

Parrin Lane, Eccles

Manchester



Offers Over £240,000

# Parrin Lane

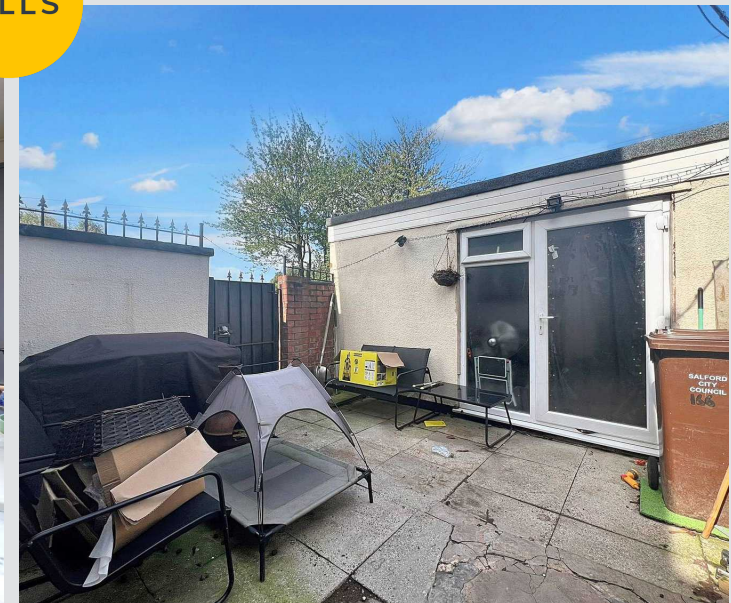
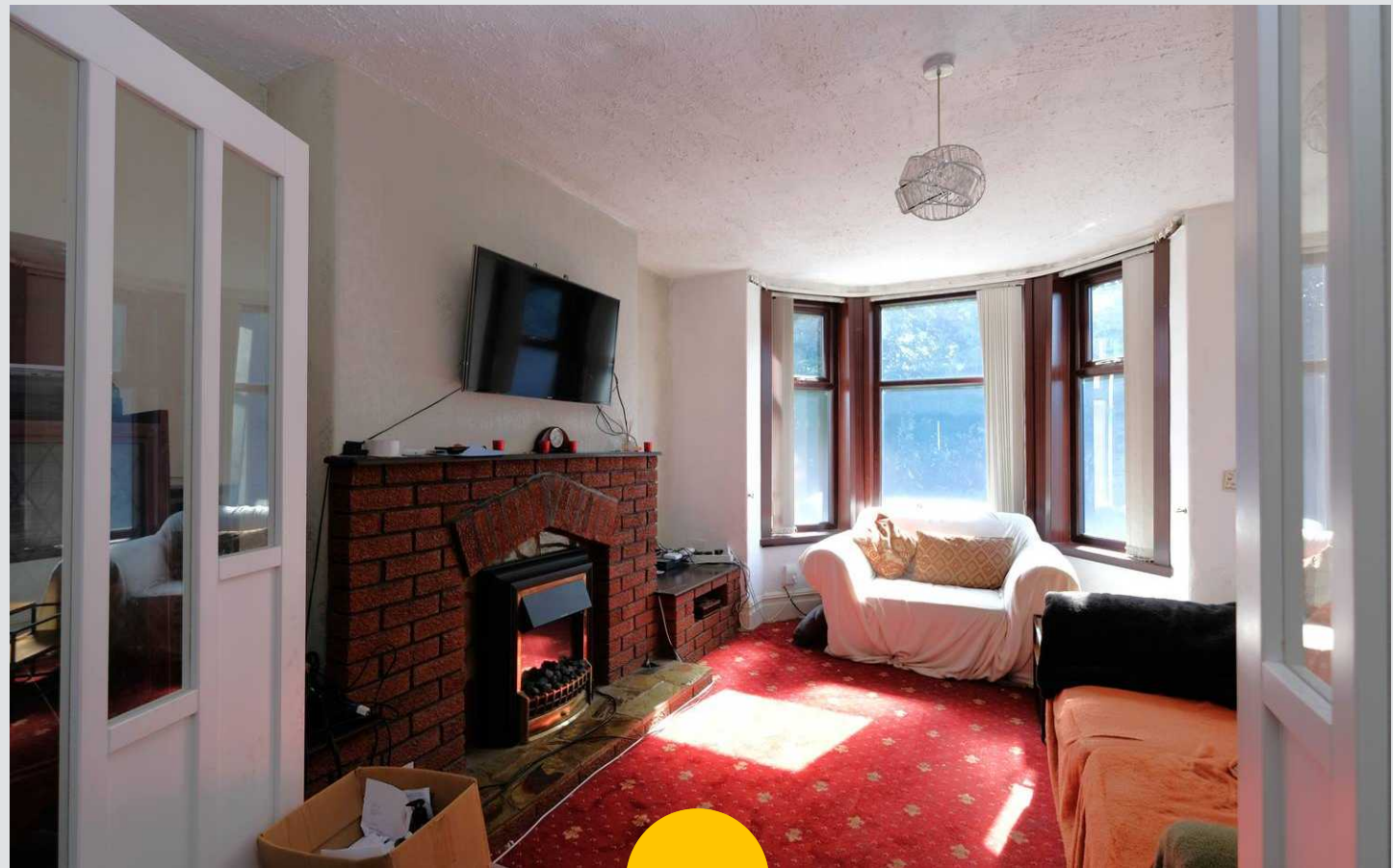
Eccles, Manchester

