



Ernest Avenue, Eccles

Manchester



Offers in Region of £360,000

# Ernest Avenue

Eccles, Manchester

Fabulous detached property in The Works Development near Monton Village. Bay-fronted lounge, open-plan kitchen/dining, three double bedrooms, ample storage, low-maintenance garden, off-road parking, garage. Convenient location with excellent amenities and transport links. Council Tax band: D

Tenure: Freehold

- Fabulous Detached Property Located on The Works Development just a Short Walk to Monton Village
- Bay Fronted Lounge
- Open Plan Fitted Kitchen & Dining Space with Integrated Appliance
- Three Double Bedrooms
- Family Bathroom, En suite & Guest W.C.
- Ample Storage Throughout
- Sizable Low Maintenance Rear Garden with Artificial Lawn
- Off Road Parking for Multiple Cars & Garage
- Surrounded by Excellent Amenities & Transport Links



HILLS



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with ceiling spotlights, storage and wall mounted radiator. Fitted with tiled flooring.

### Lounge

17' 9" x 10' 8" (5.41m x 3.25m)

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

### Kitchen / Diner

18' 0" x 10' 8" (5.49m x 3.25m)

Featuring modern wall and base units with glass splashback and integral stainless steel sink. Integral double oven, gas hob, washing machine, dishwasher and fridge freezer. Complete with a ceiling light point, ceiling spotlights, double glazed window and patio doors. Fitted with tiled flooring. Boiler.

### Landing

Complete with a double glazed window, wall mounted radiator and carpet flooring. Access to a partially boarded loft via ladder.

### Bedroom One

11' 9" x 5' 7" (3.58m x 1.70m)

Featuring fitted wardrobes. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### En suite

