



Ivy Street, Eccles

Manchester



Guide Price **£140,000**

# 15 Ivy Street

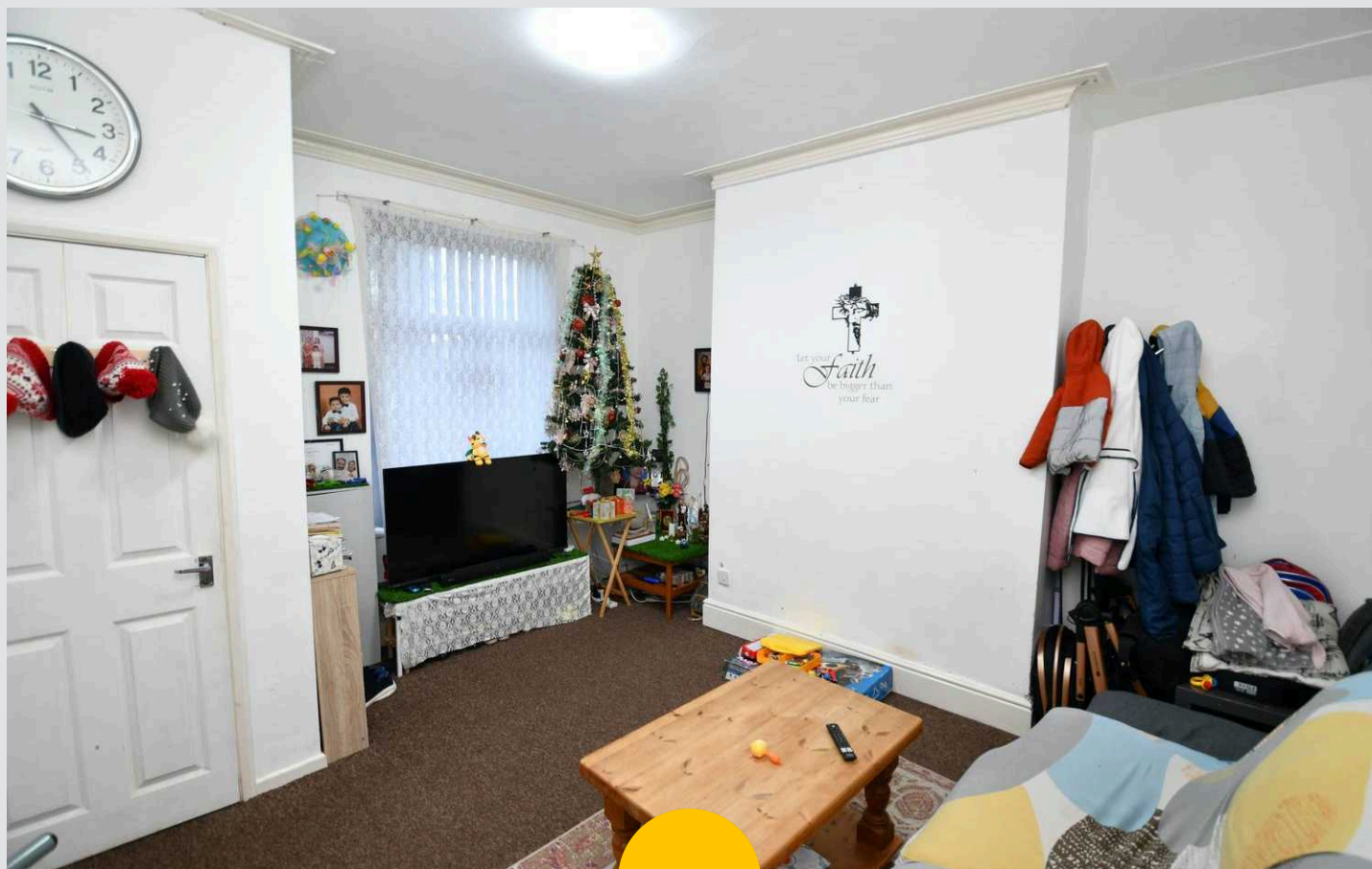
Eccles, Manchester

**\*\*SOLD BY MODERN METHOD OF AUCTION\*\*** Sold with sitting tenants paying £995pcm. Situated in a convenient location within walking distance of Eccles Town Centre. Overlooking Ivy Street Recreation Ground to the front.

