



Grasmere Crescent, Eccles

Manchester



Offers Over £260,000



# Grasmere Crescent

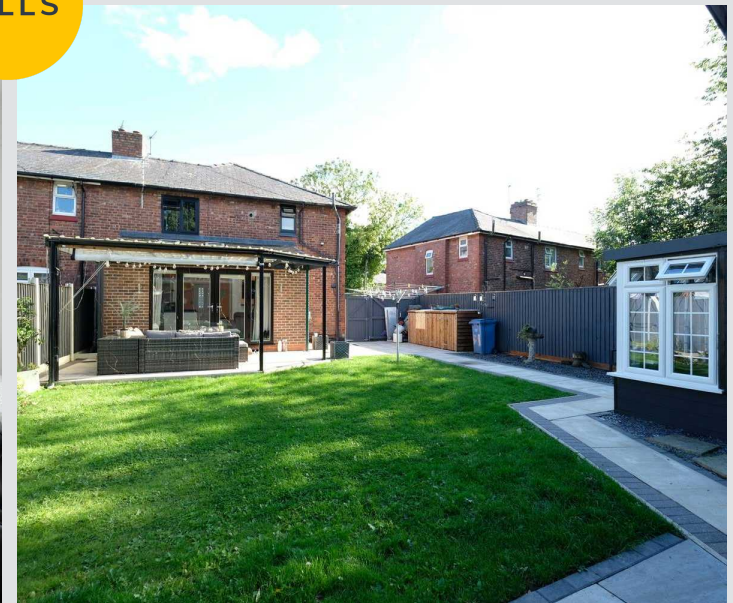
Eccles, Manchester

Beautifully presented three bed end terrace in a sought-after location. Extended kitchen, spacious lounge, landscaped garden, off-road parking. Close to amenities and transport links. Ideal family home in prime spot.

Council Tax band: A

Tenure: Freehold

- Beautifully Presented, Extended Three Bedroom End Terrace Property
- Located within Walking Distance to Monton Village
- Open Plan Lounge & Dining Room
- Contemporary Kitchen, Living & Dining Space with Separate Utility Room
- Three Double Bedrooms
- Modern Three Piece Bathroom Suite & Guest W.C.
- Gated Off Road Parking to the Front
- Landscaped Rear Garden with Paved Patio, Lawn, Sheltered BBQ area & Summer House
- Perfect Family Home or First Time Buy
- Excellently Located between Monton & Worsley Villages, Surrounded by Brilliant Amenities & Transport Links





### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Reception One

13' 8" x 11' 7" (4.17m x 3.53m)

A spacious lounge featuring a gas fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with luxury vinyl tile flooring.

### Reception Two

11' 8" x 9' 3" (3.56m x 2.82m)

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

### Kitchen / Living / Dining Room

18' 3" x 14' 3" (5.56m x 4.34m)

Featuring a modern range of wall and base units with integral composite sink, gas hob, electric oven and microwave. Integral dishwasher and fridge freezer. Complete with ceiling spotlights, two skylights, double glazed window and two wall mounted radiators. Fitted with French doors and tiled flooring.

### Utility Room

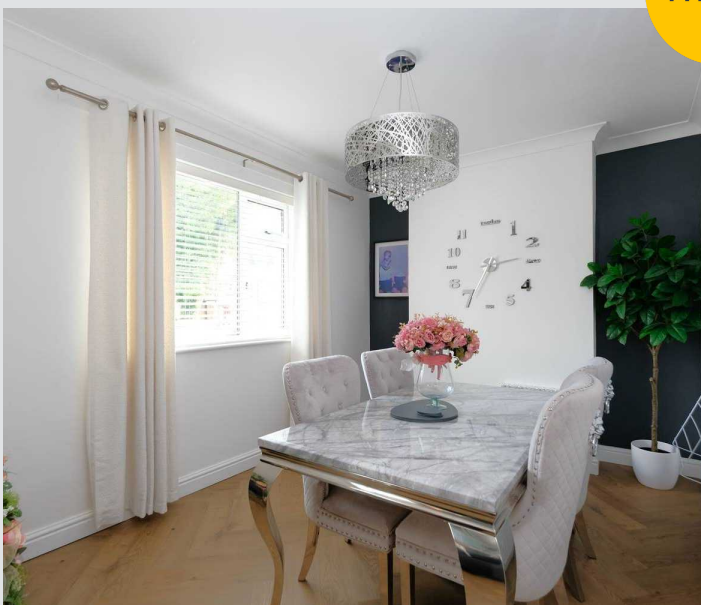
5' 4" x 5' 1" (1.63m x 1.55m)

Fitted with plumbing for a washer and dryer. Complete with a ceiling light point, wall mounted radiator and tiled flooring.

