



Darley Avenue, Eccles

Manchester



In Excess of £200,000

# Darley Avenue

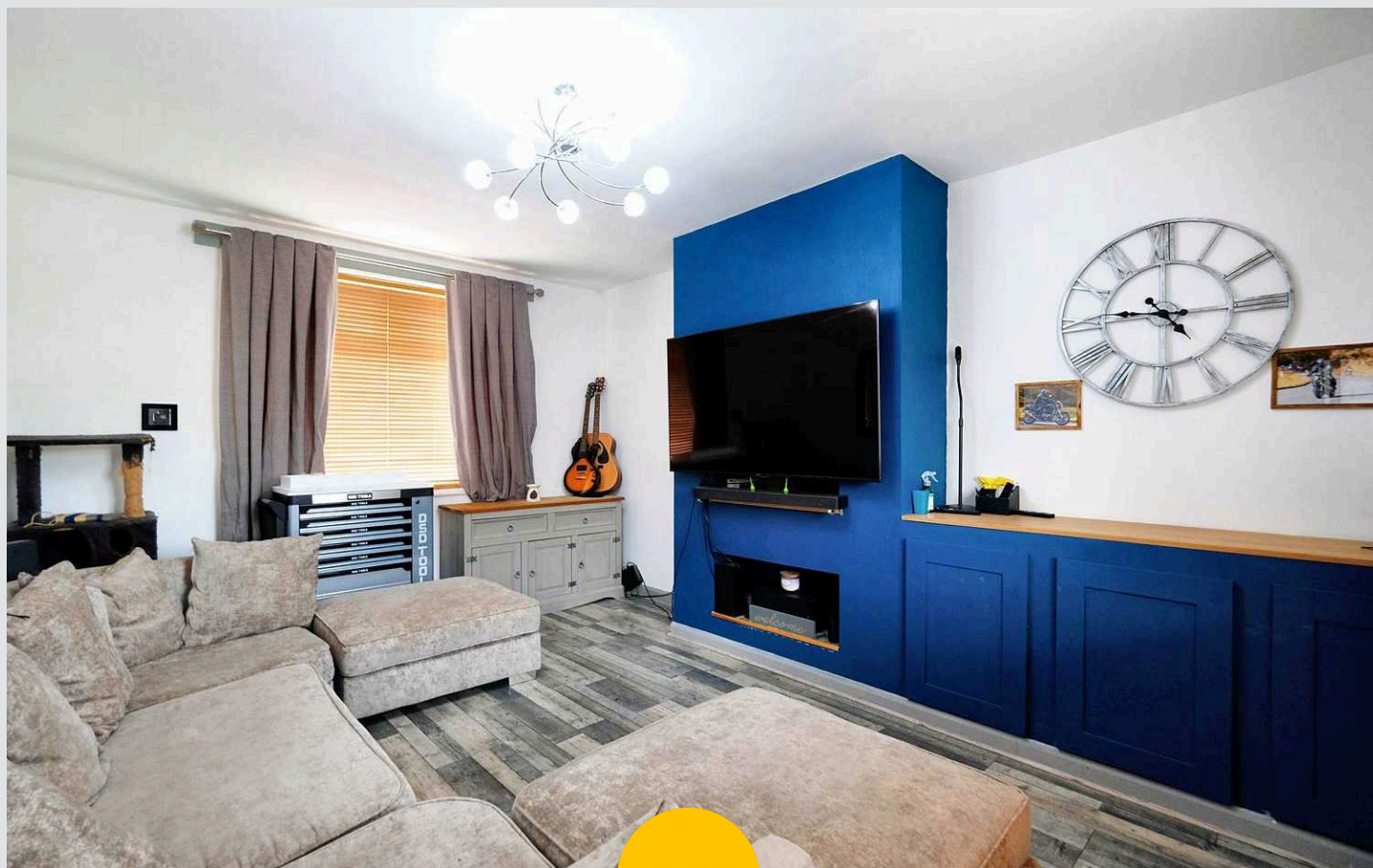
Eccles, Manchester

Ideal for first-time buyers, this semi-detached house in Peel Green offers a light lounge, contemporary kitchen, two double bedrooms with fitted wardrobes, modern bathroom, corner plot with off-road parking, and low-maintenance garden. Convenient location near amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy
- Positioned on a Small Cul de Sac within the Popular Peel Green Area
- Light & Airy Lounge
- Contemporary Fitted Kitchen & Dining Space with Integrated Appliances
- Two Double Bedrooms with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Occupying a Generous Corner Plot
- Off Road Parking to the Front, Low Maintenance Rear Garden & Side Garden
- Excellently Located Close to Local Amenities, Public Transport Links & Motorway



HILLS



### Entrance Hallway

Entered via a uPVC front door. Complete with ceiling spotlights, double glazed window and double storage.

