

Waterslea, Eccles

Manchester



Offers Over **£270,000**

Waterslea

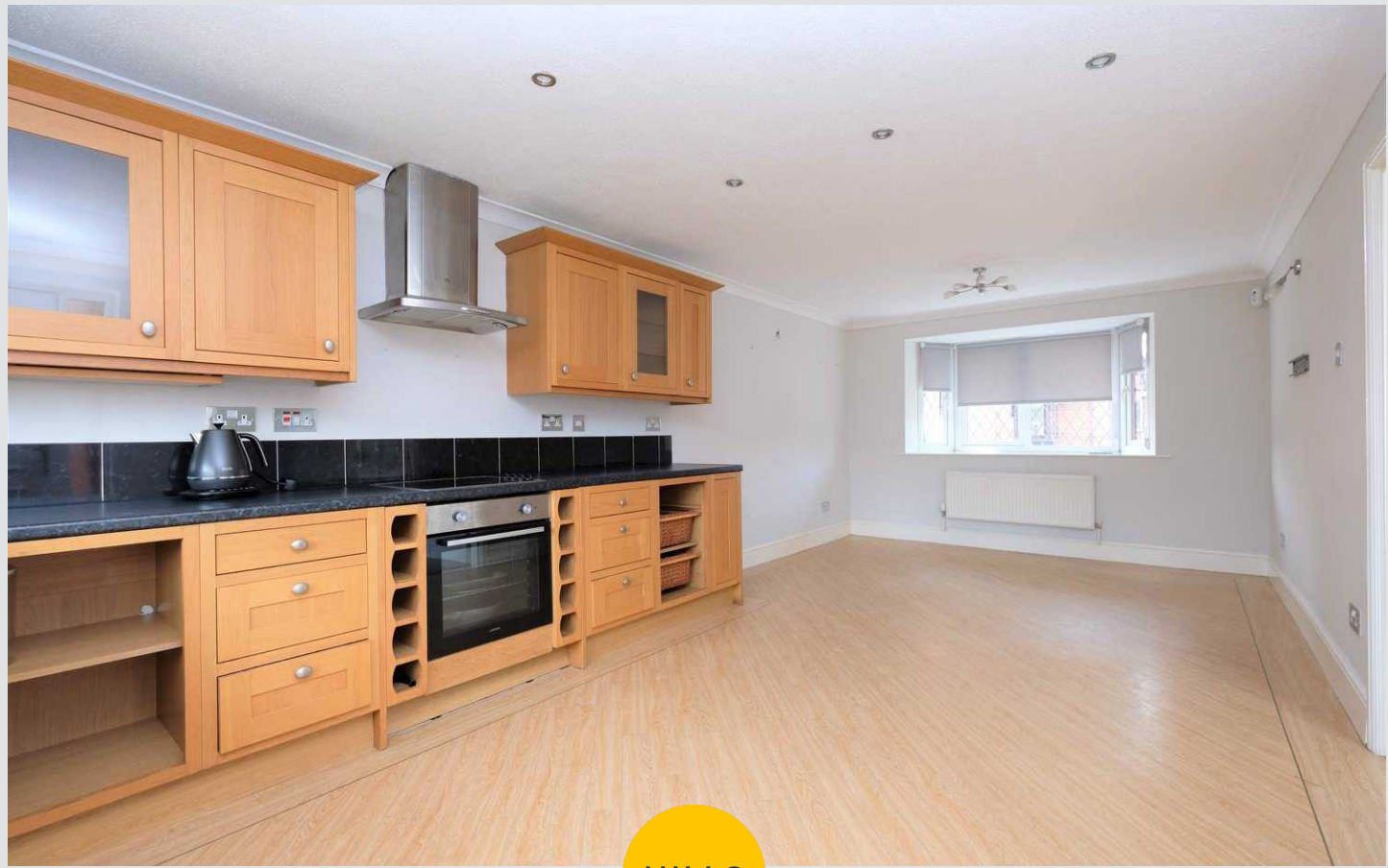
Eccles, Manchester

Charming three bed terraced house in sought-after Swans Reach. Spacious open kitchen/dining, two receptions, en-suite to master, fitted wardrobes, sun drenched garden with gated access, off-road parking. Ideal for families with quality schools and amenities nearby.