Modern three bed terraced house located just a short stroll to Monton Village. Spacious interior with bay-fronted lounge, contemporary kitchen, fitted wardrobes, and modern bathroom. Low-maintenance gardens, fully converted double garage. Convenient location near amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Deceptively Spacious End Terrace Located on the Border of Monton Village
- Bay Fronted Lounge and Second Reception
- Fabulous Contemporary Kitchen with Integrated Appliances Installed just over a Year Ago
- Three Generously Sized Double Bedrooms, Two with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Low Maintenance Gardens to the Front & Rear
- Fully Converted Double Garage Offering a Versatile Space
- Ideally Located Between Worsley & Monton Villages
- Excellently Located Close to Amenities & Brilliant Transport Links



### Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Reception Room One

14' 6" x 11' 4" (4.42m x 3.45m)

Featuring an electric fire. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Reception Room Two

14' 8" x 12' 3" (4.47m x 3.73m)

Featuring an electric fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

15' 8" x 8' 1" (4.78m x 2.46m)

Featuring complementary wall and base units with composite sink. Integral double fridge freezer, electric hob, electric oven and dishwasher. Space for washer and dryer. Complete with ceiling spotlights, three double glazed windows and wall mounted radiator. Fitted with hardwood door and tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring. Loft access.

### Bedroom One

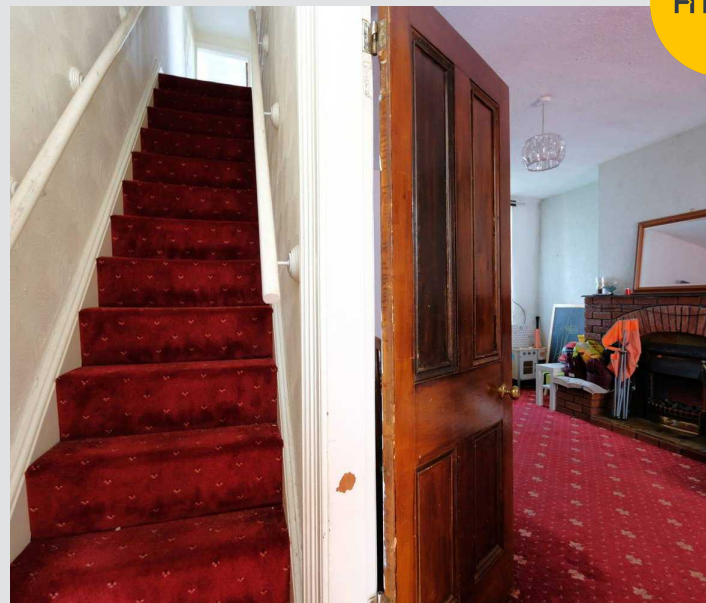
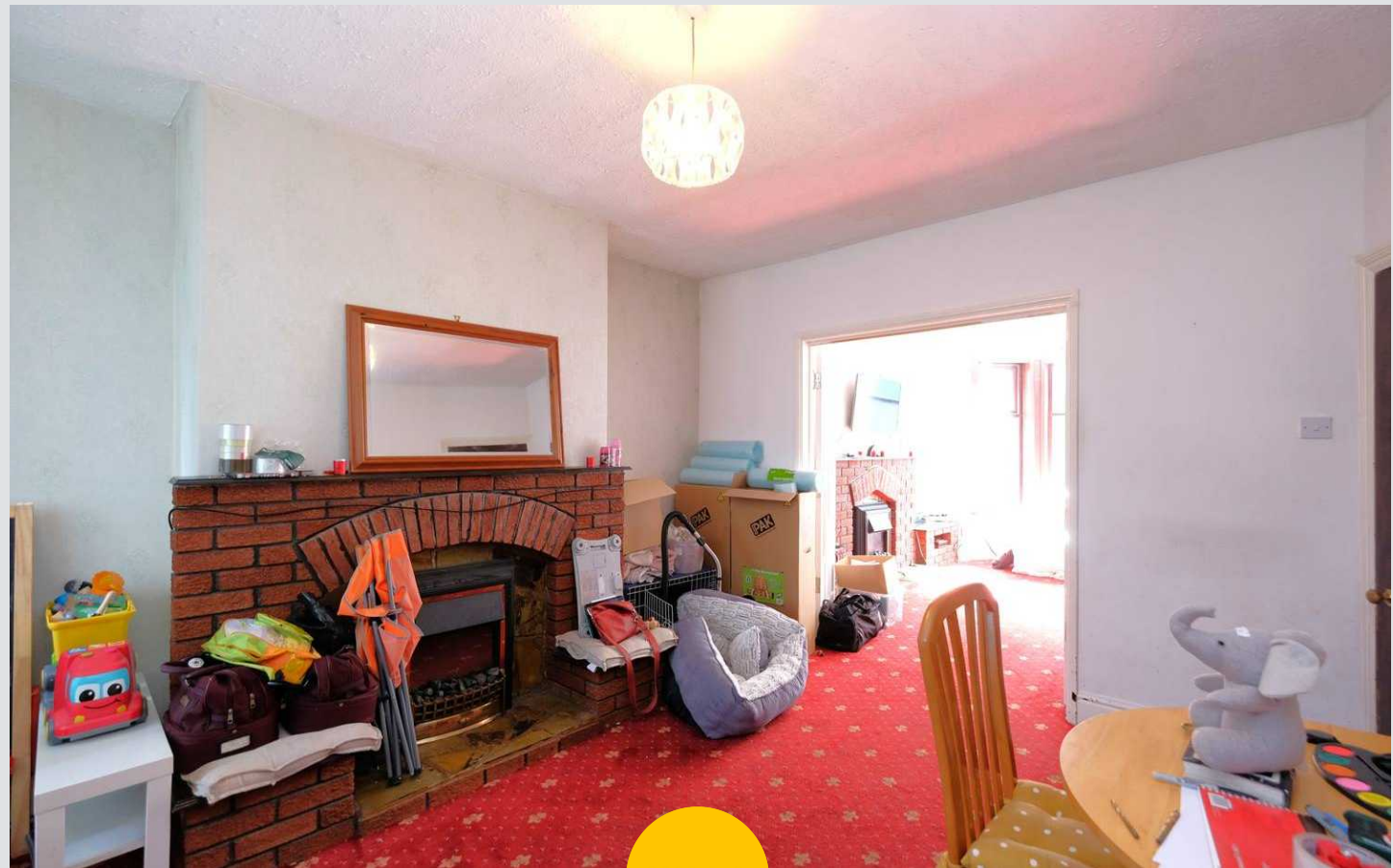
14' 1" x 11' 7" (4.29m x 3.53m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