Council Tax band: A

Tenure: Freehold

- For Sale by Modern Method of Auction
- SOLD WITH TENANTS IN SITU PAYING £995PCM
- Two Bedroom Terraced Property
- Overlooking Ivy Street Recreation Ground to the Front
- Spacious Lounge and a Fitted Kitchen Diner
- Two Well-Proportioned Bedrooms
- Three-Piece Bathroom
- Good-Sized Yard to the Rear
- Within Easy Access of Transport Links Throughout Manchester
- Viewing is Highly Recommended



HILLS



### Porch

### Lounge

12' 4" x 13' 4" (3.76m x 4.06m)

Carpeted, double radiator, ceiling light point and a double glazed window

### Kitchen Diner

12' 3" x 11' 6" (3.73m x 3.50m)

Tiled flooring, double glazed window, under stairs storage, single radiator, stainless steel sink, wall and base units, plumbing for washing machine, dish washer and space for fridge freezer and cooker.

### Bedroom One

13' 4" x 12' 2" (4.06m x 3.71m)

Carpeted, ceiling light point, double glazed window, double radiator

### Bedroom Two

8' 7" x 8' 1" (2.61m x 2.46m)

Carpeted, double radiator, double glazed window and ceiling light point.

### Bathroom

11' 8" x 4' 3" (3.55m x 1.29m)

Lino flooring, double radiator, double glazed window, partial tiled walls, shower over bath, bath, hand wash basin and W.C.