Council Tax band: B

Tenure: Leasehold

- Tucked Away within the Swans Reach Development
- Fabulous First Time Buy or Family Home
- Two Reception Rooms and an Impressive Open Plan Kitchen & Dining Space
- Three Double Bedrooms, Two with Fitted Wardrobes
- Family Bathroom & Three Piece En Suite to Master
- Well Kept Rear Garden with Gated Access
- Off Road Parking for Multiple Cars with Shared Access
- Located Close to Highly Regarded Schools
- Located within Easy Access to Local Shops, Parks and Excellent Transport Links



Entrance Hallway

4' 1" x 4' 1" (1.24m x 1.24m)

Featuring ceiling light point, wall - mounted radiator. Complete with a hard wood door. Fitted with carpet flooring.

Reception Room One

12' 8" x 11' 2" (3.86m x 3.40m)

Featuring ceiling light point, wall light points, double glazed window, wall - mounted radiator. Complete with a gas fire, understairs storage. Fitted with carpet flooring.

Reception Room Two

14' 2" x 7' 3" (4.32m x 2.21m)

Featuring two ceiling light points, wall - mounted radiator. Complete French doors to the rear, internal double doors to the kitchen/diner.

Kitchen/Diner

22' 0" x 10' 9" (6.71m x 3.28m)

Featuring complementary wall and base units with integrated stainless steel sink, extractor, UPVC door to the rear. Space for fridge freezer, dryer, washing machine and electric oven. Complete with ceiling light point, ceiling spotlights, wall light point, double glazed bay window. Fitted with internal double doors to second reception and tiled splash back.

