



Edison Road, Eccles

Manchester



Offers Over £245,000

Edison Road

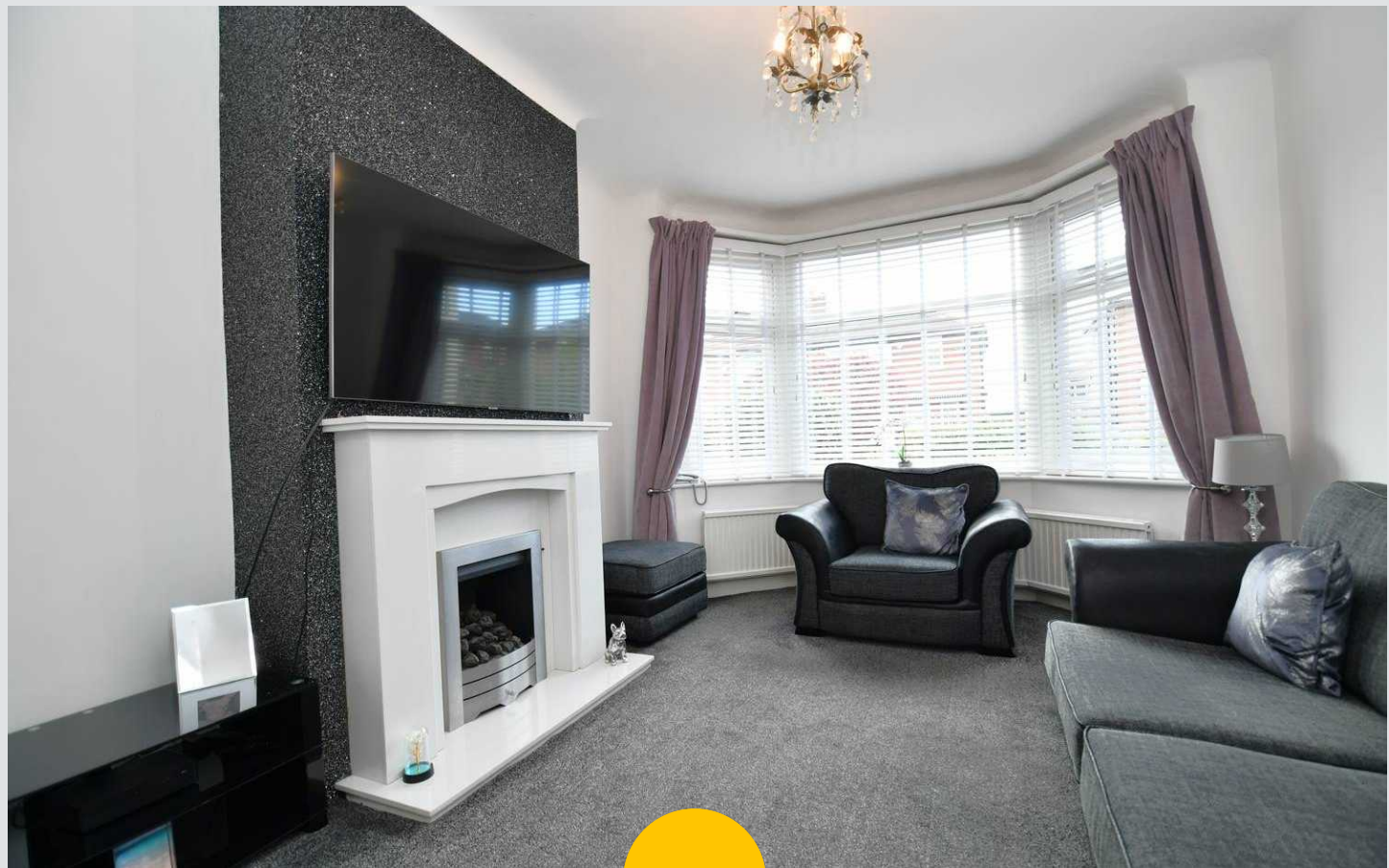
Eccles, Manchester

TAKE A LOOK at this three bedroom, semi-detached family home! Featuring a driveway for off-road parking, and a generous garden with laid-to-lawn grass, paving and decking! Nestled within the popular Peel Green, viewing is a must for this lovely home!

