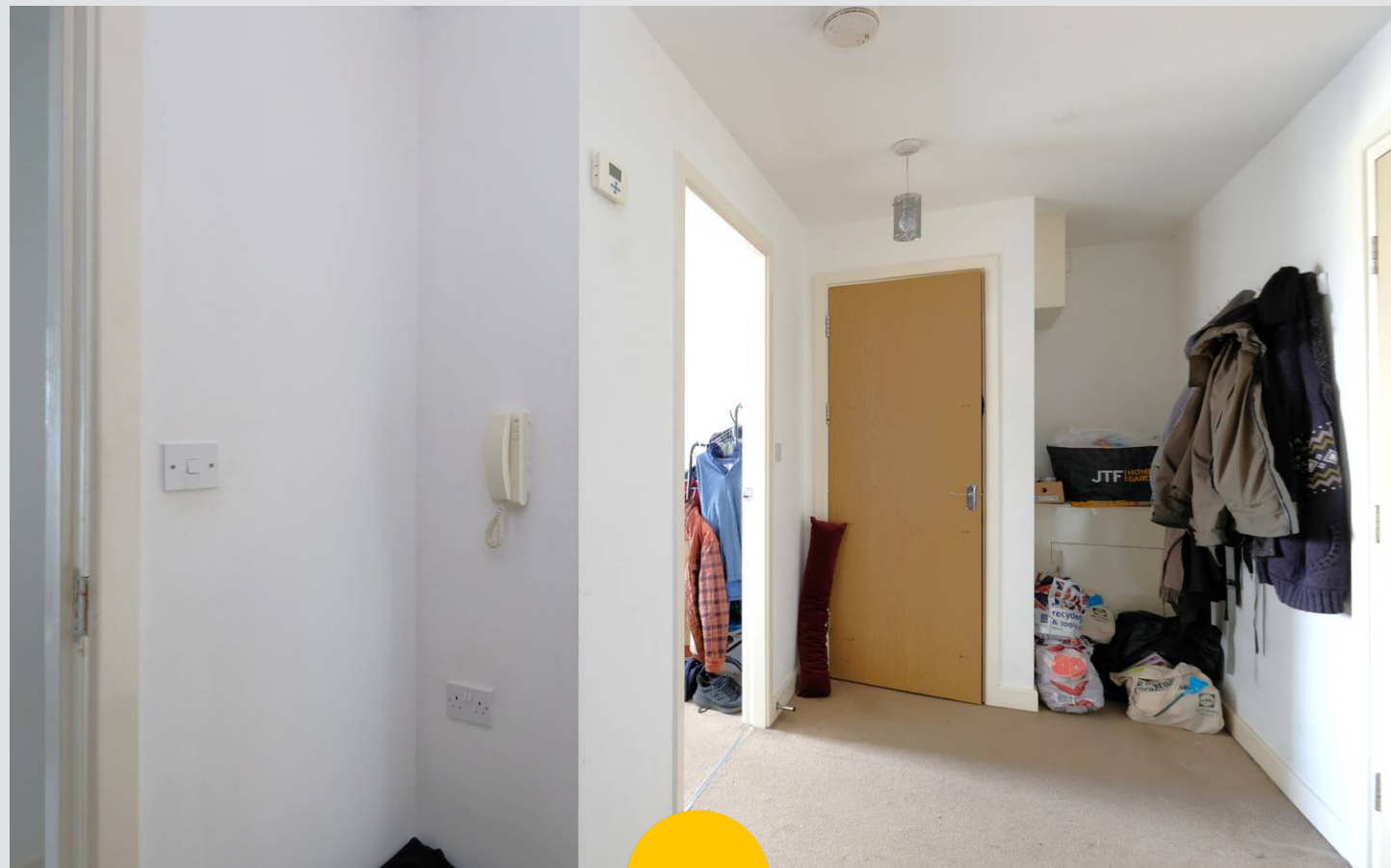
Eccles, Manchester

Spacious one bed apartment on the second floor within a popular apartment block. Ideal for professionals or investors seeking over 8% yield. Open plan living with Juliet balcony. Modern features, underfloor heating, double glazing. Well-maintained communal gardens. Prime location near amenities, transport links, Monton Village.

Council Tax band: A

Tenure: Leasehold

- One Bedroom Apartment
- Located on the Second Floor Within a Popular Apartment Block
- Open Plan Kitchen, Living & Dining Space with a Juliet Balcony
- Spacious Double Bedroom
- Three Piece Fitted Bathroom Suite
- Fully Electric & Double Glazed Throughout
- Underfloor Heated Throughout
- Well Kept Communal Areas and Gardens
- Excellently Located Close to Many Local Amenities, Transport Links & Just a Short Walk to Monton Village





### Entrance Hallway

Featuring two ceiling light points, power point, storage cupboard. Complete with a hard wood door. Fitted with carpet flooring.

### Kitchen/lounge/diner

15' 8" x 14' 9" (4.78m x 4.50m)

Featuring ceiling light point, ceiling spotlights, power point, wall and base units. Complete with electric hob, electric oven, stainless steel sink and extractor, patio doors, underfloor heating throughout. Space for washer, fridge freezer. Fitted with lino flooring.

### Bedroom One

10' 8" x 9' 2" (3.25m x 2.79m)

Featuring ceiling light point, double glazed window, power point. Complete with underfloor heating. Fitted with carpet flooring.