### Externally

Generously sized yard to the rear



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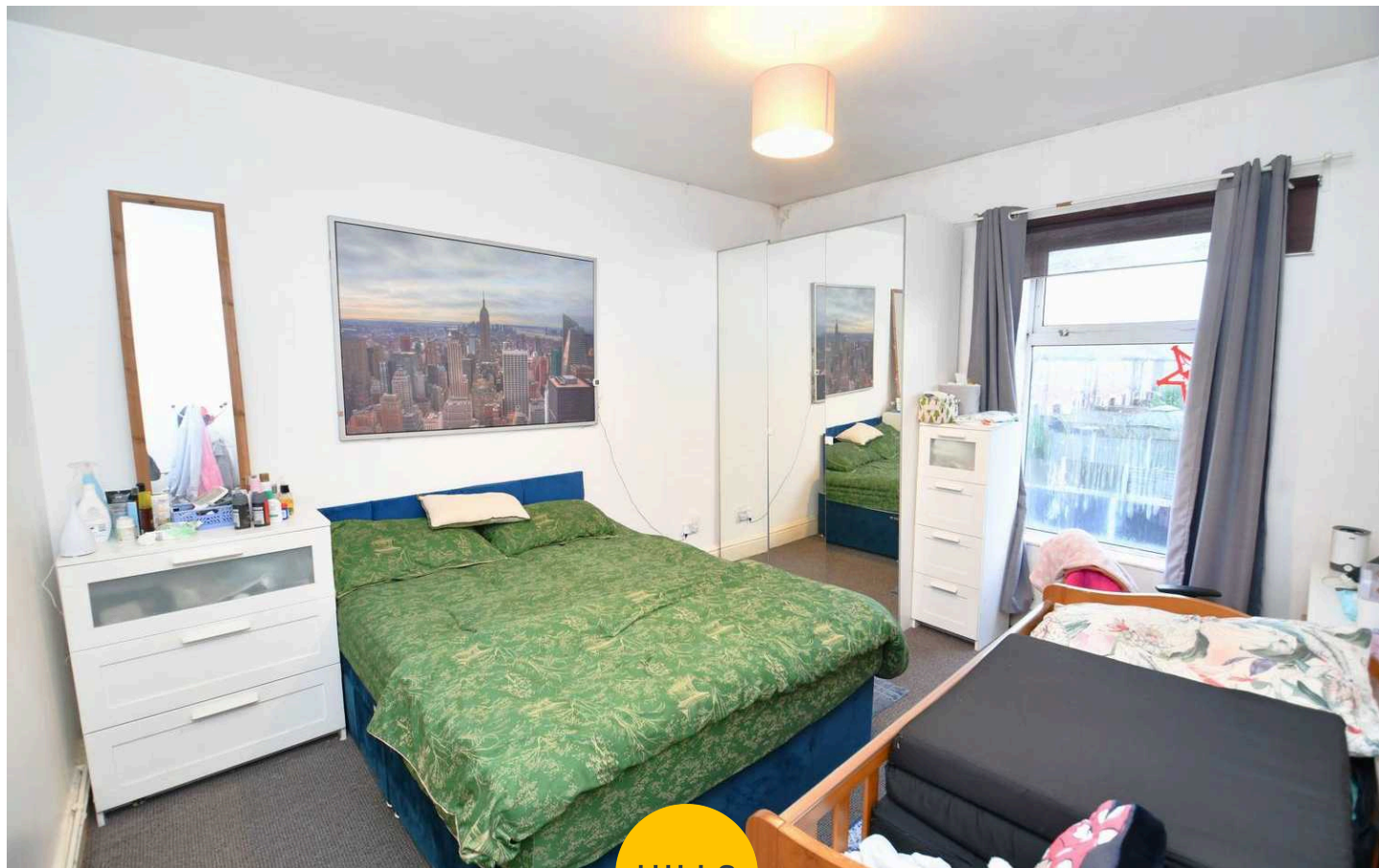
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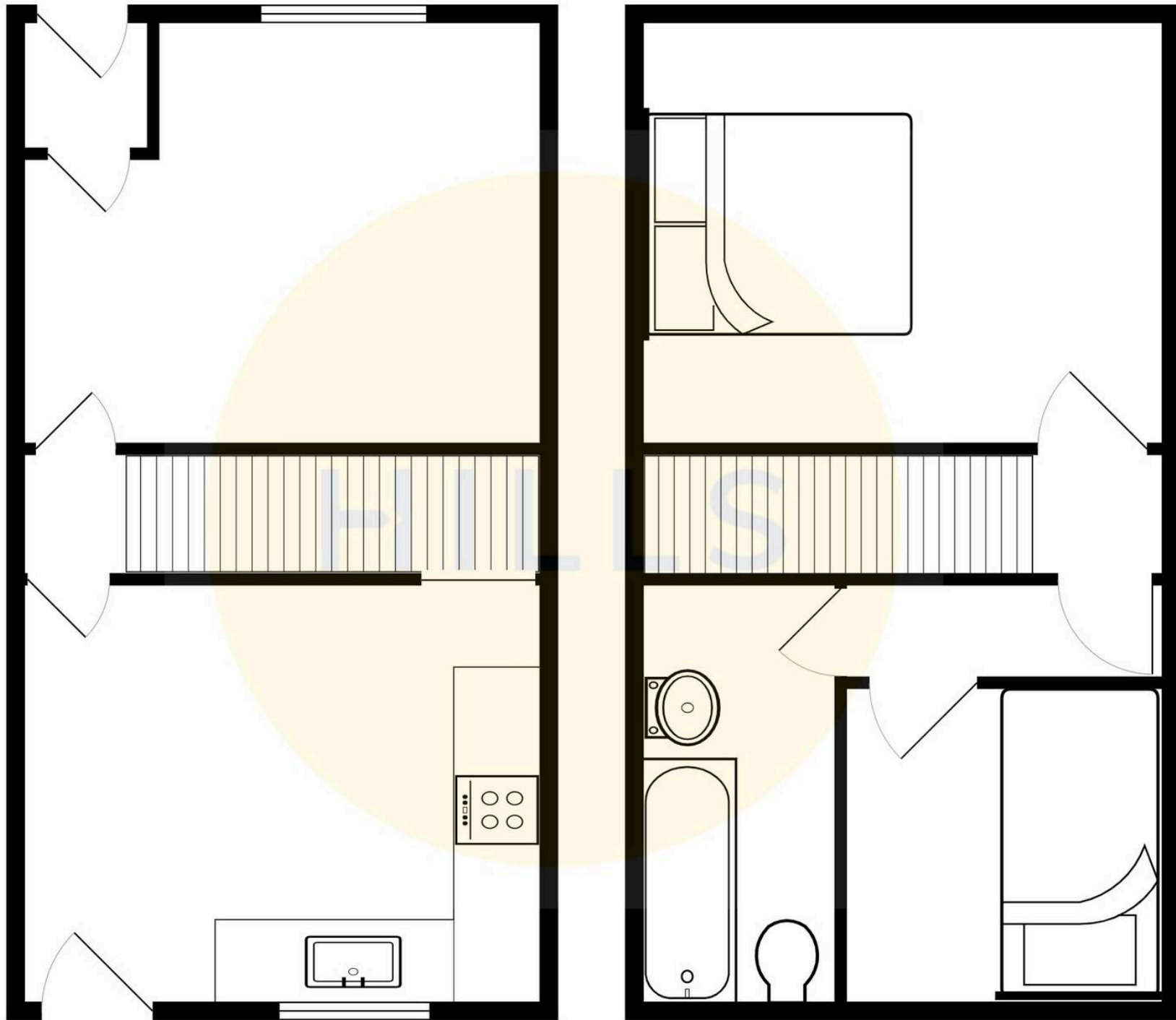
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## Hills | Salfords Estate Agent

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