Council Tax band: B

Tenure: Leasehold

- Three Bedroom Semi-Detached Family Home
- Bay-Fronted Lounge and a Dining Room Separated via an Archway
- Added Benefit of a Conservatory
- Three Well-Proportioned Bedrooms
- Fitted Four-Piece Bathroom
- Driveway Providing Off-Road Parking to the Side
- Generously-Sized Garden to the Rear with Laid-to-Lawn Grass, Paving and Decking
- Great Family Home, Within Easy Access of Local Schooling and Parks
- Close to Excellent Transport Links to the Trafford Centre and Eccles Town Centre, which Provide a Range of Amenities
- Ideal First Time Home or Investment, Viewing is Highly Recommended!



HILLS



Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Lounge

11' 0" x 10' 4" (3.35m x 3.16m)

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

Dining Room

10' 11" x 10' 5" (3.33m x 3.18m)

Complete with a ceiling light point, wall mounted radiator and sliding doors to the rear. Fitted with carpet flooring.

Kitchen

11' 3" x 7' 8" (3.44m x 2.34m)

Featuring a range of complementary fitted units in including an integral hob and oven. Space for a washer and dryer. Complete with three ceiling light points, double glazed window and tiled flooring.

Conservatory

12' 4" x 8' 6" (3.77m x 2.58m)

Complete with a ceiling light point, wall mounted radiator and tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

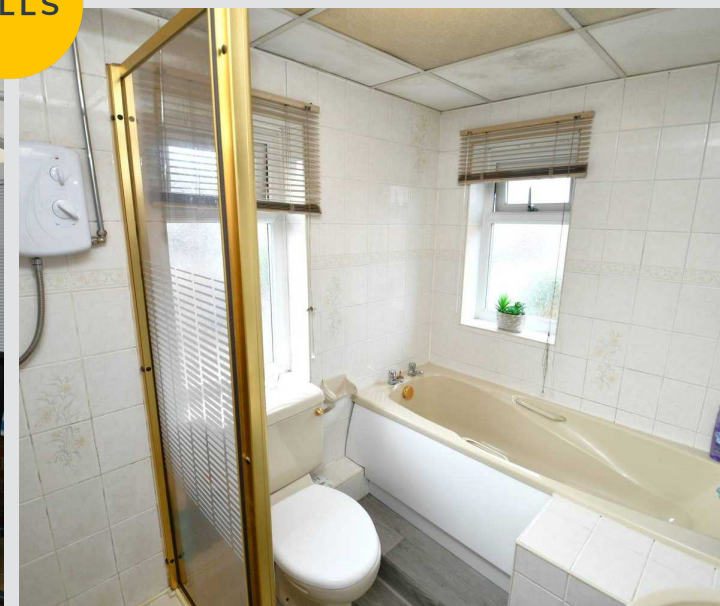
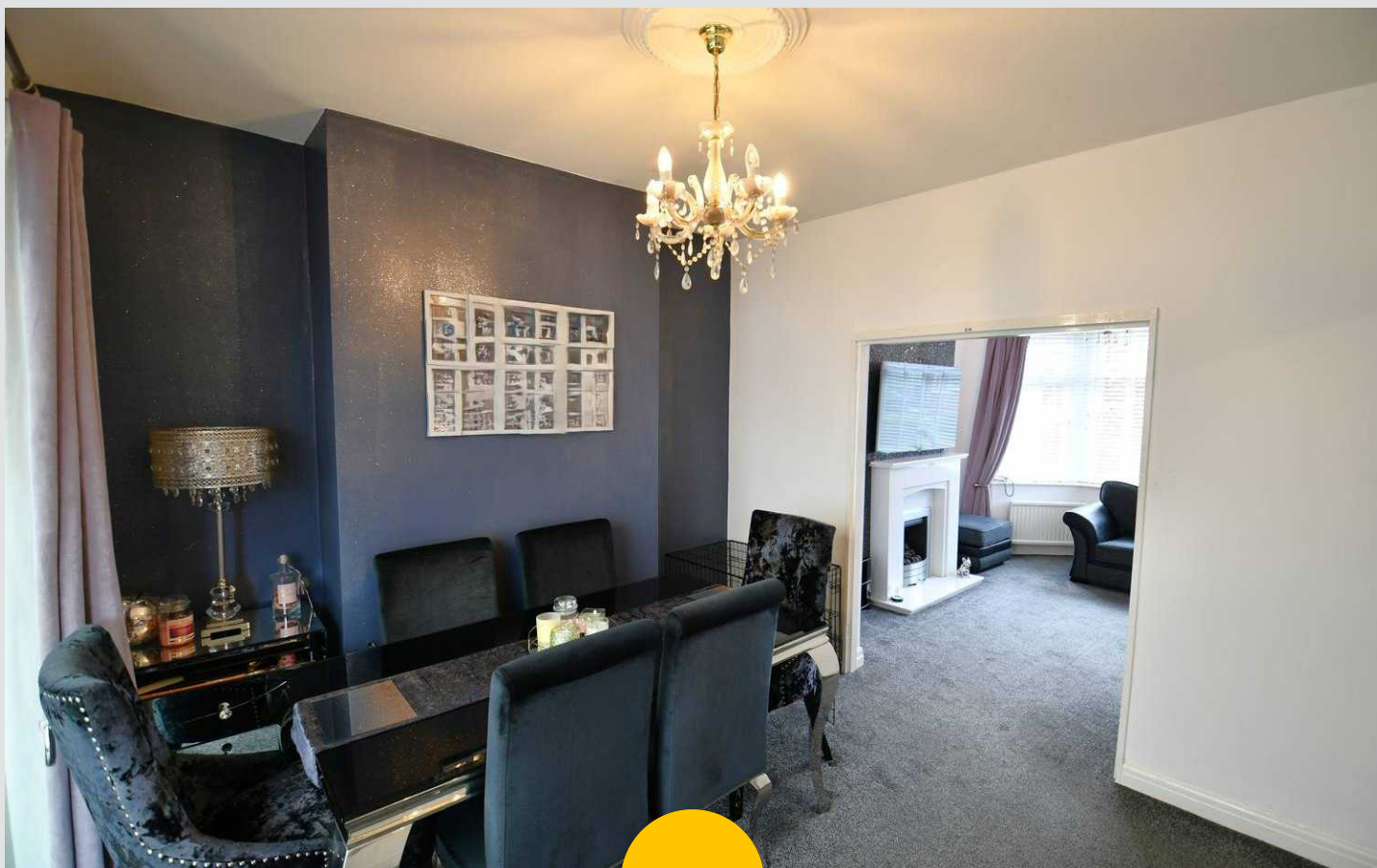
9' 4" x 9' 9" (2.85m x 2.98m)