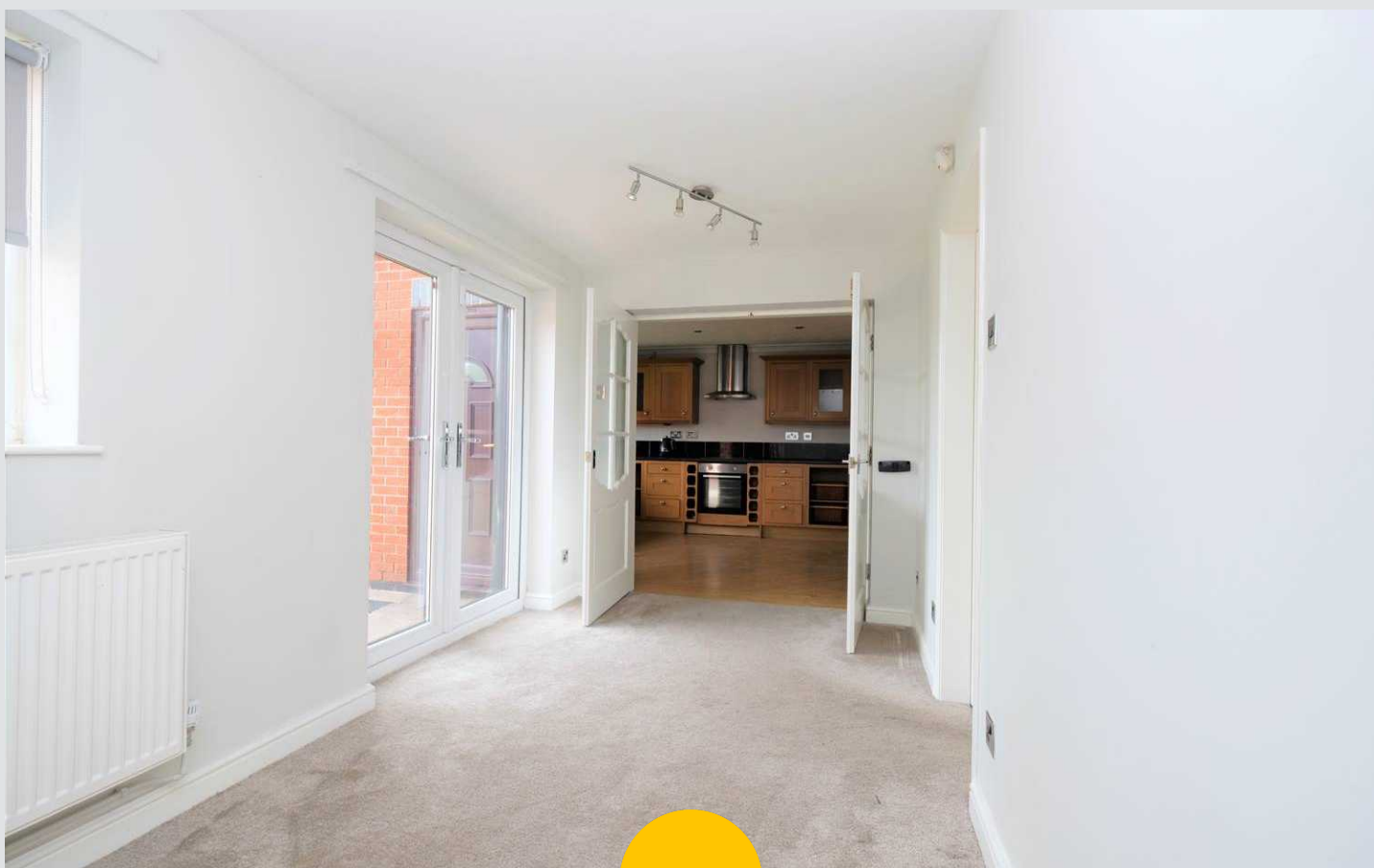
Landing

Featuring ceiling light point. Complete with loft access. Fitted with carpet flooring.

Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m)

Featuring ceiling light point, two double glazed windows, wall - mounted radiator. Complete with loft access. Fitted with carpet flooring.



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En-suite

10' 8" x 5' 9" (3.25m x 1.75m)

Featuring three piece suite including bath, w/c, hand wash basin. Complete with ceiling spotlights, double glazed window. Fitted with tiled walls.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

Featuring ceiling light point, two double glazed windows, wall - mounted radiator. Complete with storage cupboard, boiler. Fitted with carpet flooring.

Bedroom Three

10' 5" x 7' 9" (3.18m x 2.36m)

Featuring ceiling spotlight, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