### Lounge

15' 8" x 11' 4" (4.78m x 3.45m)

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

### Kitchen

13' 8" x 11' 6" (4.17m x 3.51m)

Featuring complementary wall and base units with breakfast bar and ceramic sink. Integral electric hob and oven, dishwasher and fridge freezer. Space for washing machine and dryer. Complete with ceiling spotlights, double glazed window, wall mounted radiator and French doors. Fitted with laminate flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

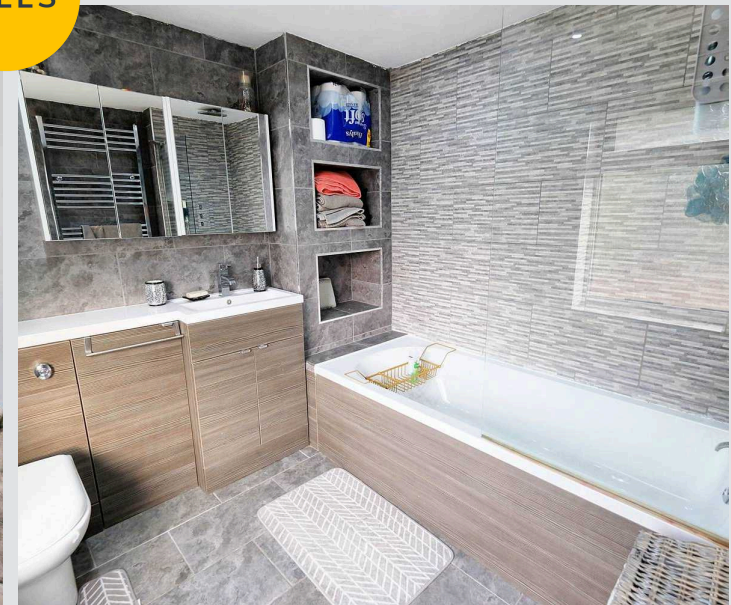
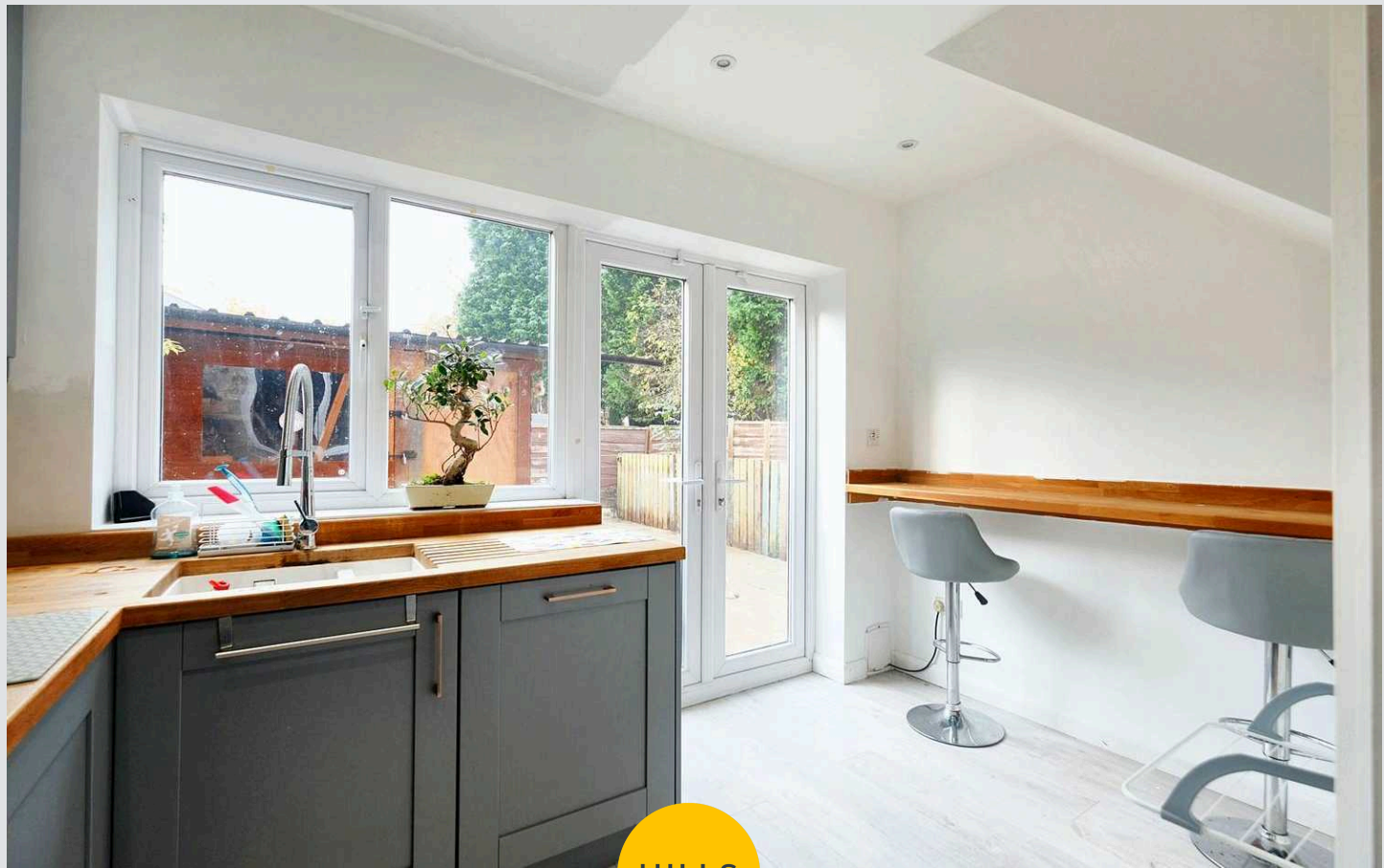
15' 9" x 11' 5" (4.80m x 3.48m)