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

Bedroom Two

9' 3" x 8' 0" (2.81m x 2.45m)

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



Bedroom Three

7' 9" x 7' 8" (2.37m x 2.34m)

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

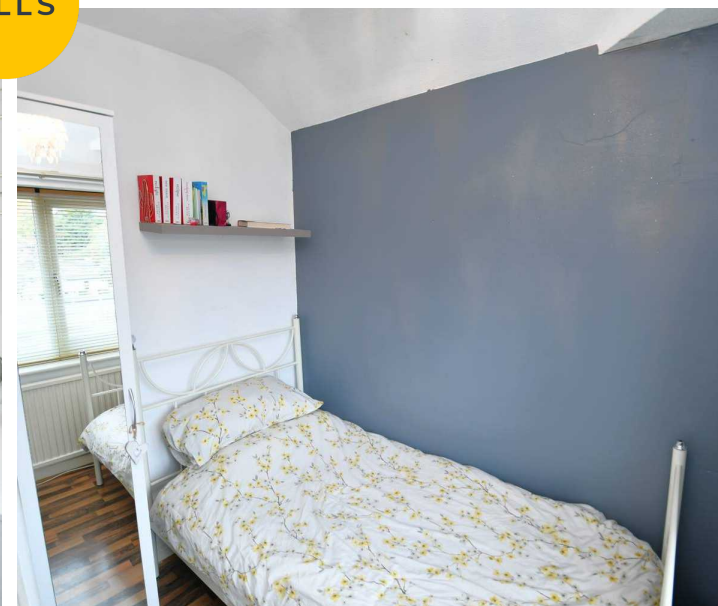
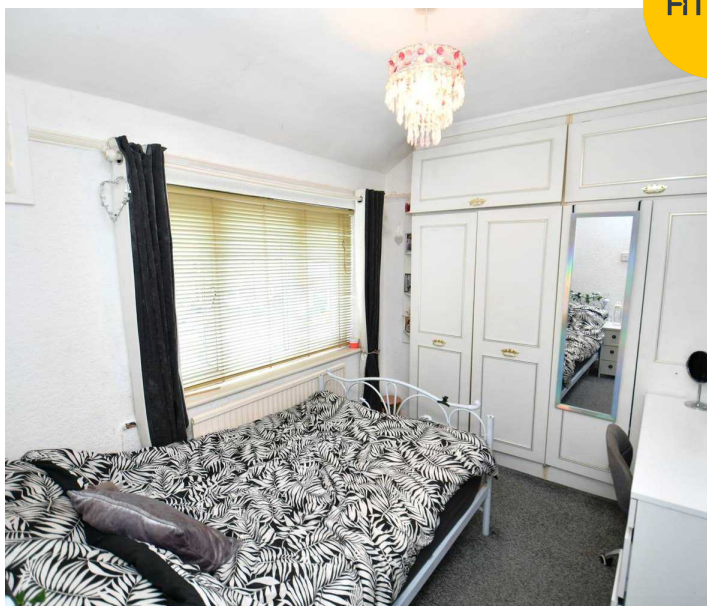
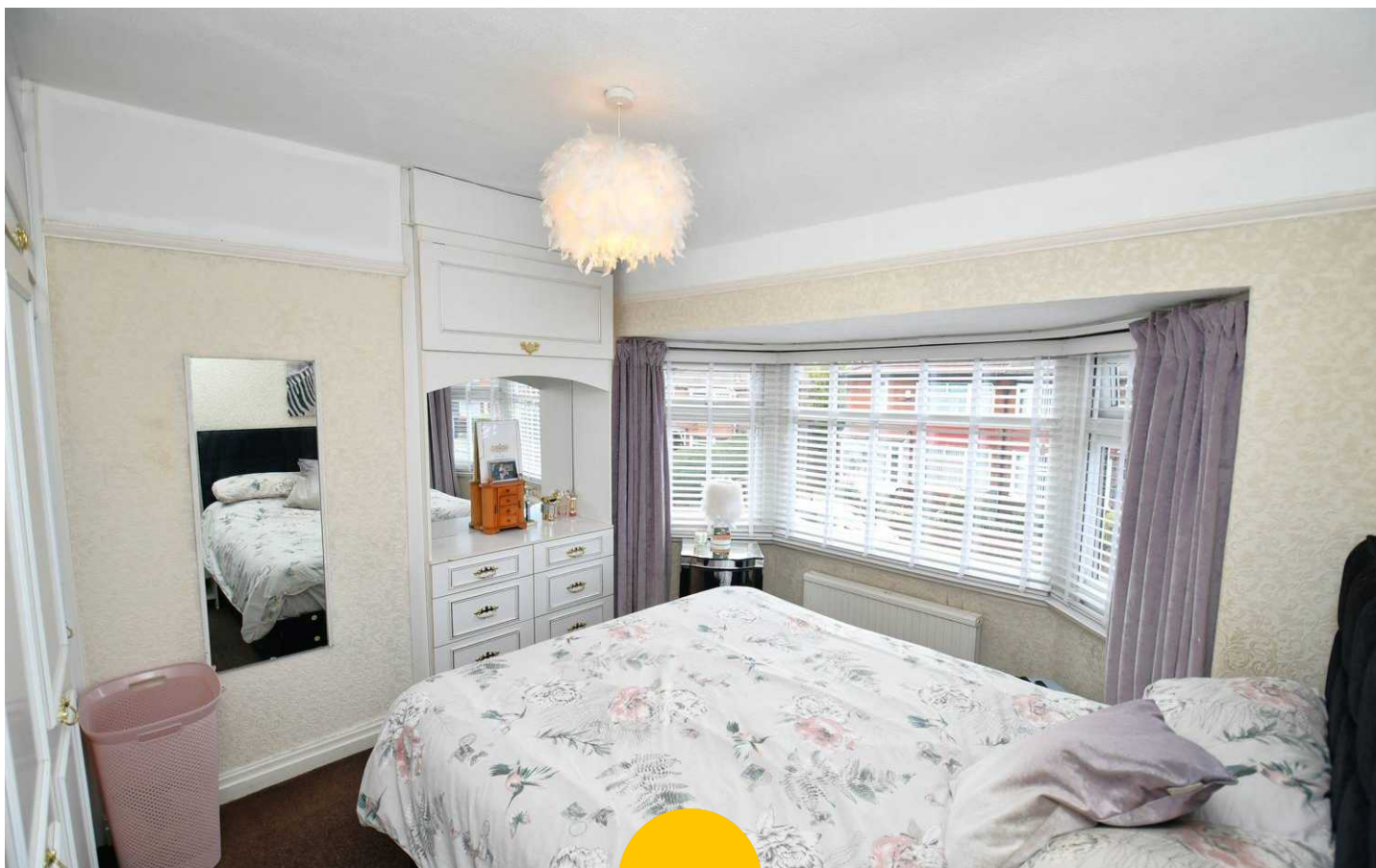
Bathroom

