



Newbury Drive, Eccles

Manchester



# Newbury Drive

Eccles, Manchester

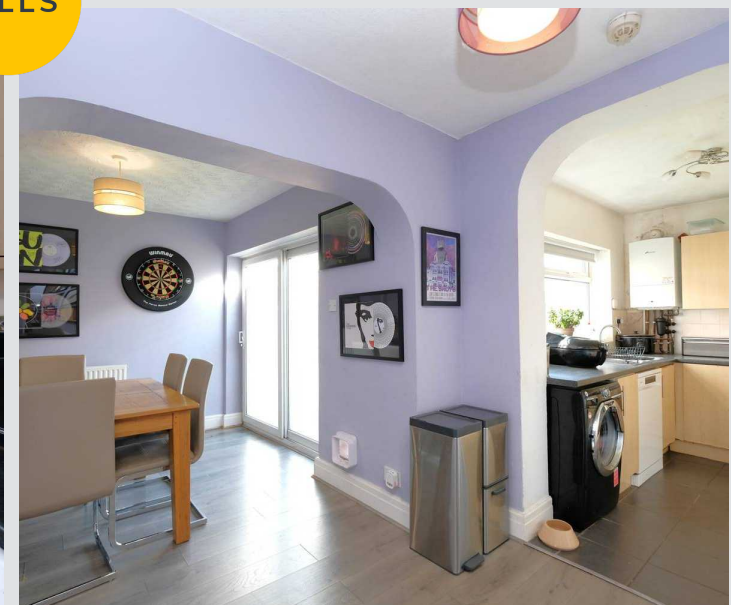
Fantastic family home in sought-after Winton area. Five bed semi-detached with spacious living areas, modern kitchen/dining, en-suite, loft storage, off-road parking. Close to schools, shops, and transport links. Perfect blend of comfort and convenience.

Viewing recommended!

Council Tax band: C

Tenure: Leasehold

- Fantastic Family Home Located in the Desirable Winton Area
- Spacious 21ft Bay Fronted Family Lounge & Snug/Office
- Open Plan Kitchen & Dining Space
- Five Bedrooms, One Complete with a W.C.
- Fully Boarded Loft Space
- Low Maintenance Front & Rear Gardens and Gated Off Road Parking
- Modern Shower Room Updated in 2020
- Located within Catchment for Highly Regarded Schools
- Perfectly Positioned Between Monton & Worsley Villages Offering an Array of Shops, Bars & Restaurants
- Well Connected with Brilliant Public Transport & Motorway Links



### Entrance Hallway

Featuring ceiling light point, two double glazed windows, wall - mounted radiator. Complete with a PVC door. Fitted with laminate flooring.

### Lounge

20' 2" x 11' 0" (6.15m x 3.35m)

Featuring ceiling light point, double glazed bay window, two wall - mounted radiators, power point. Complete with built in storage/seat. Fitted with carpet flooring.

### Kitchen

9' 0" x 7' 11" (2.74m x 2.41m)

Featuring ceiling light point, double glazed window, wall and base units, boiler, gas hob, electric oven, stainless steel sink, extractor. Space for washer, dryer, dishwasher. Fitted with tiled flooring, and part tiled walls.

### Dining room

17' 2" x 8' 9" (5.23m x 2.67m)

Featuring ceiling light point, two wall - mounted radiators, power point. Complete with patio doors. Fitted with laminate flooring.

### Reception Two

9' 7" x 9' 4" (2.92m x 2.84m)

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

### Bedroom One

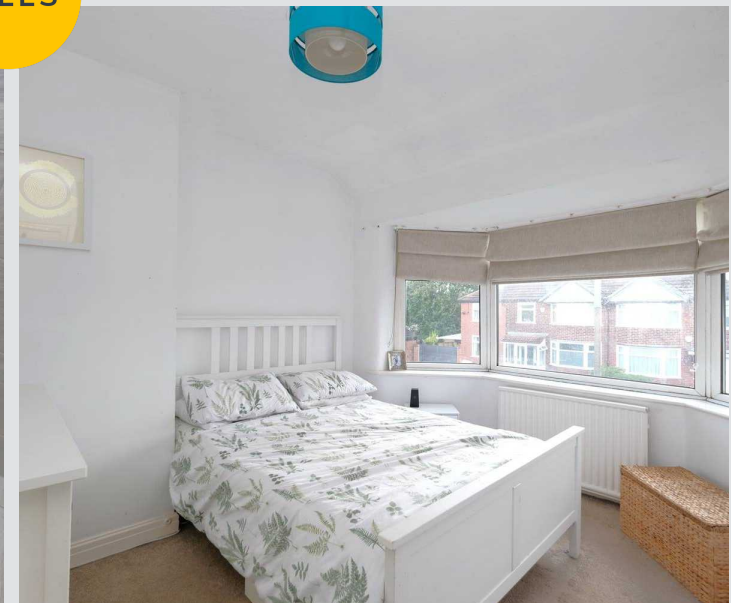
11' 6" x 10' 9" (3.51m x 3.28m)

