

Worsley Road, Eccles

Manchester



In Excess of **£260,000**

Worsley Road

Eccles, Manchester

Charming three bed semi-detached house in sought-after location. Modern features, spacious lounge, open-plan kitchen/dining, conservatory. Generous bedrooms with fitted wardrobes, modern bathroom. Abundant storage, garage, WC, serene rear garden, off-road parking. Close to schools, amenities, transport links. Comfort, convenience, and connectivity in one!

Council Tax band: C

Tenure: Leasehold

- Family Lounge & Conservatory
- Open Plan Kitchen & Dining Space
- Three Generous Bedrooms Complete with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Ample Storage Throughout & Boarded Loft Space
- 21ft Garage with Plumbing for White Goods & a W.C.
- Beautifully Kept Rear Garden, Front Lawn & Gated Off Road Parking
- Located Close to Highly Regarded Schools, Excellent Amenities & Transport Links



Entrance Hallway

Entered via a uPVC front door. Featuring ceiling light point, wall - mounted radiator, fitted units, under stairs storage, power point. Fitted with carpet flooring.

Lounge

12' 2" x 11' 9" (3.71m x 3.58m)

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

Kitchen

18' 5" x 10' 6" (5.61m x 3.20m)

Featuring complementary wall and base units with stainless steel sink, gas hob, electric oven, integrated dishwasher. Complete with ceiling light point, wall - mounted radiator, power point, double glazed window. Fitted with laminate tiles and part tiled walls.

Dining Room

18' 5" x 10' 6" (5.61m x 3.20m)

Featuring ceiling light point, wall - mounted radiator, French doors, power point. Fitted with carpet flooring.

Conservatory

9' 6" x 8' 3" (2.90m x 2.51m)

Featuring base units. Complete with ceiling spotlights, double glazed window, wall - mounted radiator, ceiling lantern, French doors, power point. Fitted with laminate flooring.

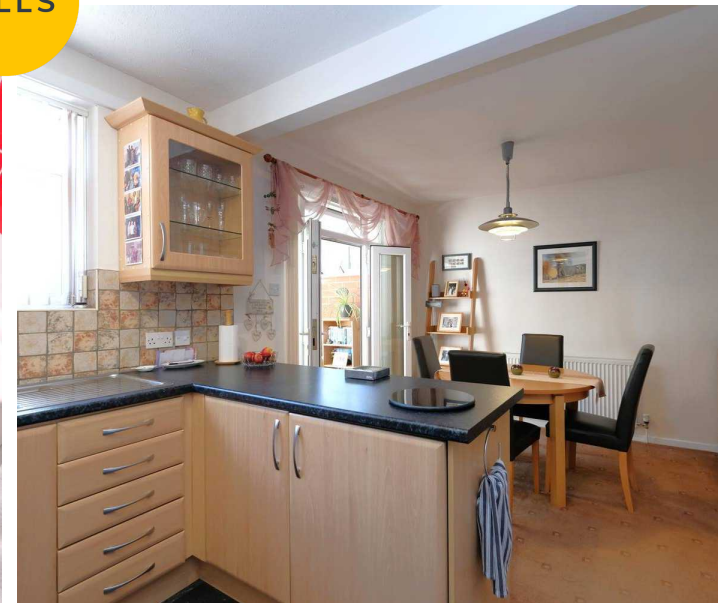
w/c

5' 7" x 2' 3" (1.70m x 0.69m)

Featuring w/c, hand wash basin, wall - mounted radiator, ceiling light spotlights. Fitted with tiled flooring and part tiled walls.

Landing

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



Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

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

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

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

Bedroom Three

7' 9" x 7' 8" (2.36m x 2.34m)

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

Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

Featuring three piece suite including w/c, hand wash basin, bath with shower overhead, hand towel rail, vanity unit. Complete with ceiling light spotlights, double glazed windows, storage cupboards. Fitted with tiled walls and carpet flooring.