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



**Bedroom Three**

9' 5" x 8' 3" (2.87m x 2.51m)

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

**Bathroom**

5' 8" x 5' 3" (1.73m x 1.60m)

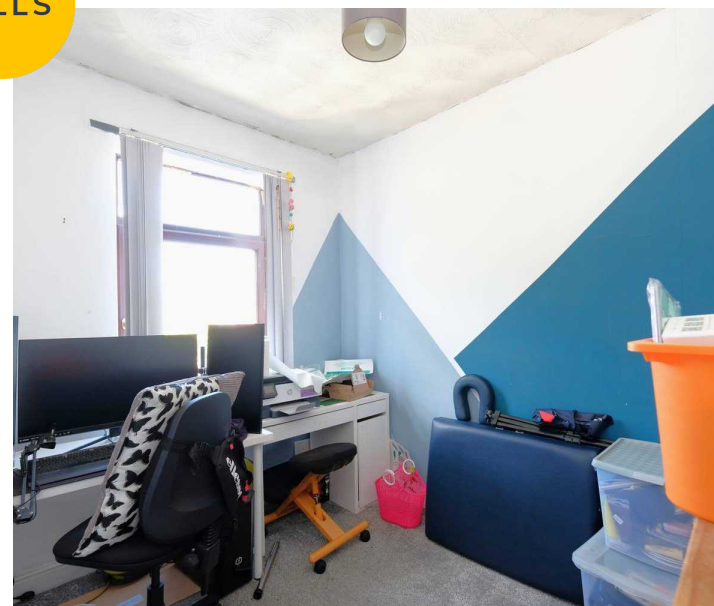