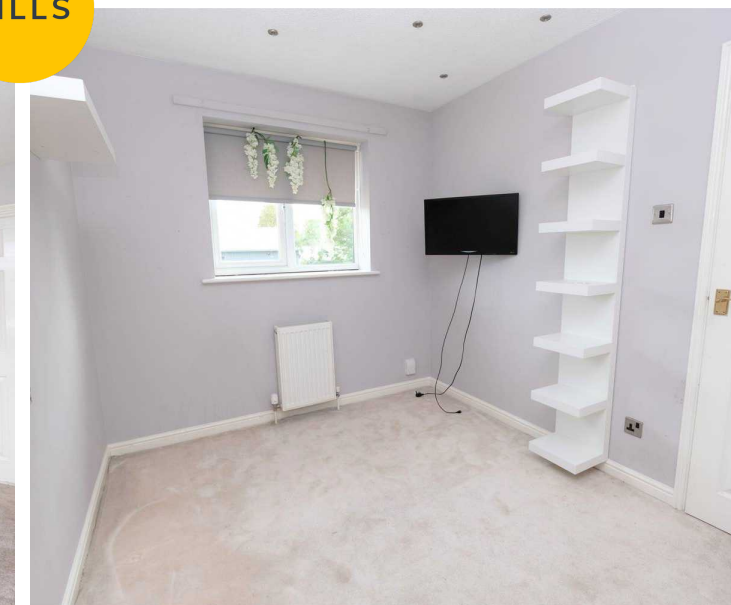
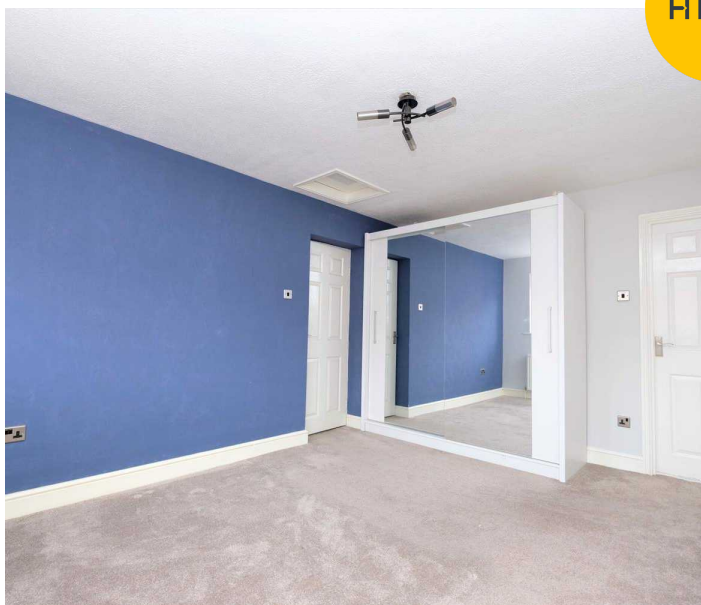
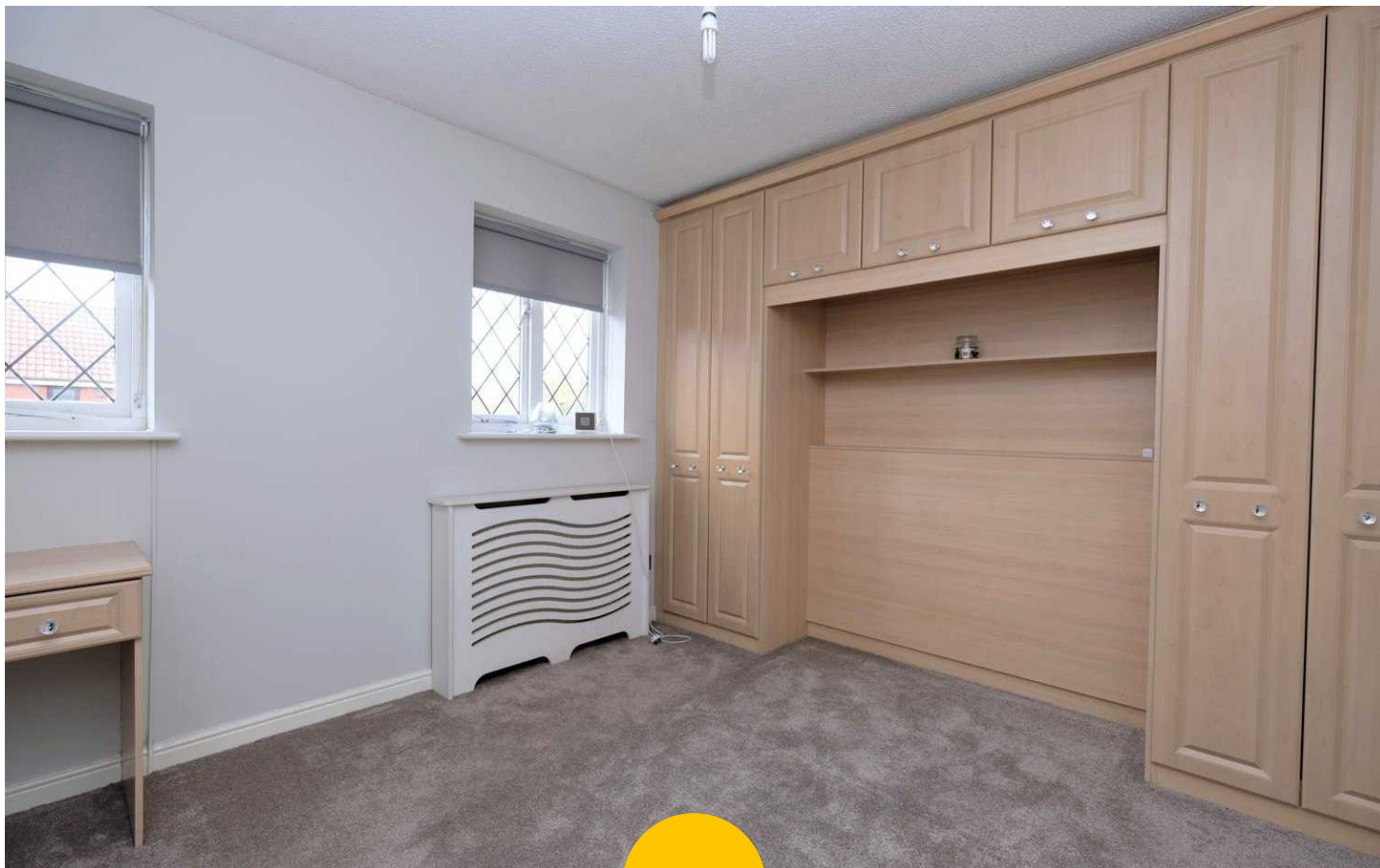
Bathroom

6' 0" x 4' 4" (1.83m x 1.32m)

Featuring three piece suite including bath, w/c and hand wash basin. Complete with ceiling light point, double glazed window. Fitted with fully tiled walls.