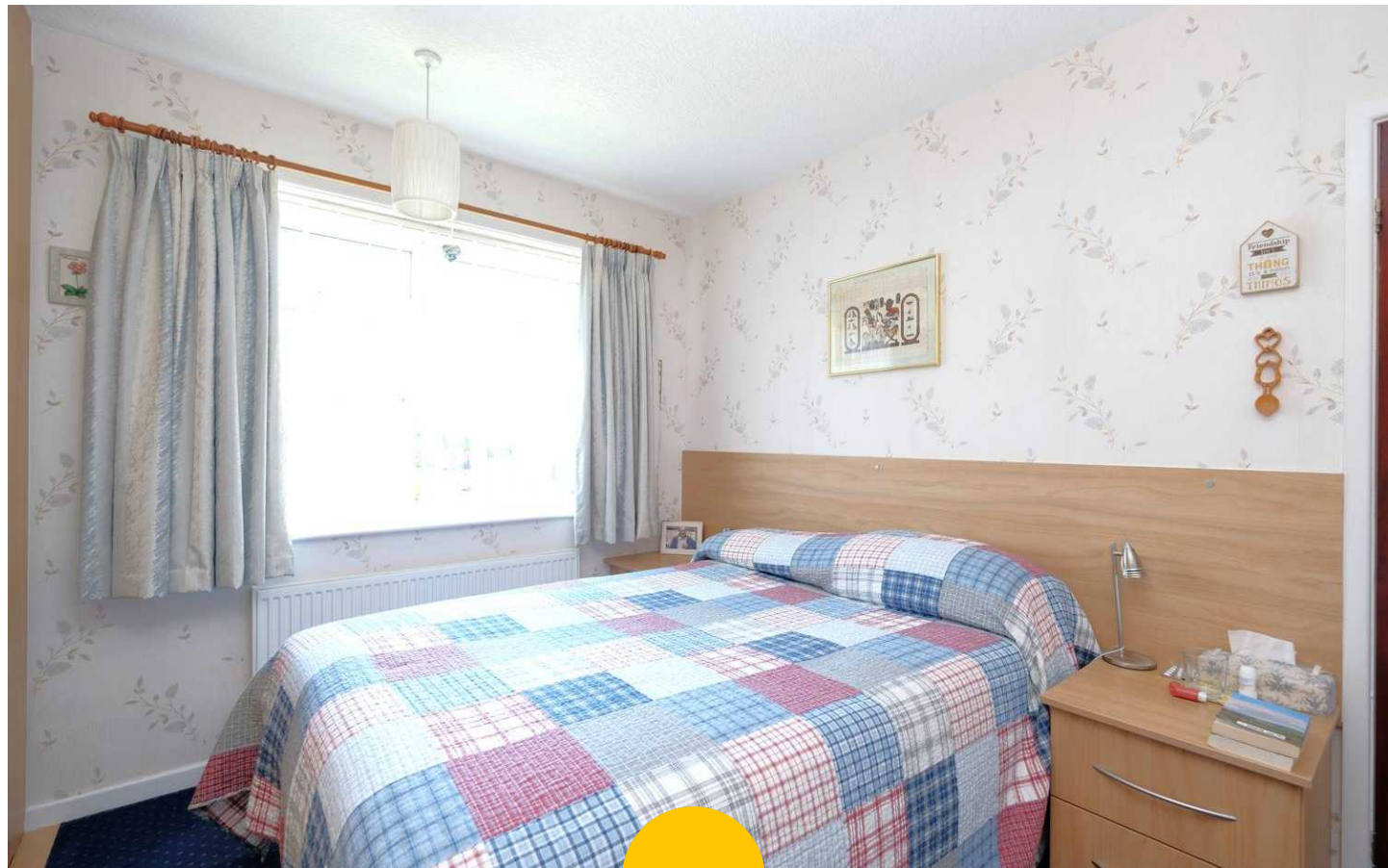
Garage

21' 7" x 11' 0" (6.58m x 3.35m)

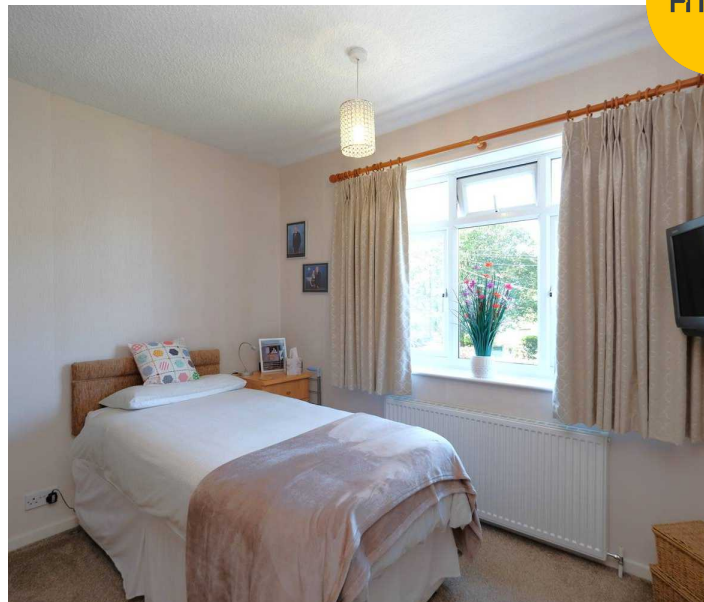
Featuring wall and base units with boiler, uPVC rear door and garage front door. Complete with a ceiling light point, two double glazed windows. Plumbing for washer, dryer.