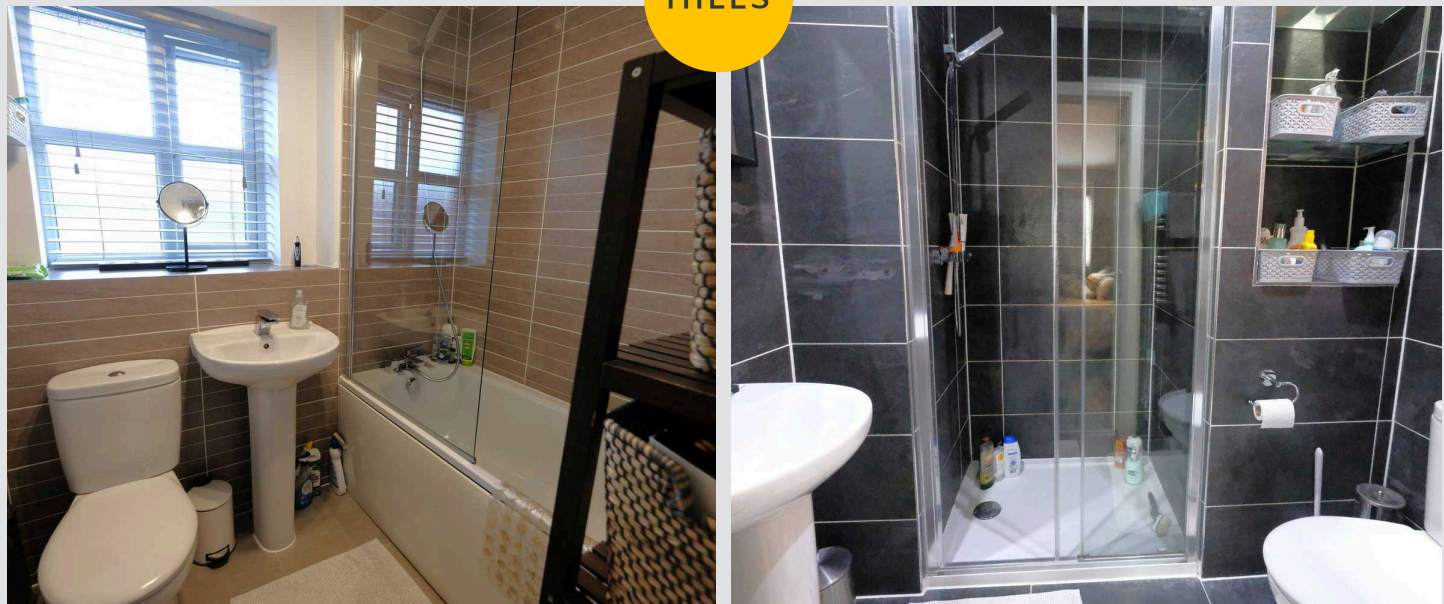
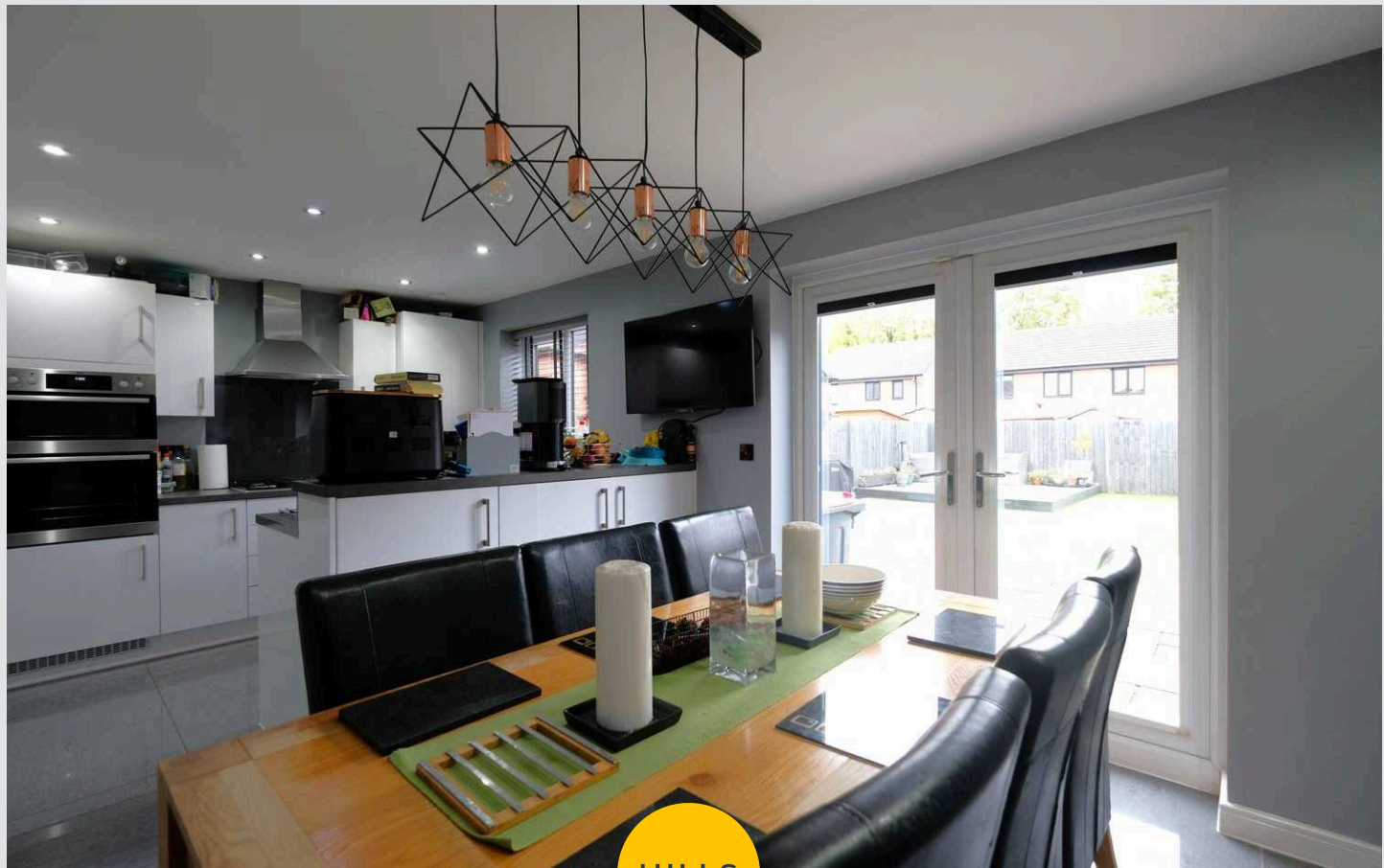
6' 4" x 5' 7" (1.93m x 1.70m)

