

Vaughan Street, Eccles

Manchester



In Excess of £300,000

# Vaughan Street

Eccles, Manchester

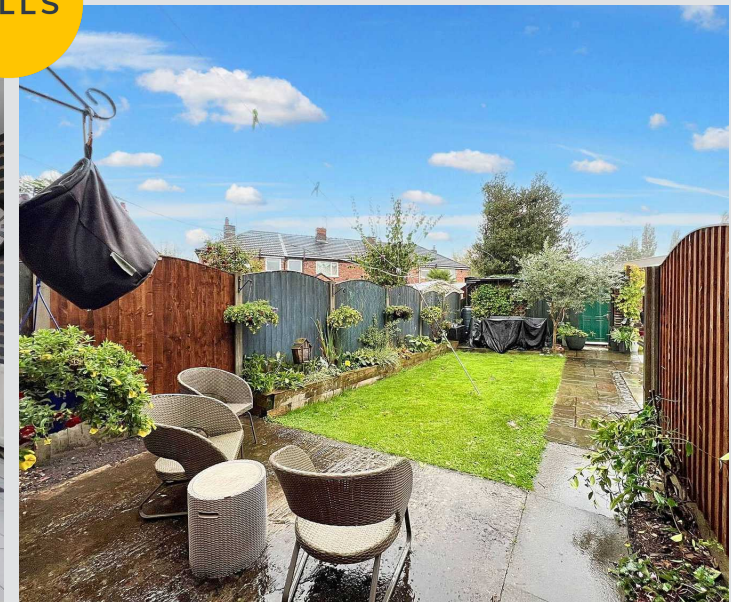
Spacious three bed detached house nestled between Monton & Worsley. Bright lounge, fitted kitchen & dining area. Three generous bedrooms, master with fitted wardrobes. Well-kept rear garden with shed. Gated driveway. Close to amenities & transport links. Ideal for comfort & convenience. Council Tax band: C

Tenure: Leasehold

- Deceptively Spacious Detached Property, Positioned Between Monton & Worsley Villages
- Spacious Family Lounge
- Quality Fitted Kitchen & Dining Space
- Three Generous Bedrooms, Master with Fitted Wardrobes
- Three Piece Family Bathroom & Guest W.C.
- Well Kept Rear Garden & Gated Shared Driveway
- Excellently Located Close to a Plethora of Amenities & Transport Links



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### Entrance Hallway

Entered via a uPVC front door. Complete with ceiling spotlights, wall mounted radiator and storage cupboard. Fitted with carpet flooring.

### Lounge

14' 8" x 12' 4" (4.47m x 3.76m)

Featuring a gas fire. Complete with a ceiling light point, ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

12' 4" x 12' 1" (3.76m x 3.68m)

Featuring a modern range of wall and base units with integral stainless steel sink, gas hob and electric oven. Space for a fridge freezer and washer. Complete with two double glazed windows, wall mounted radiator and uPVC door. Fitted with part tiled walls and tiled flooring.

### Downstairs W.C.

6' 1" x 3' 5" (1.85m x 1.04m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

### Landing

Complete with ceiling spotlights, boiler cupboard and carpet flooring. Loft access.

### Bedroom One

13' 0" x 12' 3" (3.96m x 3.73m)

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

### Bedroom Two

12' 2" x 7' 6" (3.71m x 2.29m)

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



**Bedroom Three**

7' 6" x 5' 6" (2.29m x 1.68m)