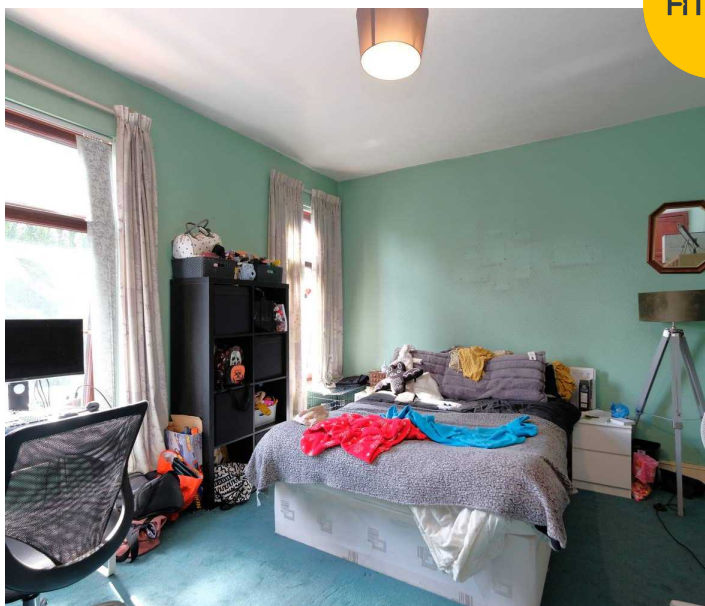
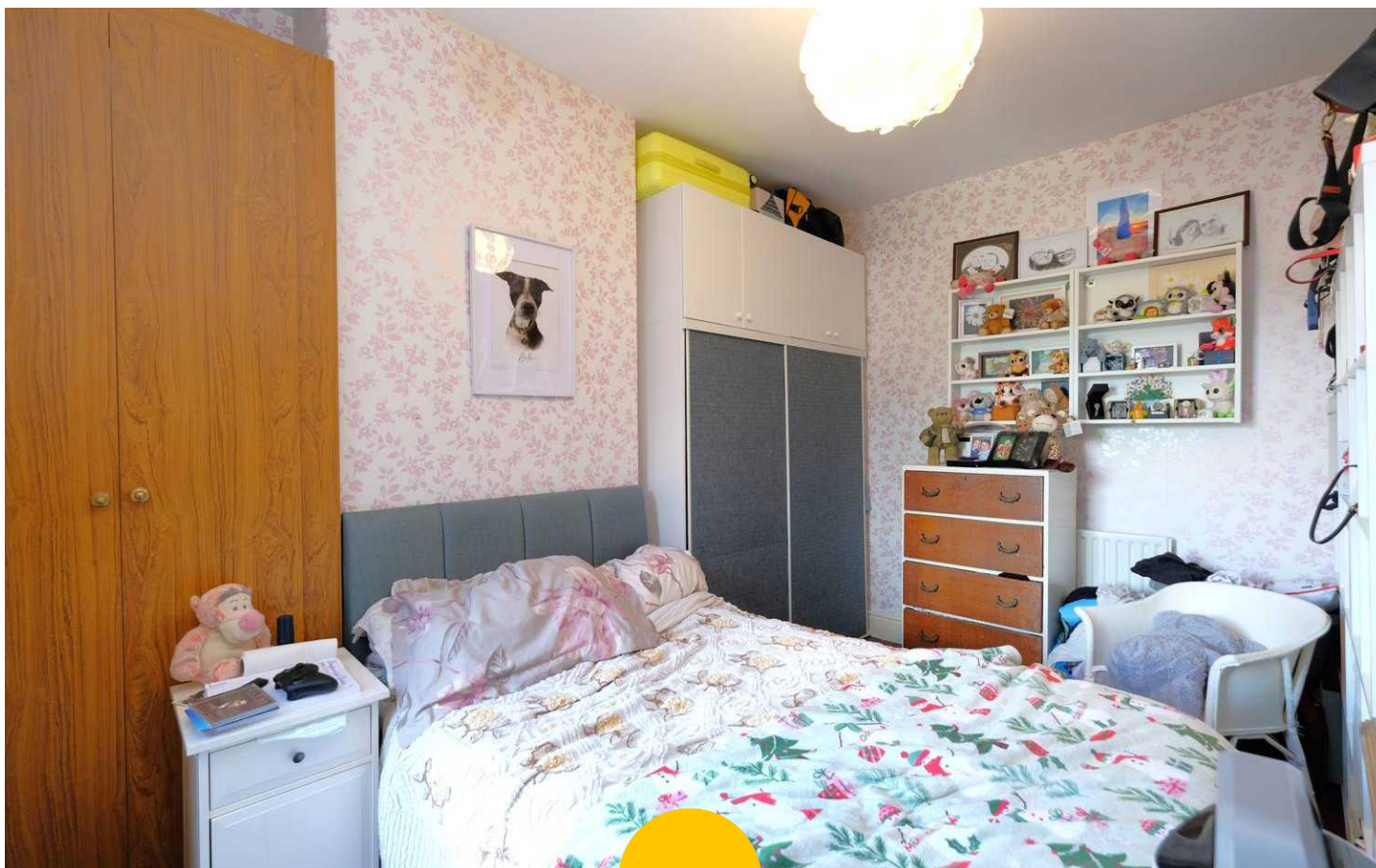
Featuring a three-piece suite including a jacuzzi bath with electric shower over, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, tiled walls and laminate tile flooring.