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

### Bedroom Two

11' 5" x 9' 1" (3.48m x 2.77m)

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



### Bedroom Three

9' 4" x 8' 6" (2.84m x 2.59m)

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

### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

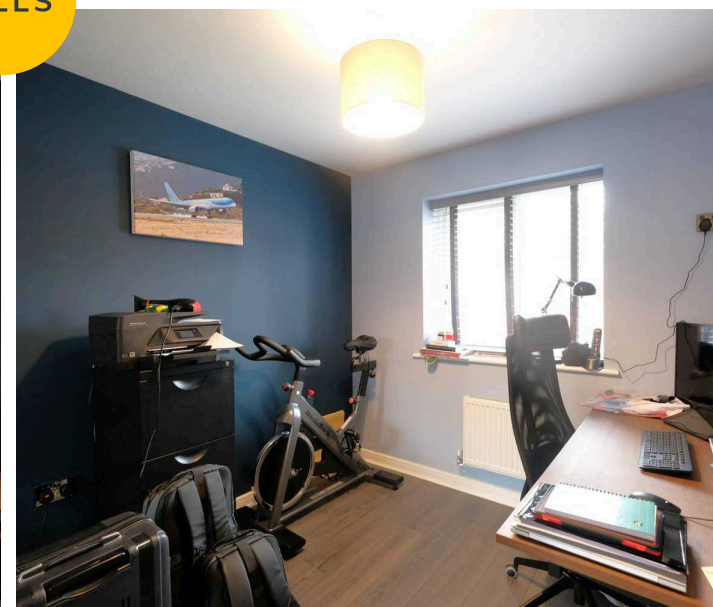
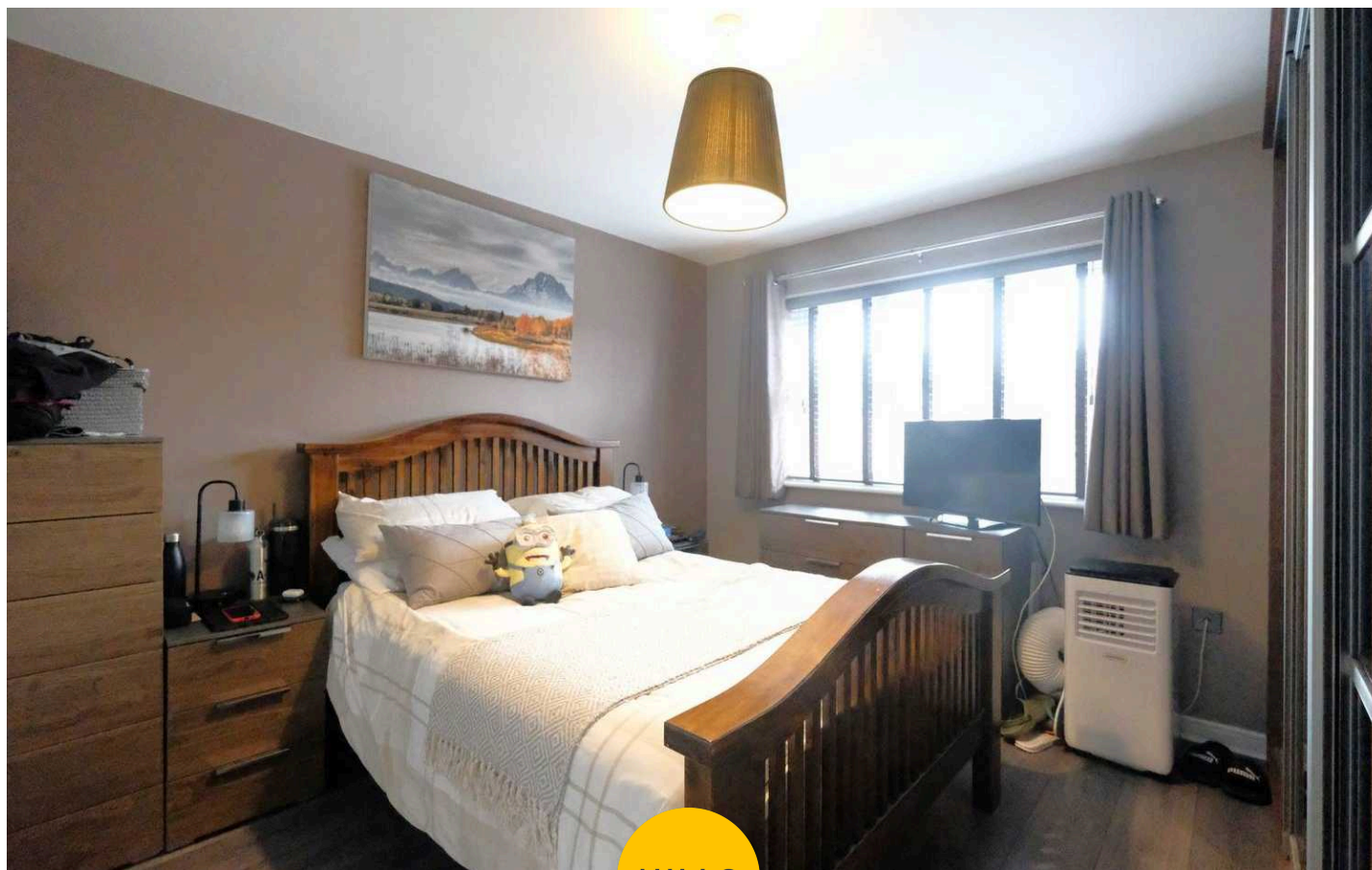
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