### Downstairs W.C.

6' 1" x 5' 3" (1.85m x 1.60m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring. Storage.



### Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Large storage cupboard and loft access.

### Bedroom One

12' 7" x 10' 0" (3.84m x 3.05m)

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

### Bedroom Two

11' 8" x 9' 4" (3.56m x 2.84m)

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

### Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

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

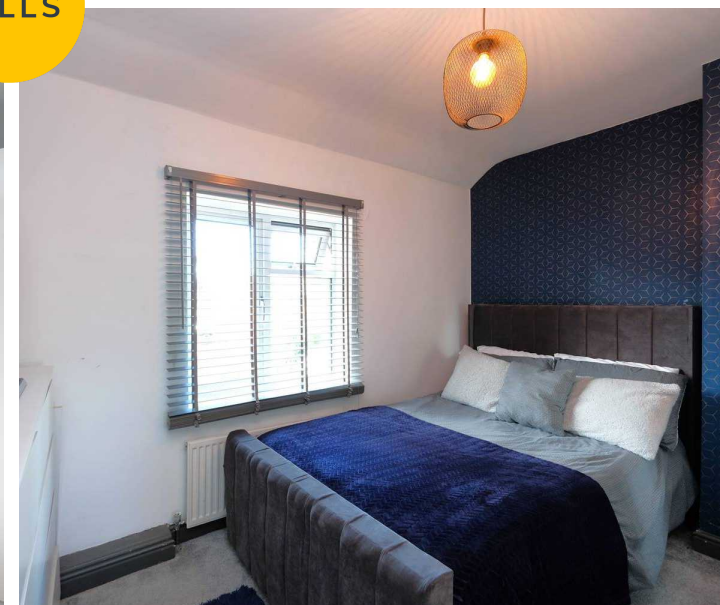
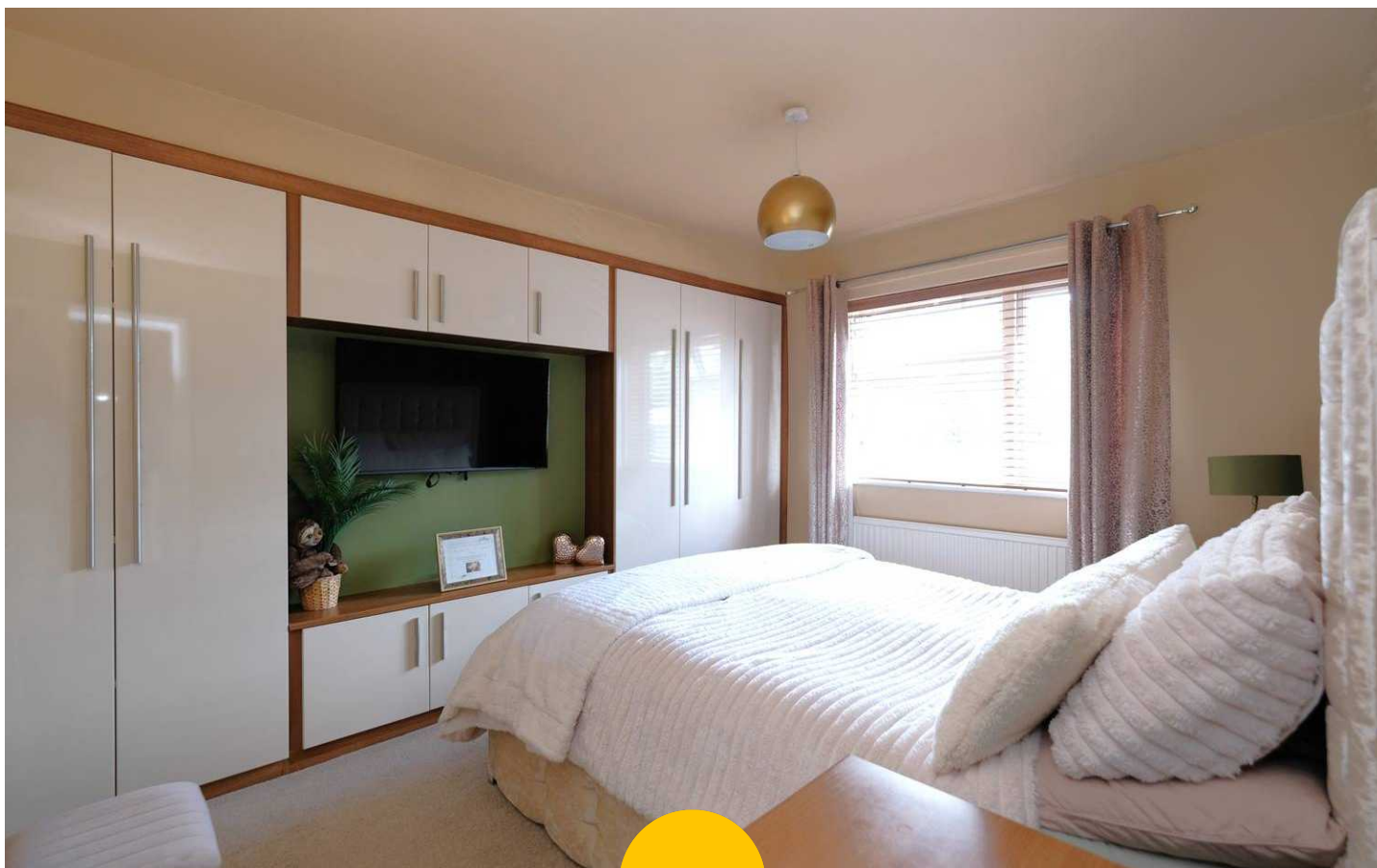
### Bathroom