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

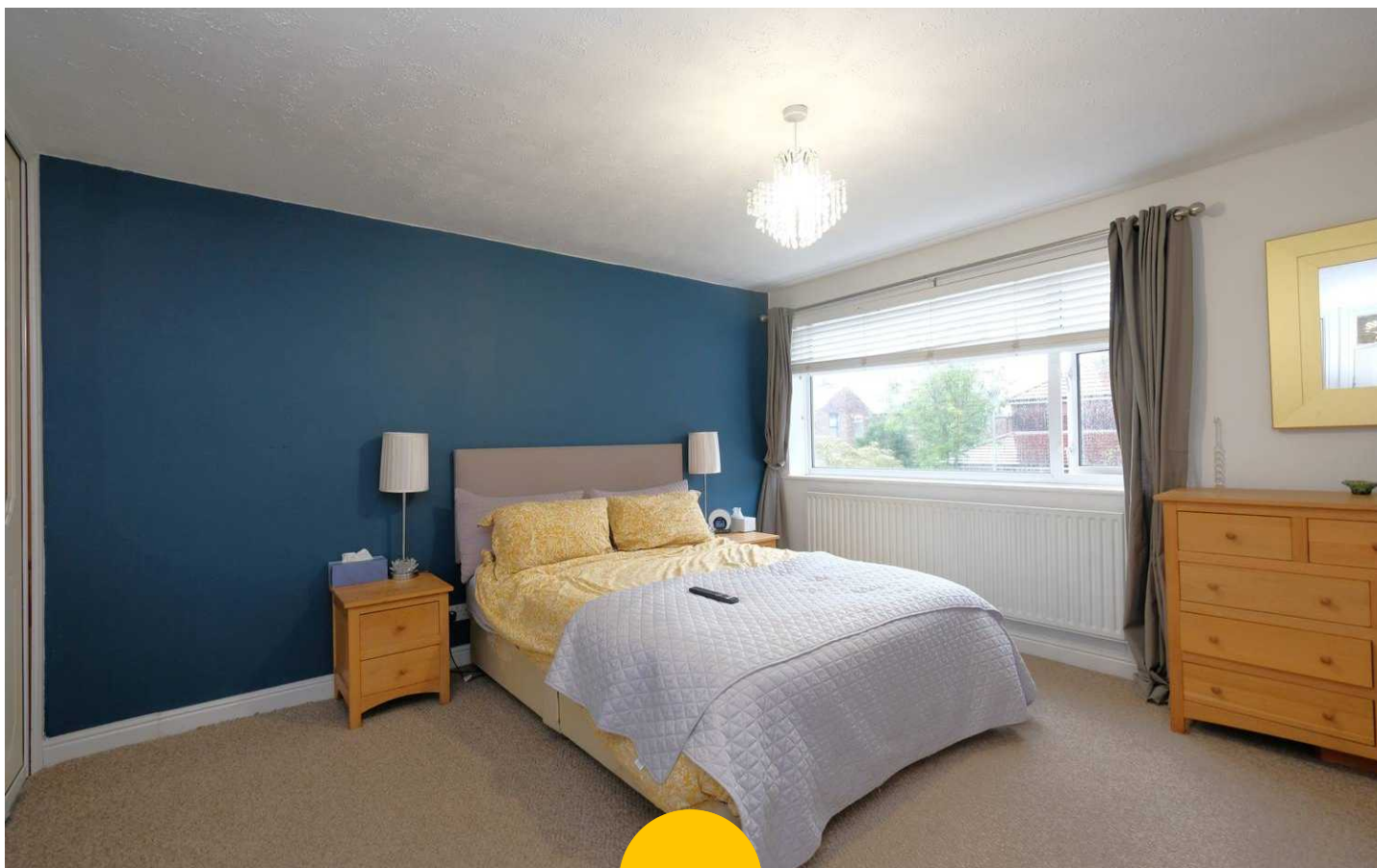
**Bathroom**

7' 6" x 4' 8" (2.29m x 1.42m)

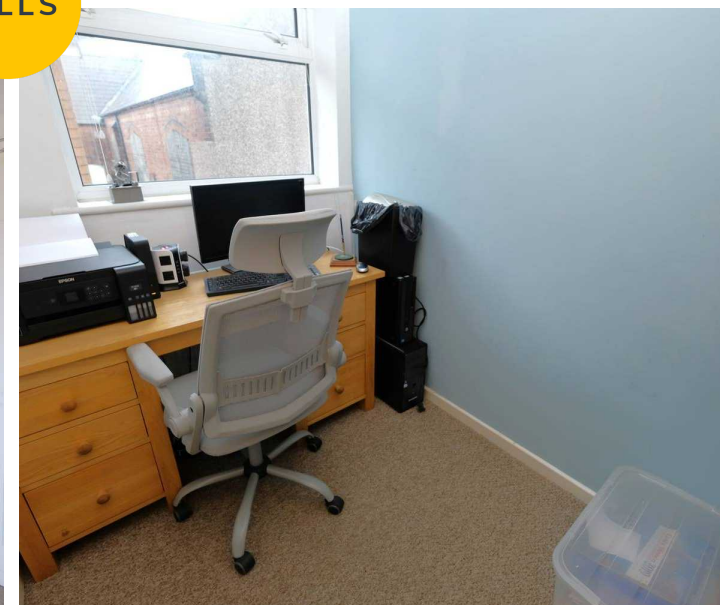
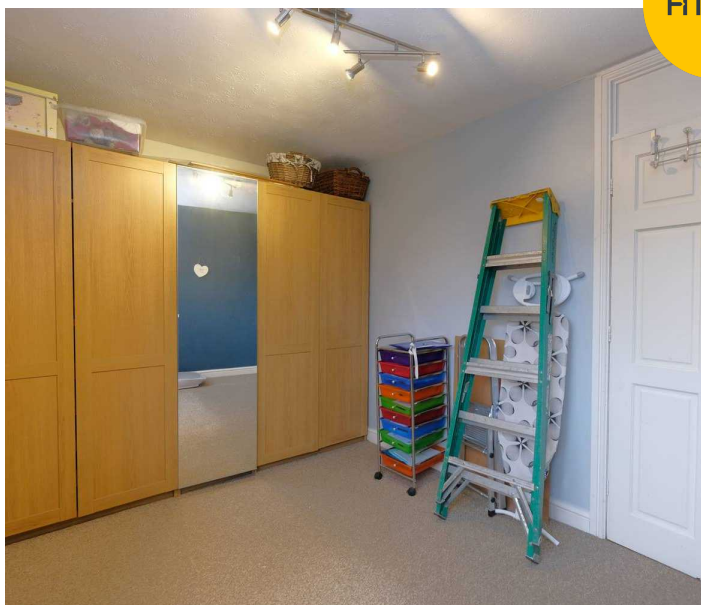
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and lino flooring.