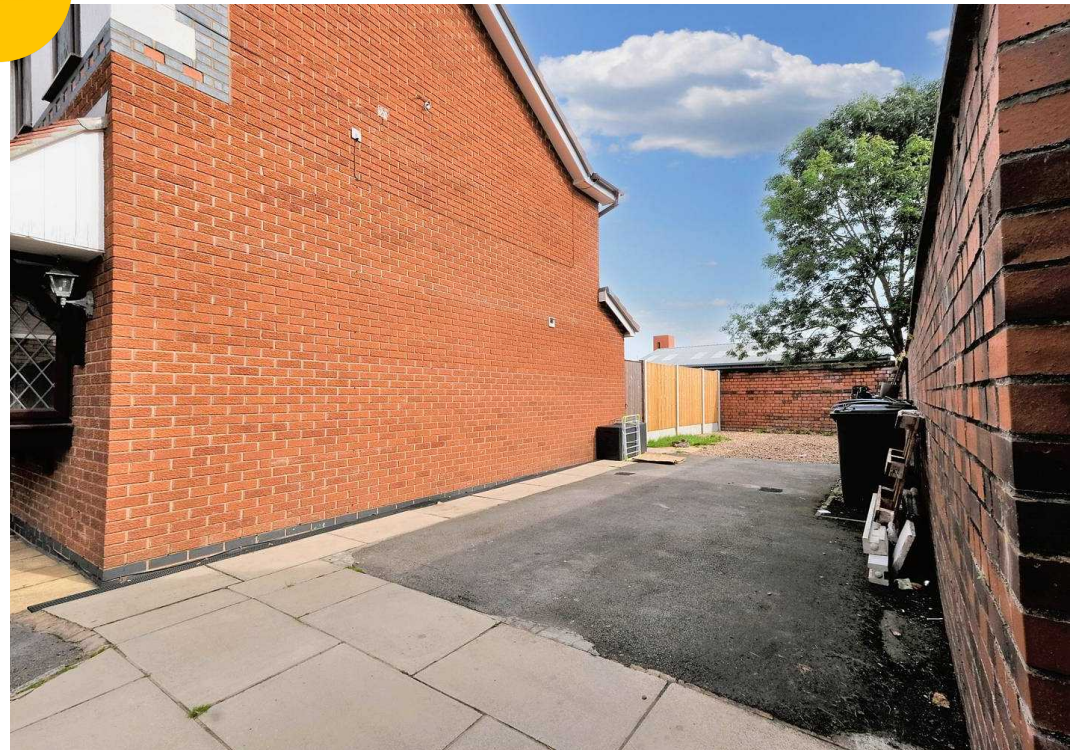
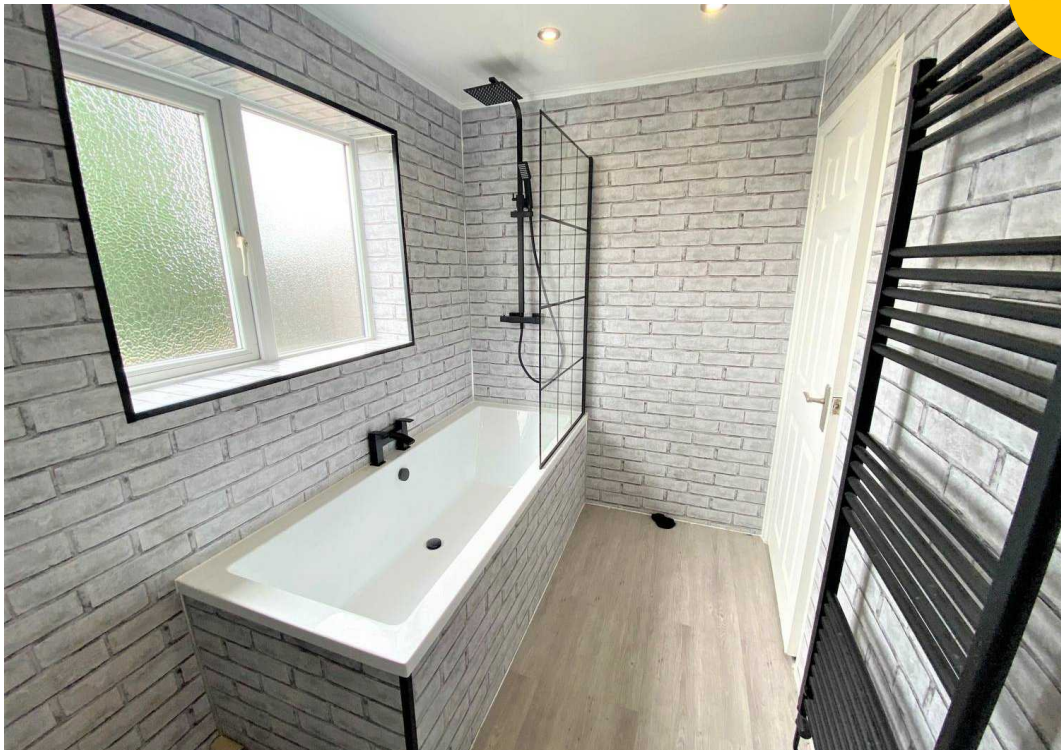
External