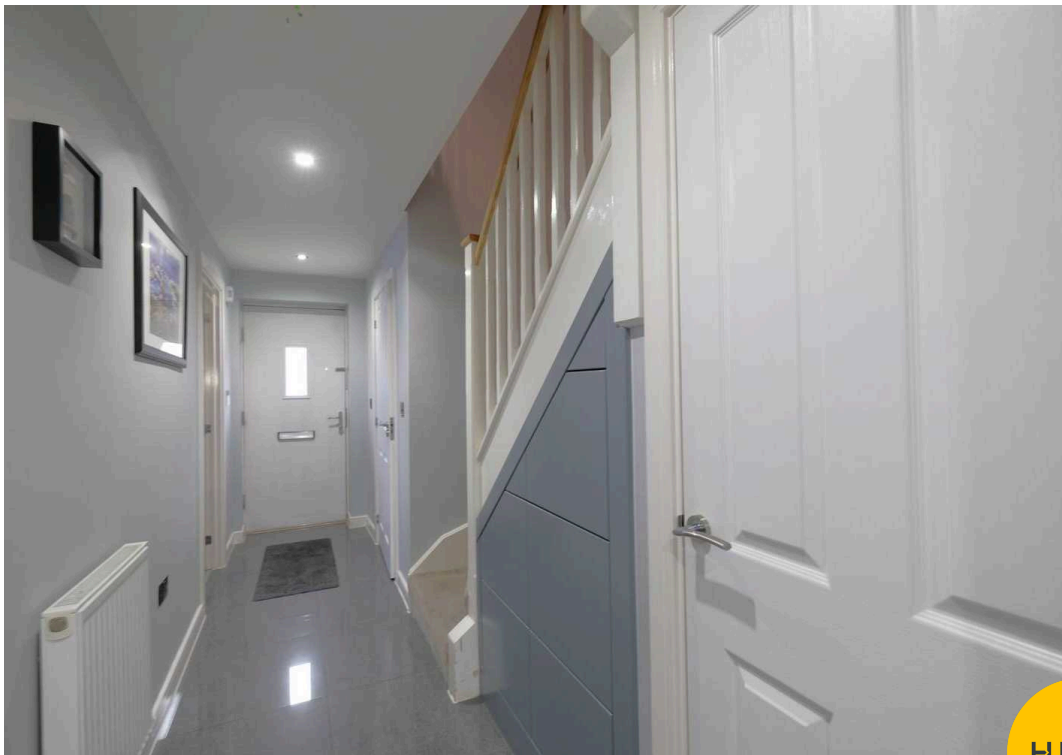
### External

To the side of the property is off road parking for two cars.