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

### Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

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



**Bedroom Three**

8' 3" x 7' 2" (2.51m x 2.18m)

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

**Bedroom Four**

9' 0" x 7' 2" (2.74m x 2.18m)

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

**Bathroom**

6' 6" x 5' 2" (1.98m x 1.57m)

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

**Loft**

Loft fully boarded, 9.3 x all the rooms downstairs

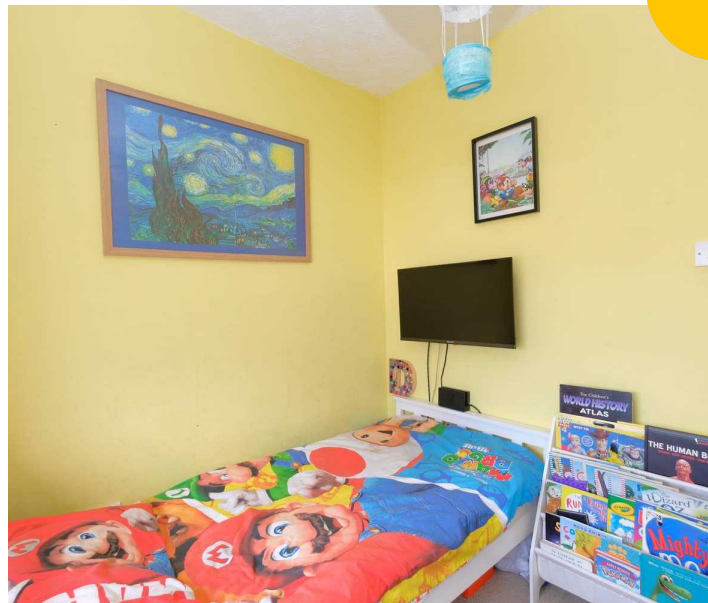
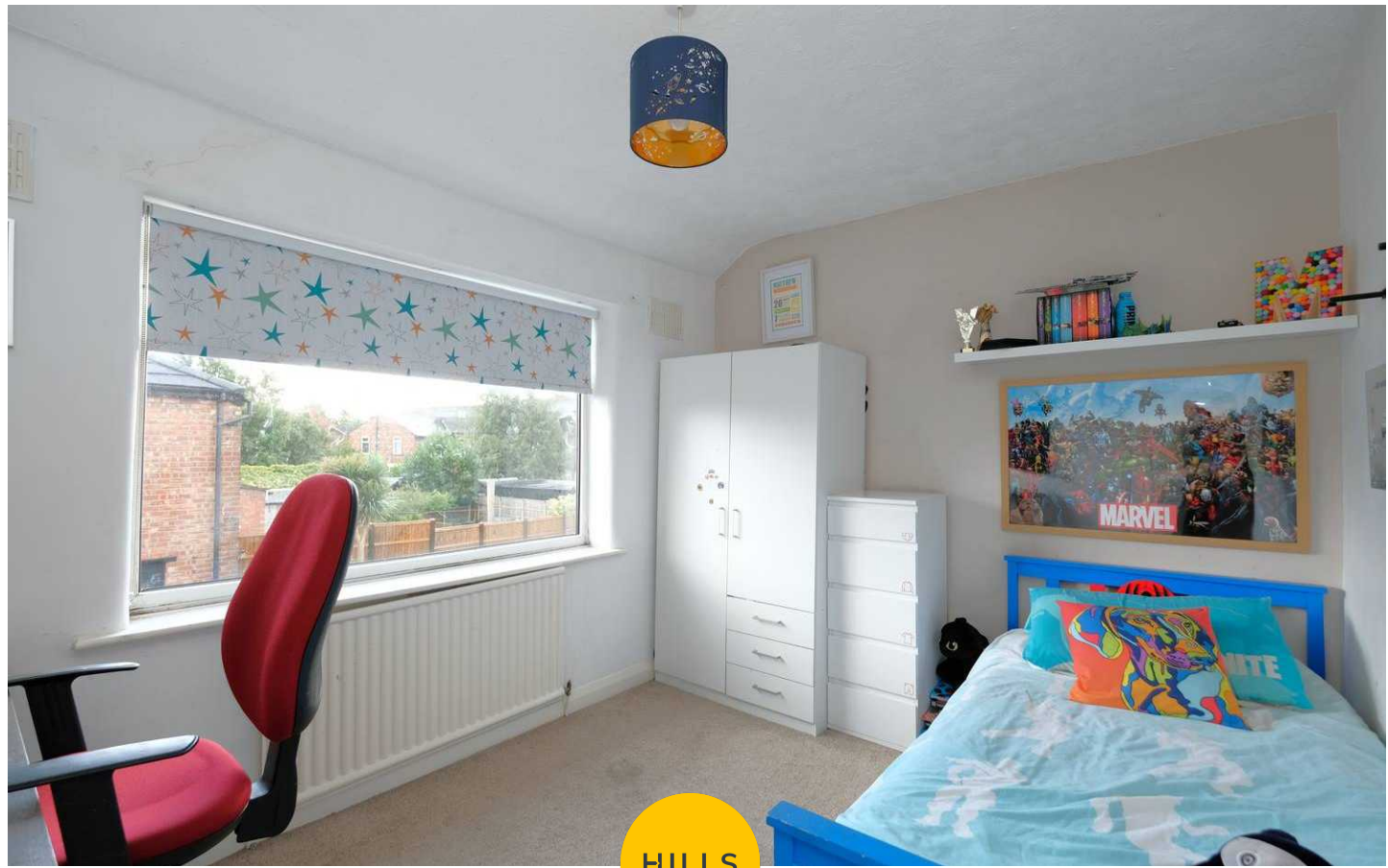
**Garage**