Featuring fitted wardrobes. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

11' 5" x 10' 5" (3.48m x 3.18m)

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



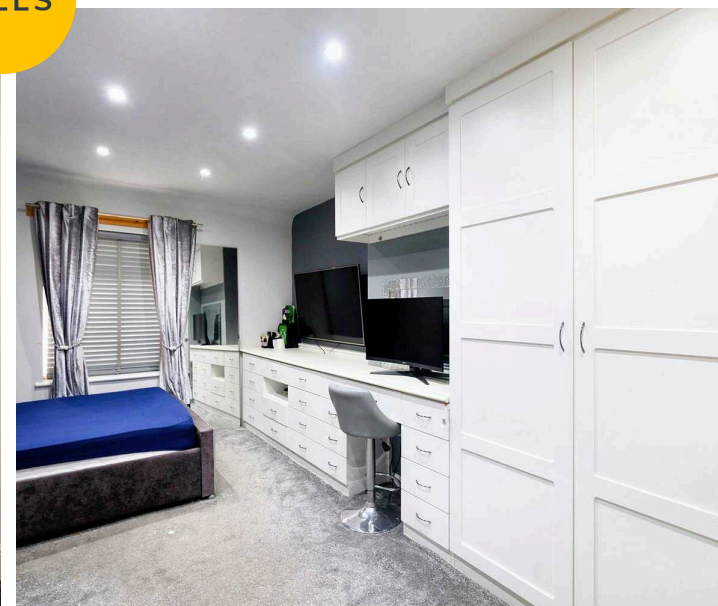
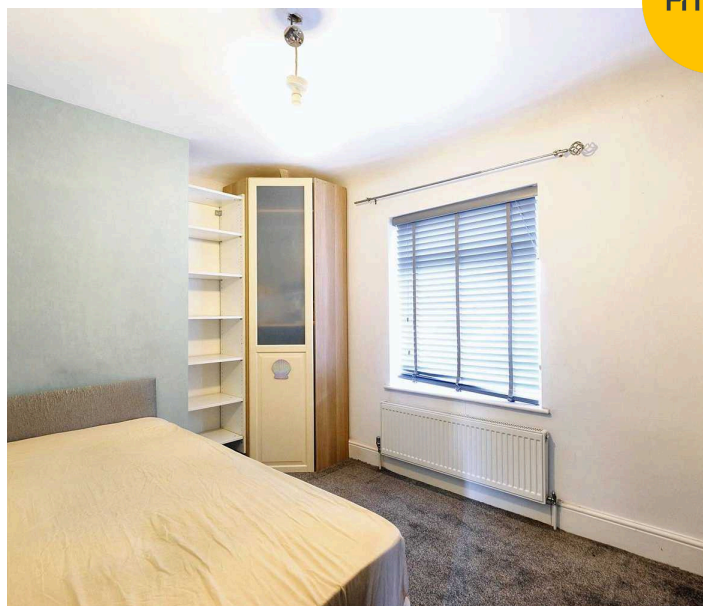
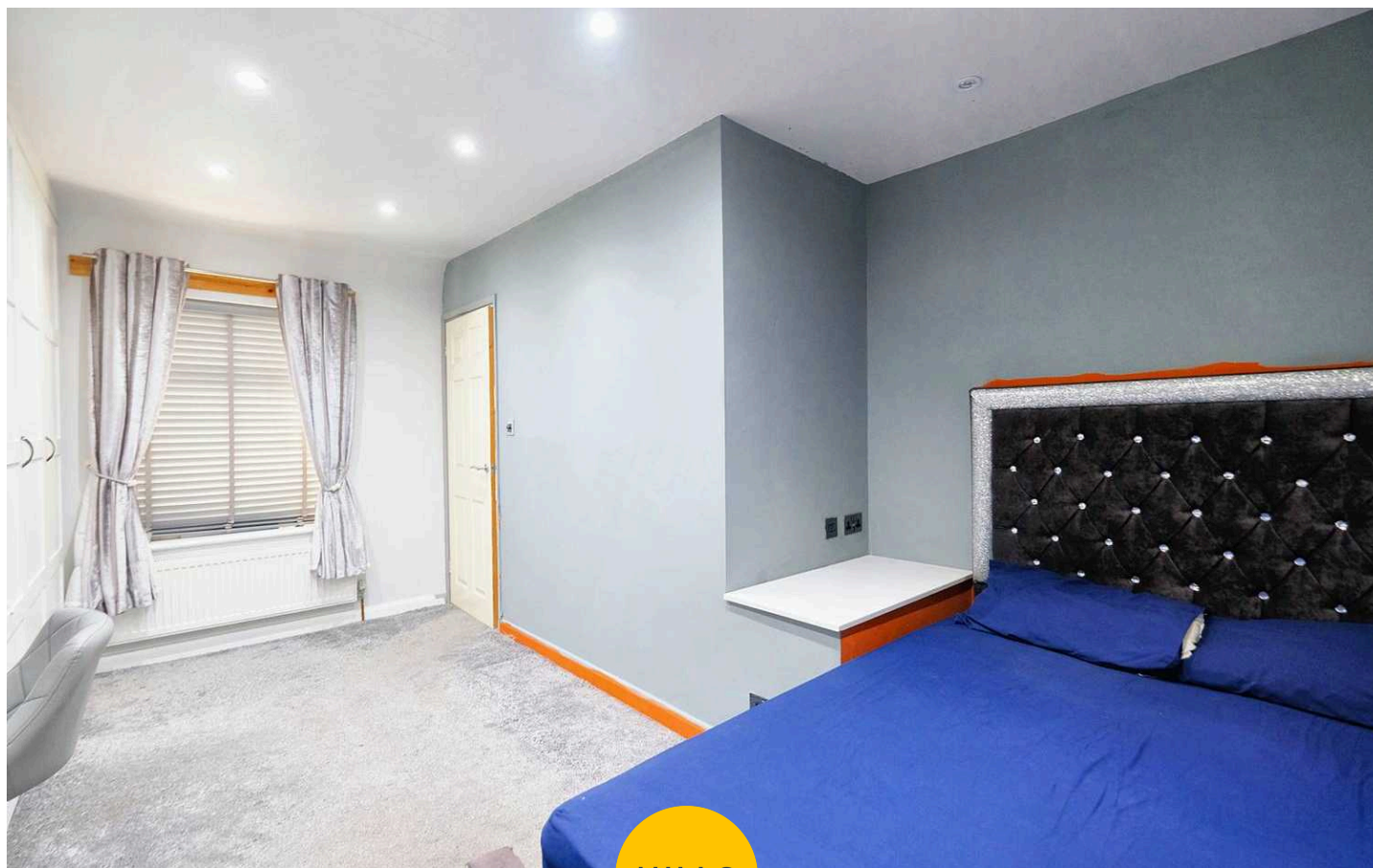
**Bathroom**