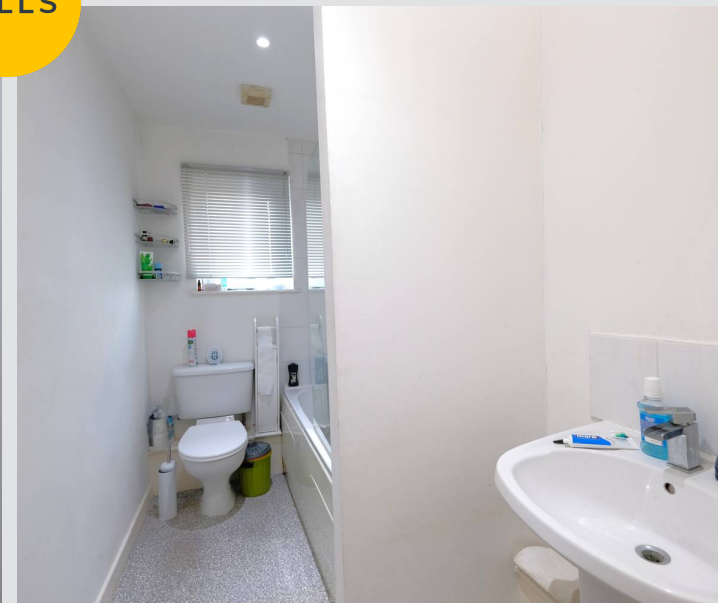
### Bathroom

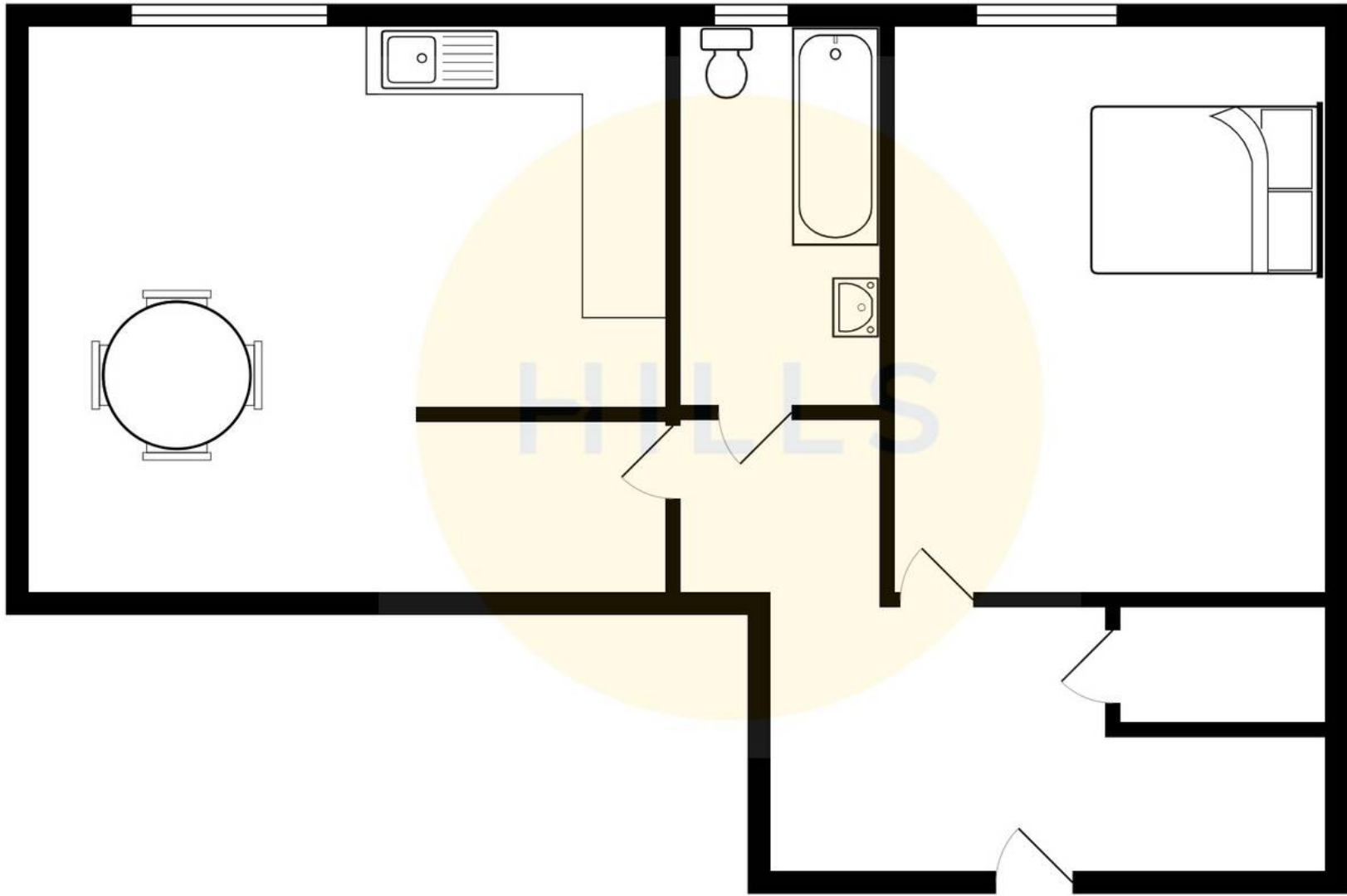
9' 1" x 5' 0" (2.77m x 1.52m)

Featuring three piece suite including w/c, shower over the bath, hand wash basin. Complete with ceiling light spotlights, double glazed window, underfloor heating, splash back, shower point. Fitted with lino flooring and part tiled walls.

### External

To the rear of the property are communal gardens.







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