External

To the front of the property is off road parking and lawn with planted borders. To the rear of the property is a well maintained lawn lawn divided by pathway and Indian stone paving.

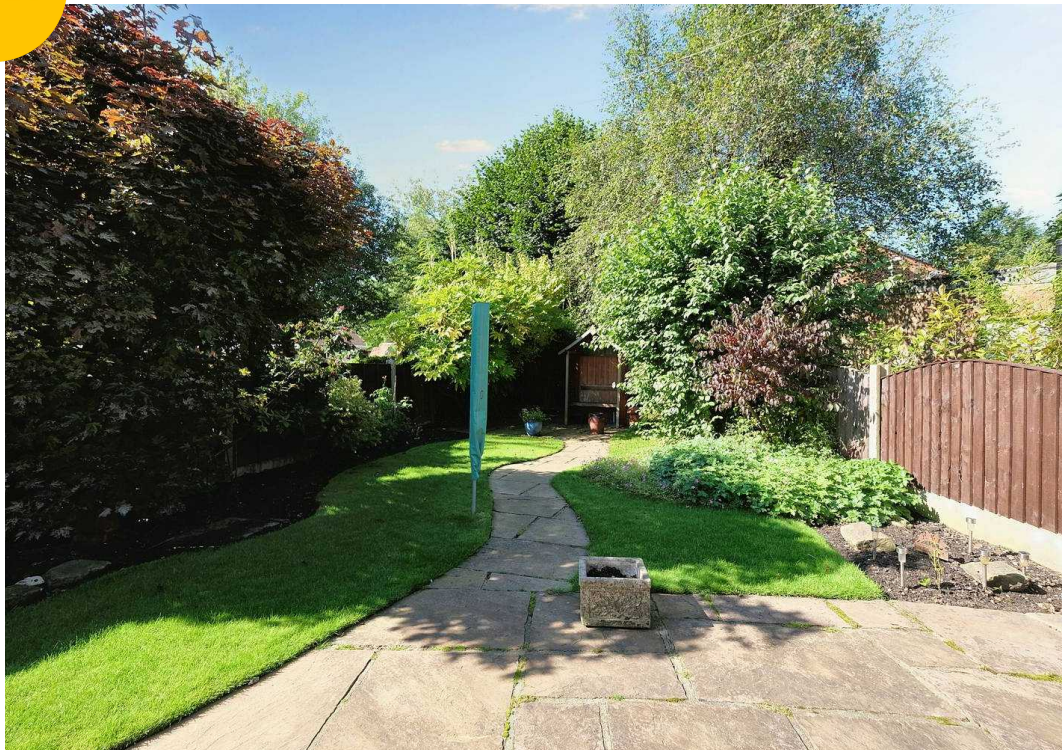
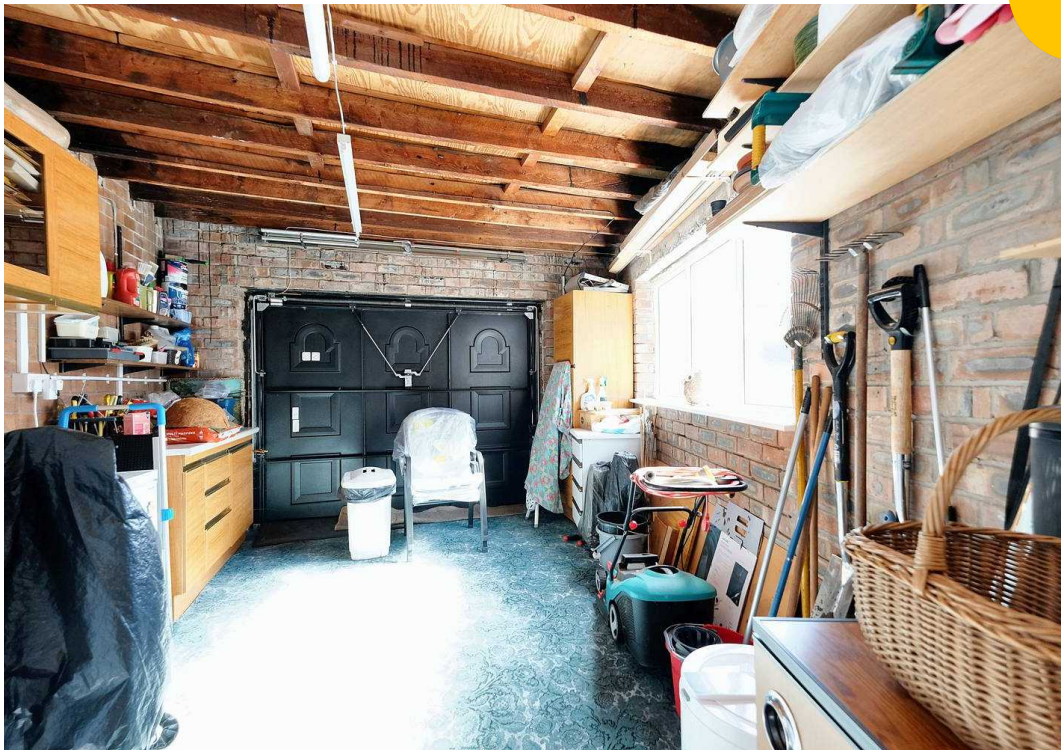