**External**

To the front of the property is a gated shared driveway. To the rear of the property is a garden featuring a lawn with raised planter beds, wooden shed and Indian stone paved seating area.



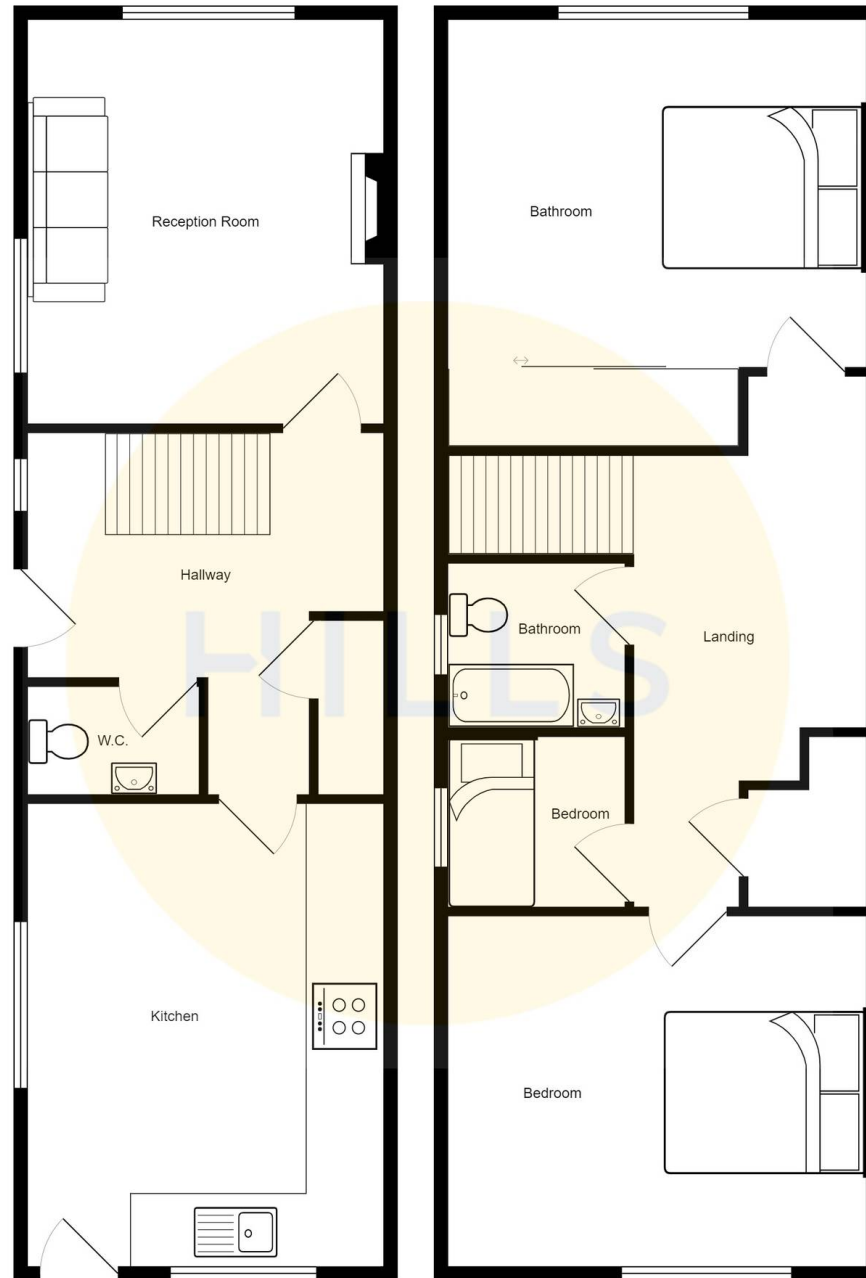
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