To the rear of the property is a garden with Indian stone patio, raised decked seating area and artificial lawn.

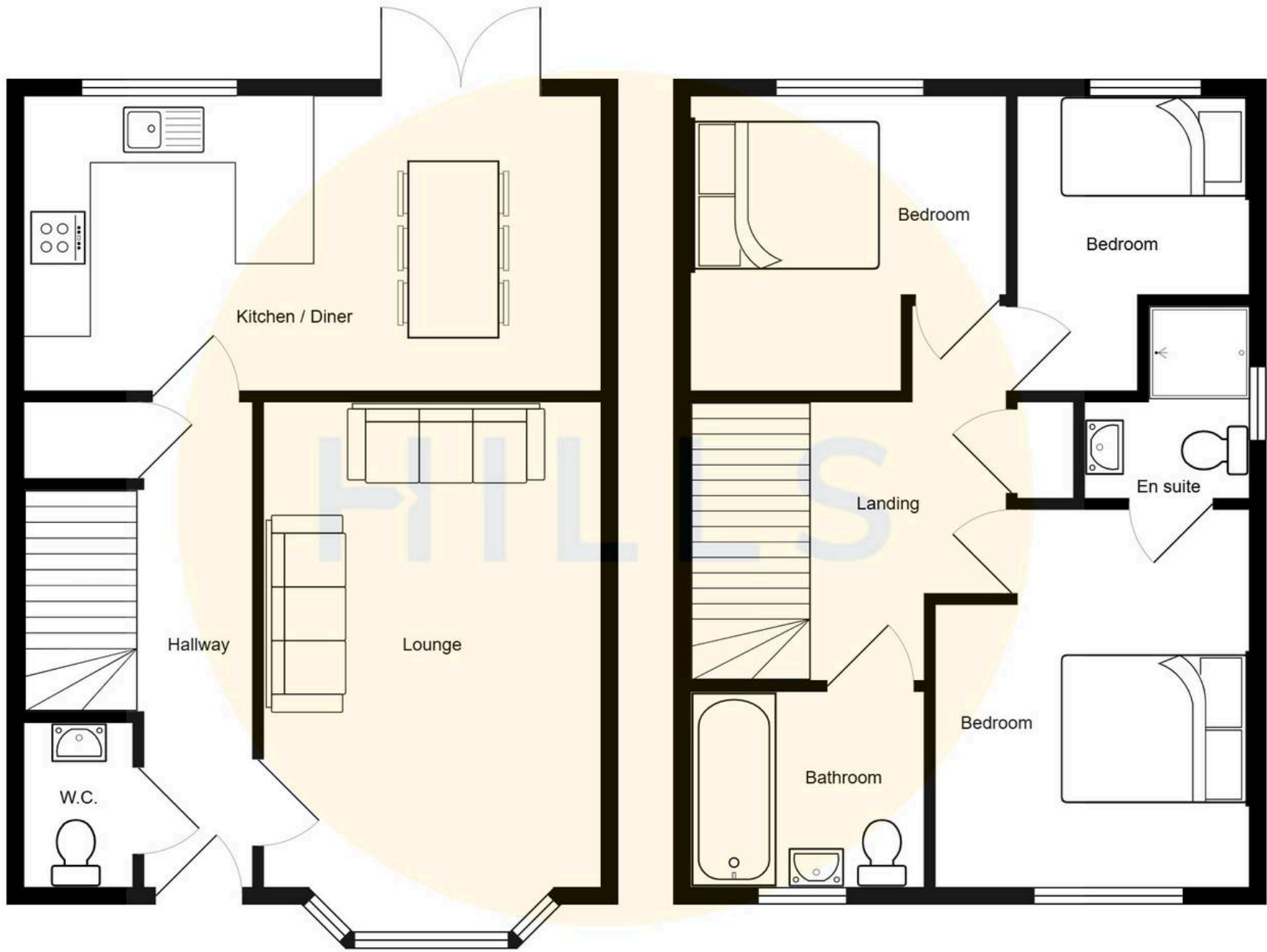
Gated side access.





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