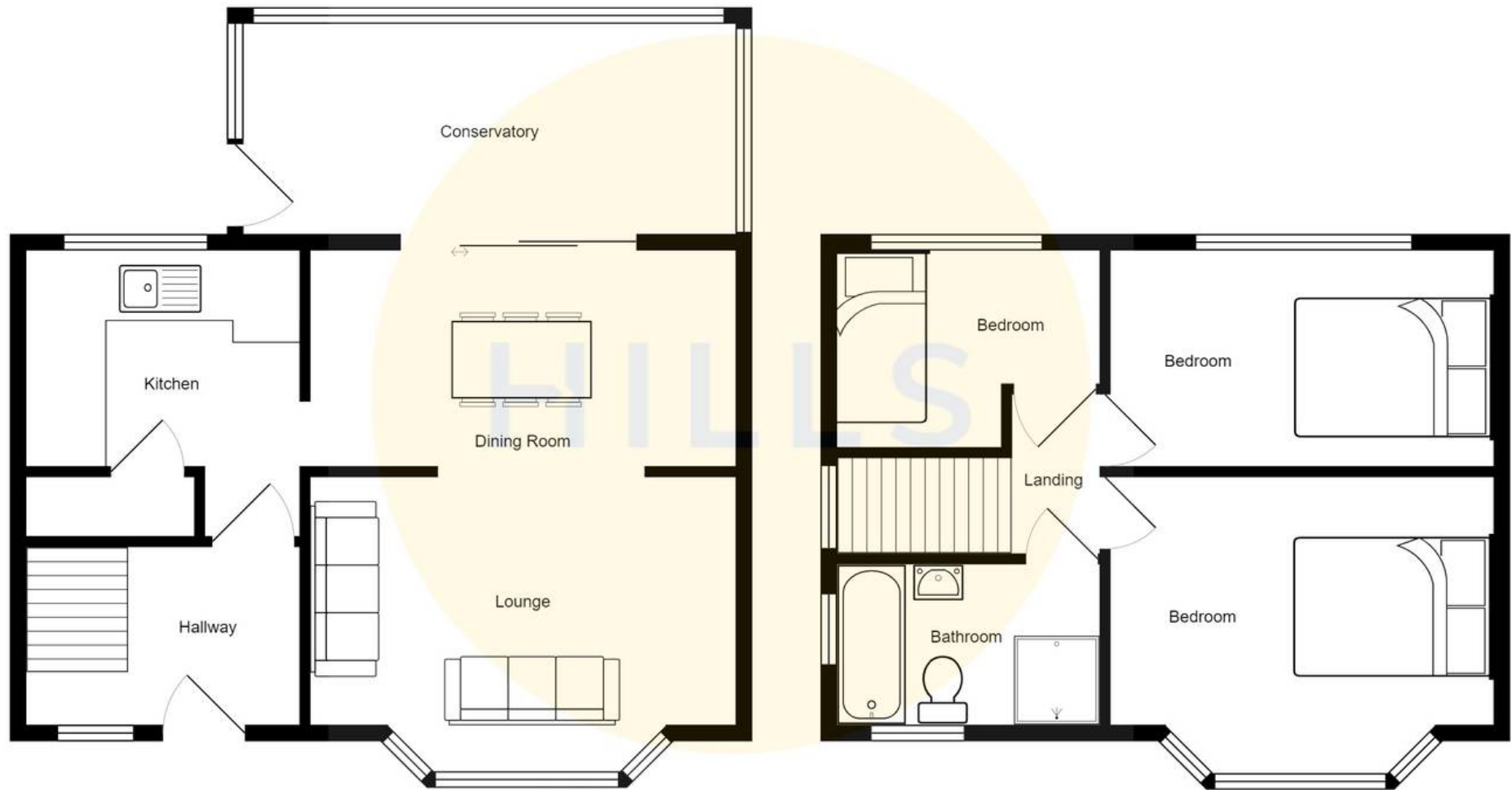
7' 8" x 6' 0" (2.33m x 1.84m)

Featuring a four-piece suite including bath, shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with cushioned flooring.

External

To the front of the property is a driveway. To the rear of the property is a garden with laid to lawn grass, paving and decking.







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