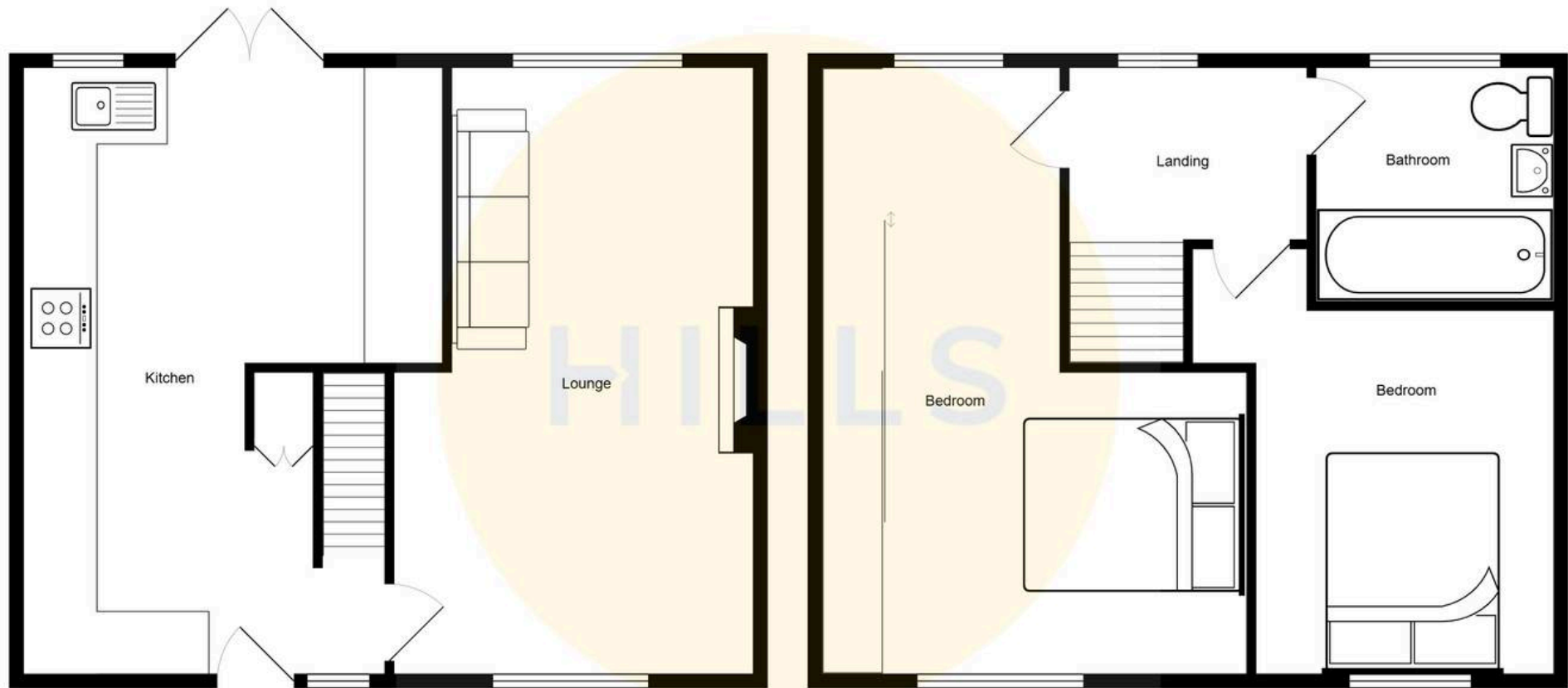
7' 9" x 7' 6" (2.36m x 2.29m)

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

**External**

To the front of the property is off road parking for multiple cars with gated access. To the rear of the property is a low maintenance paved garden with wooden shed. Fenced off side garden with paved patio and gated access to the front.







## Hills | Salfords Estate Agent

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