8' 8" x 5' 7" (2.64m x 1.70m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

### External

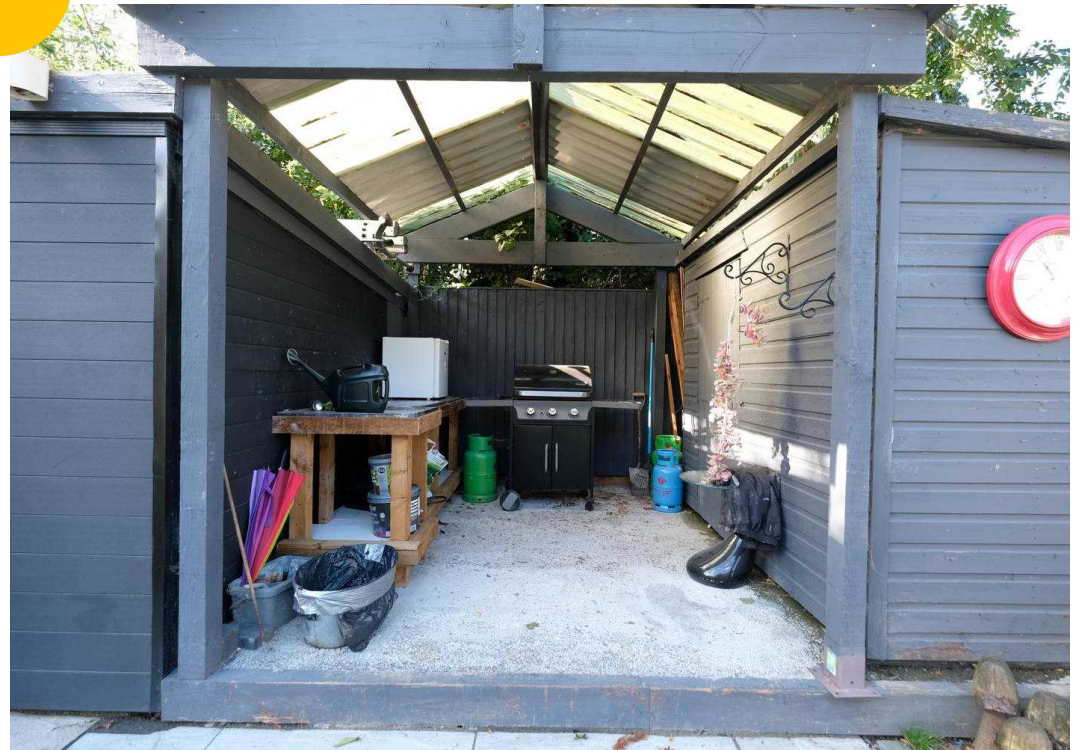
To the front of the property is a garden with block paved driveway and decorative slate chippings. To the rear of the property is a garden with sheltered paved patio and lawn with flowered borders. Featuring two sheds and a summer house.