19' 5" x 7' 5" (5.92m x 2.26m)

Featuring ceiling light point, power point, front and rear access.

**External**

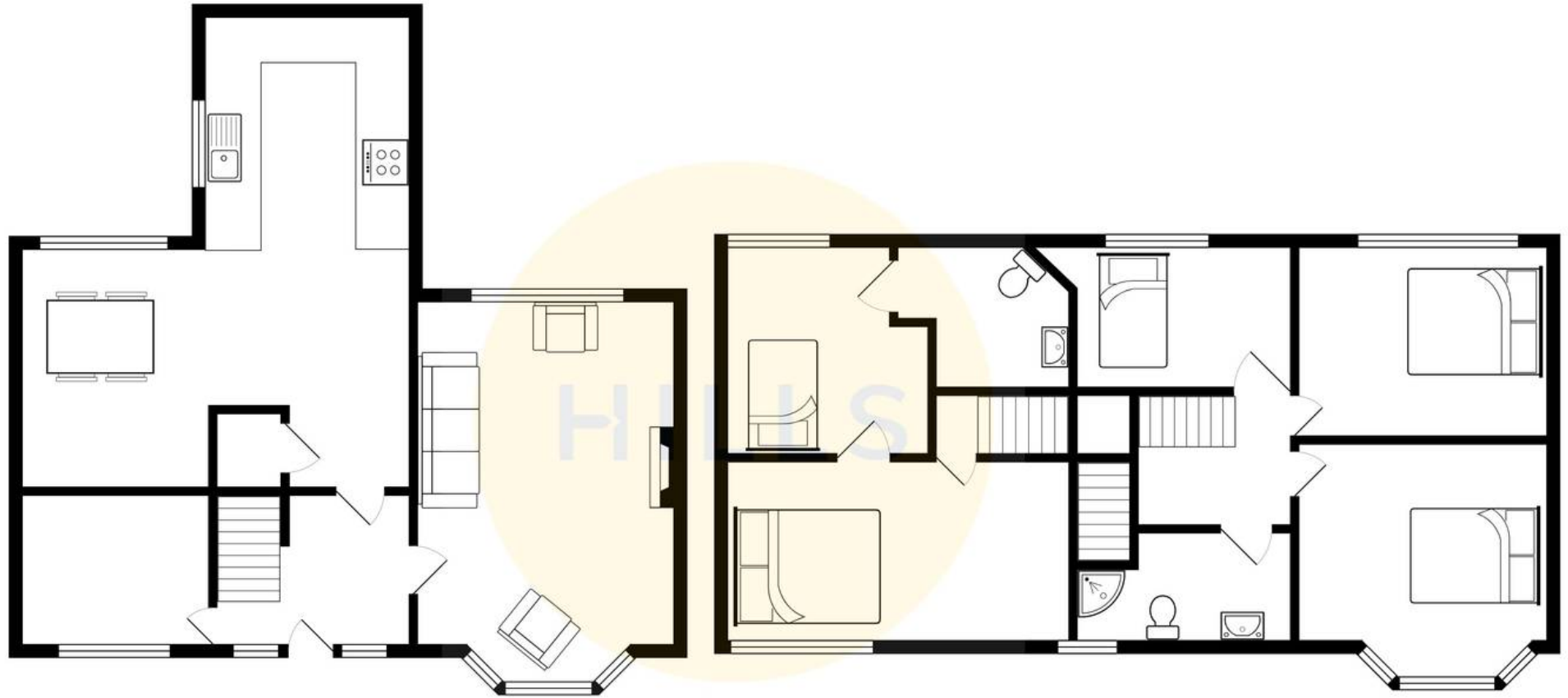
To the front of the property off road parking (gated), artificial lawn. To the rear of the property is concrete seating area, external tap.





HILLS







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