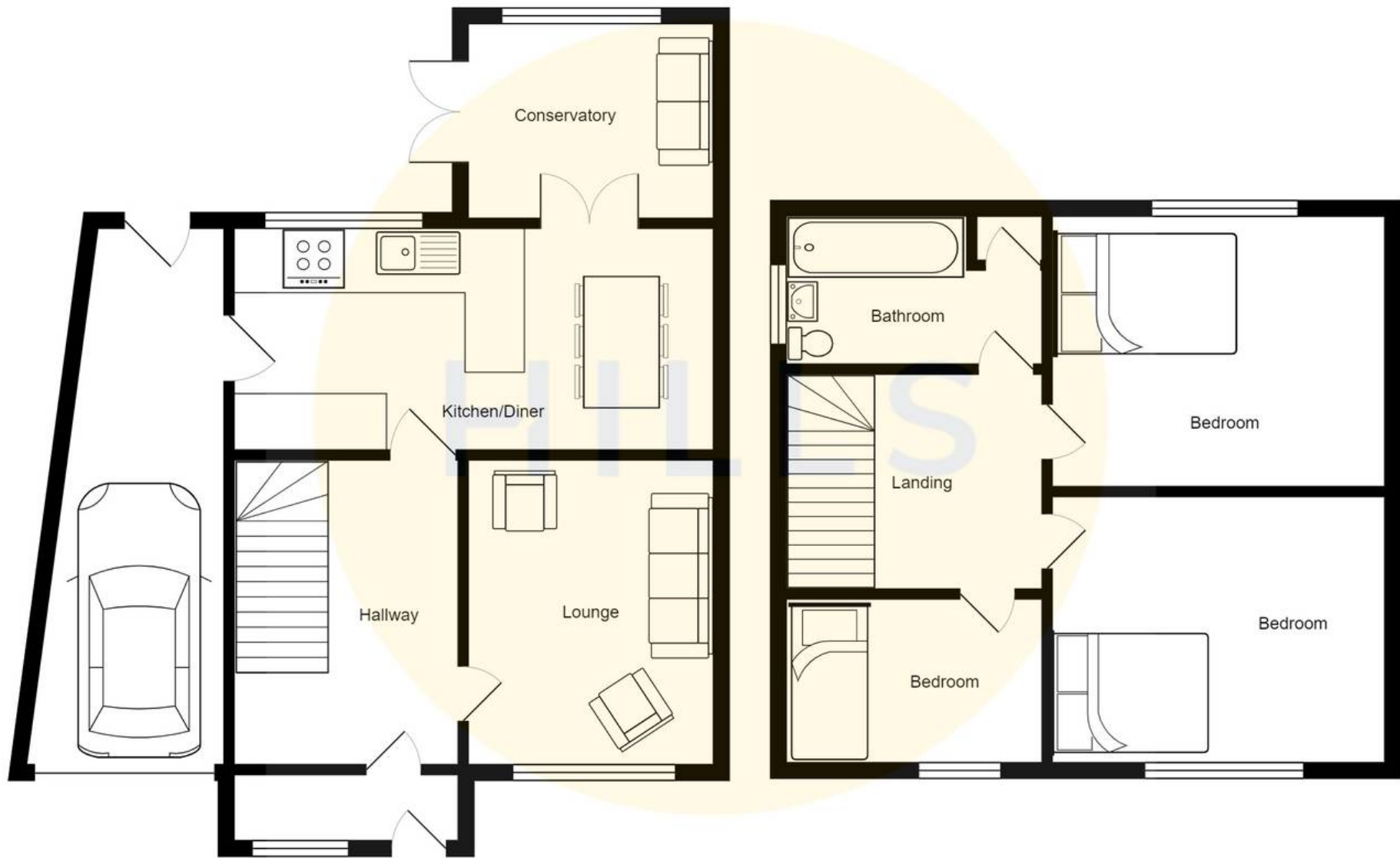
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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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