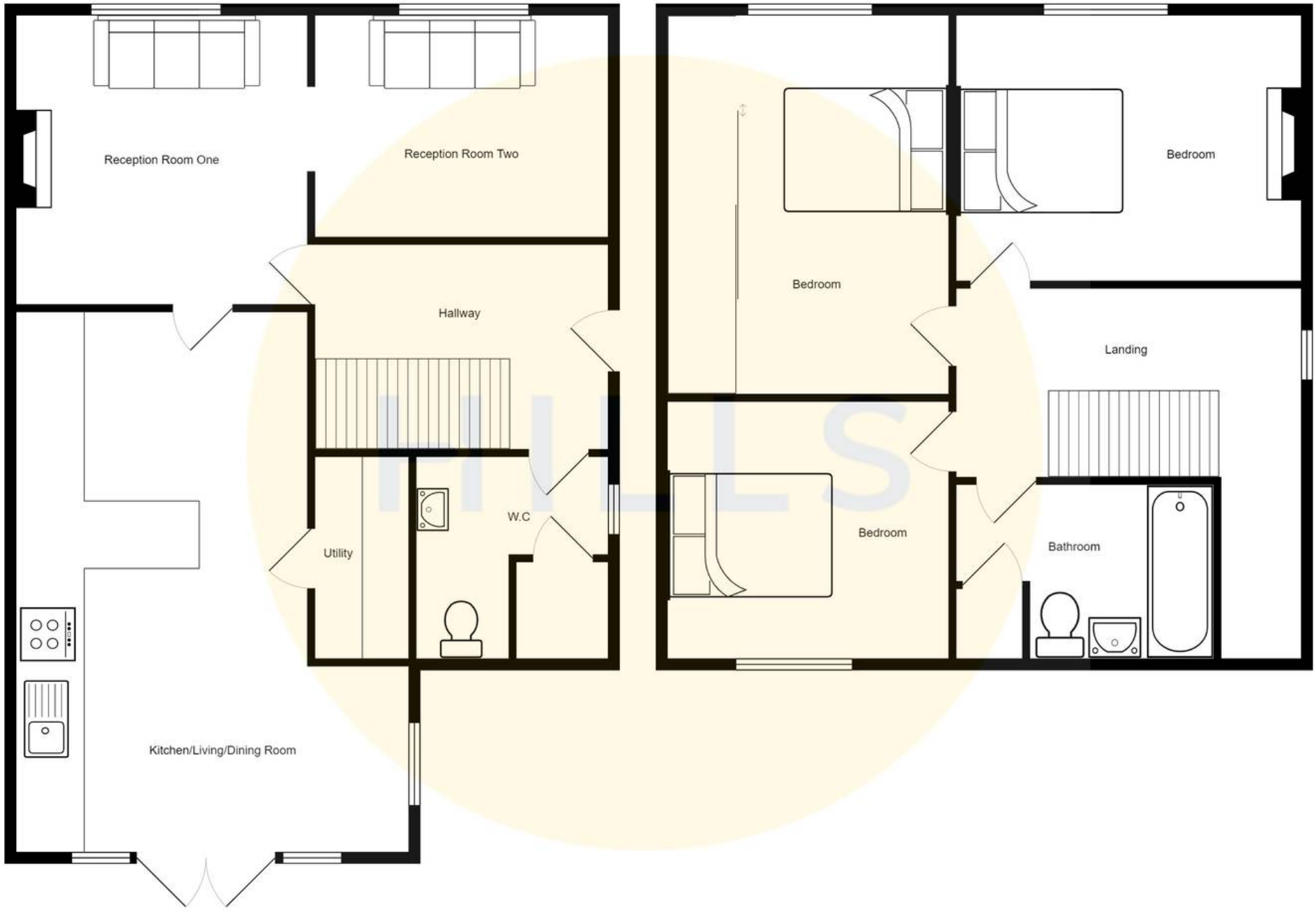




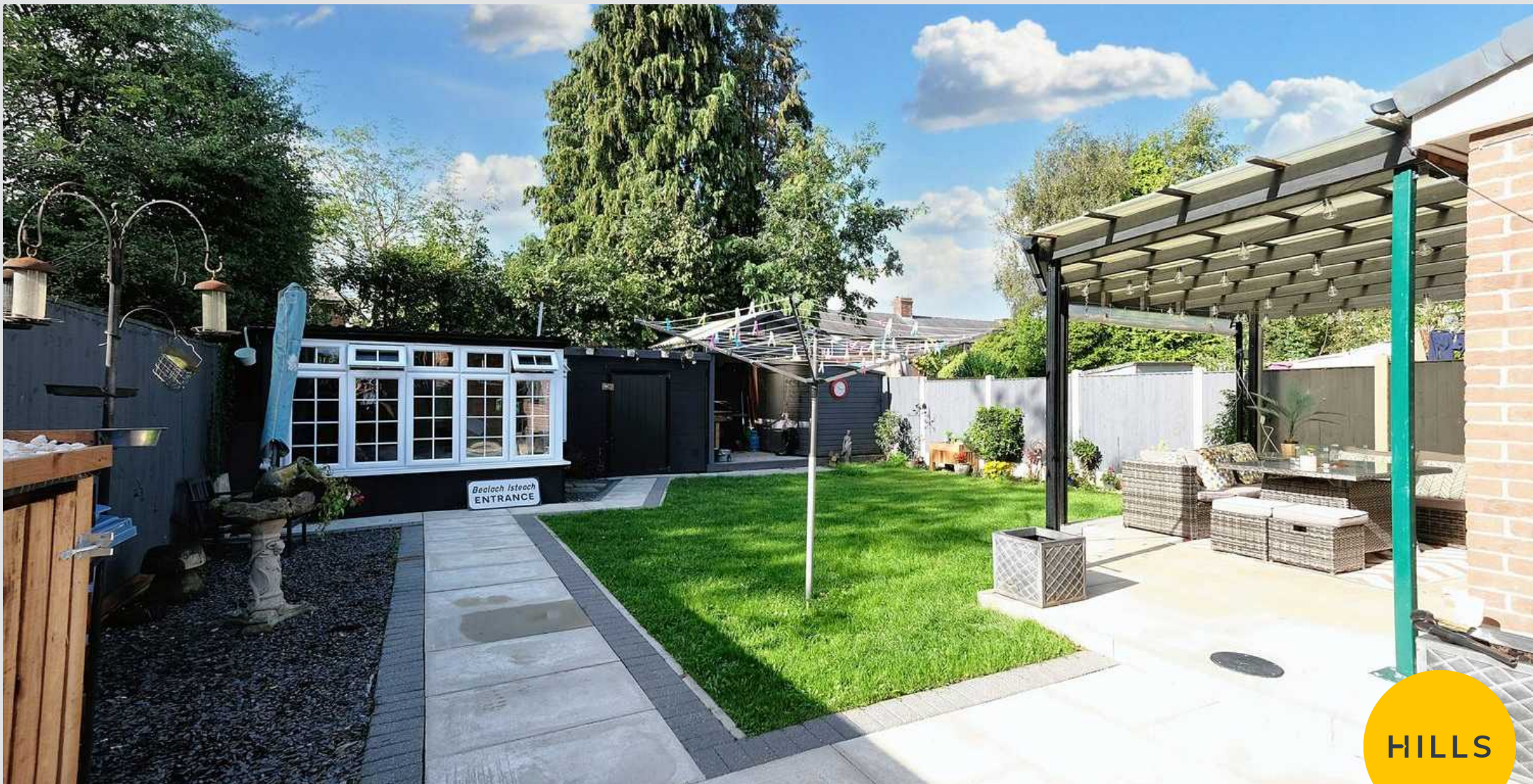


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