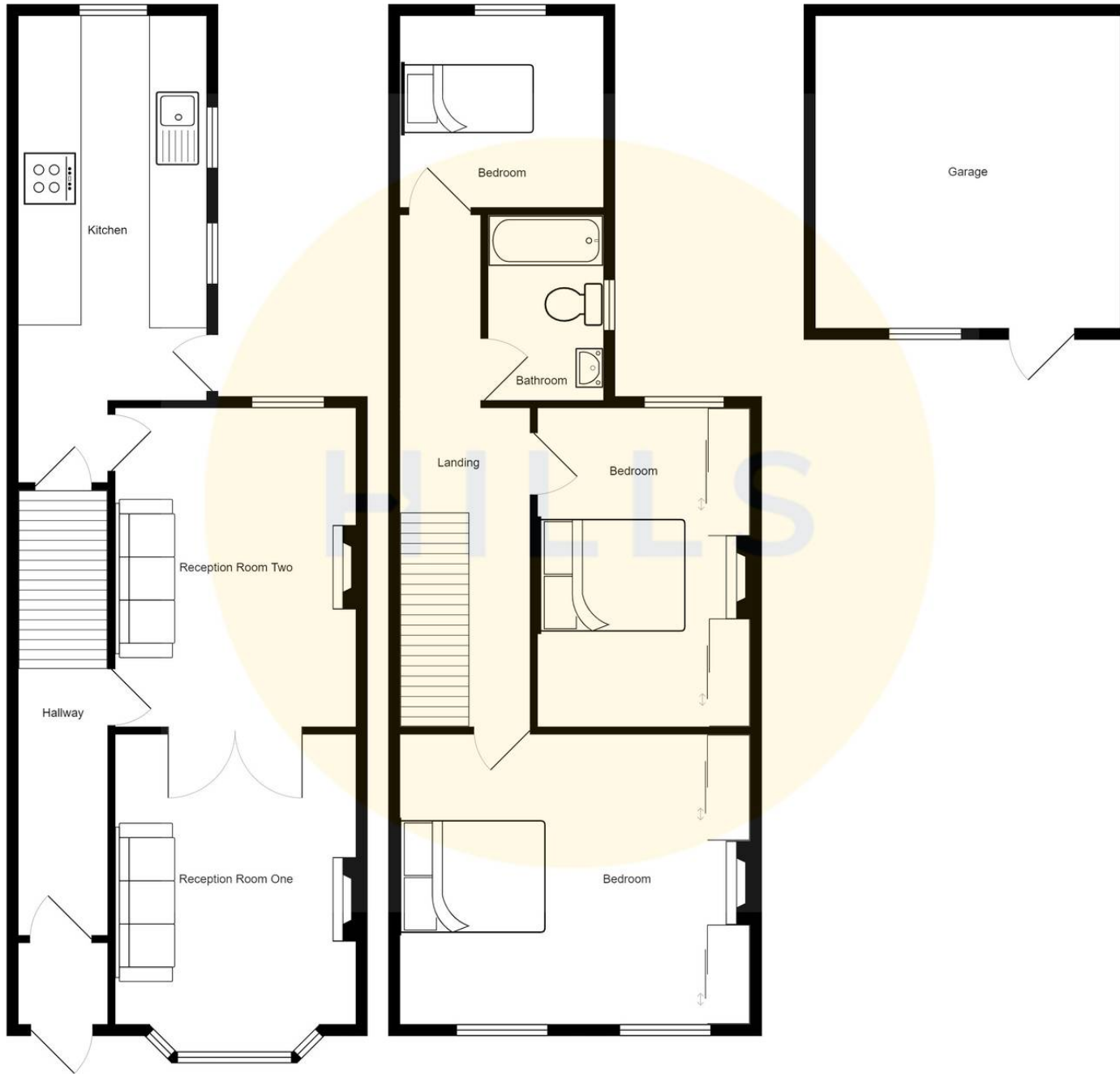
**Garage Conversion**

Featuring a consumer unit. Complete with a ceiling light point, double glazed window and uPVC door. Fitted with carpet flooring.

**External**

To the front of the property is a low maintenance wall garden. To the rear of the property is a low maintenance courtyard.







HILLS

## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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