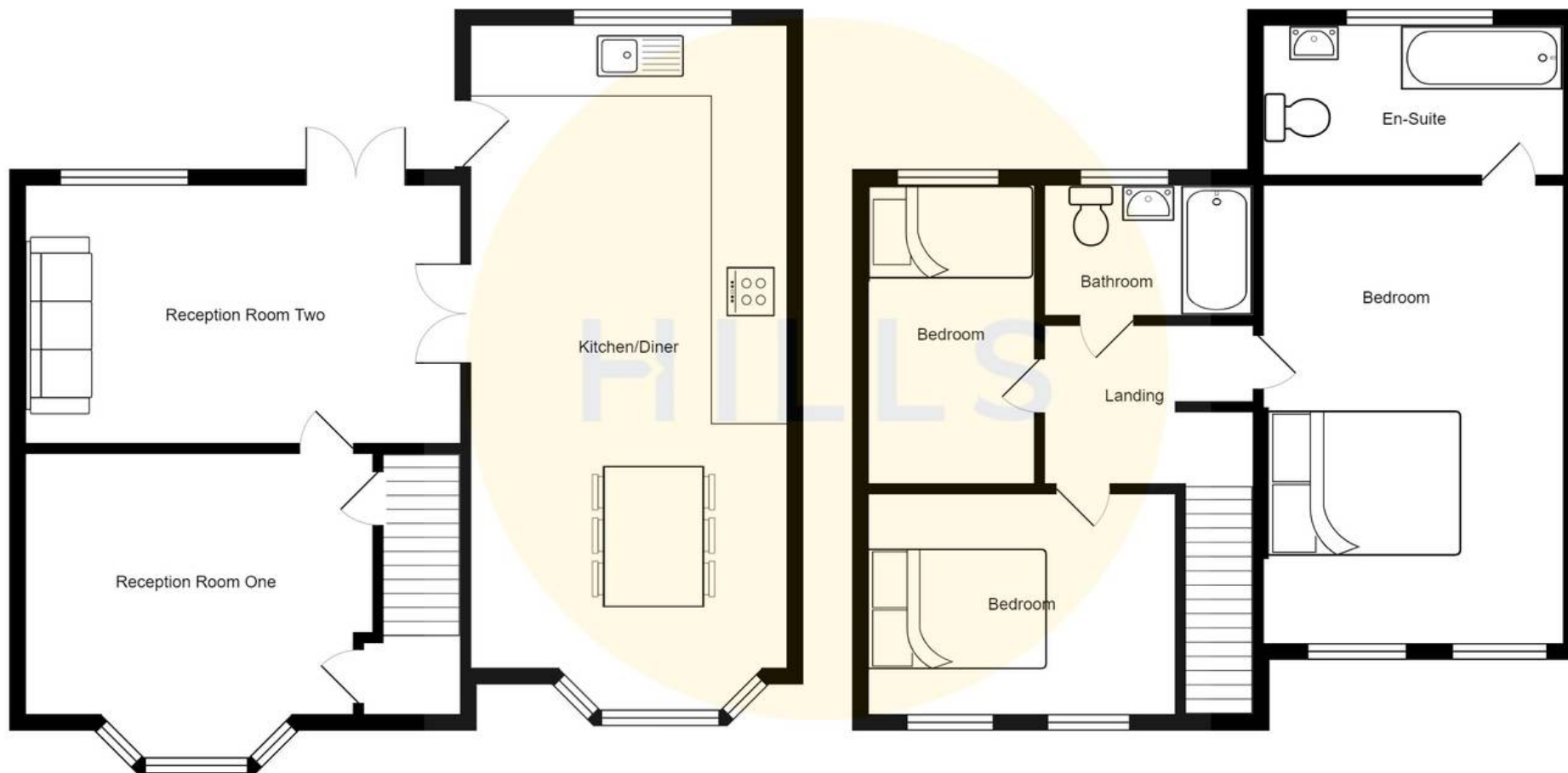
To the front of the property is gated side access and off road parking for two cars. To the rear of the property is a garden with Indian stone paved seating area and lawn area.





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