



Parrin Lane, Eccles

Manchester



Guide Price £175,000

# Parrin Lane

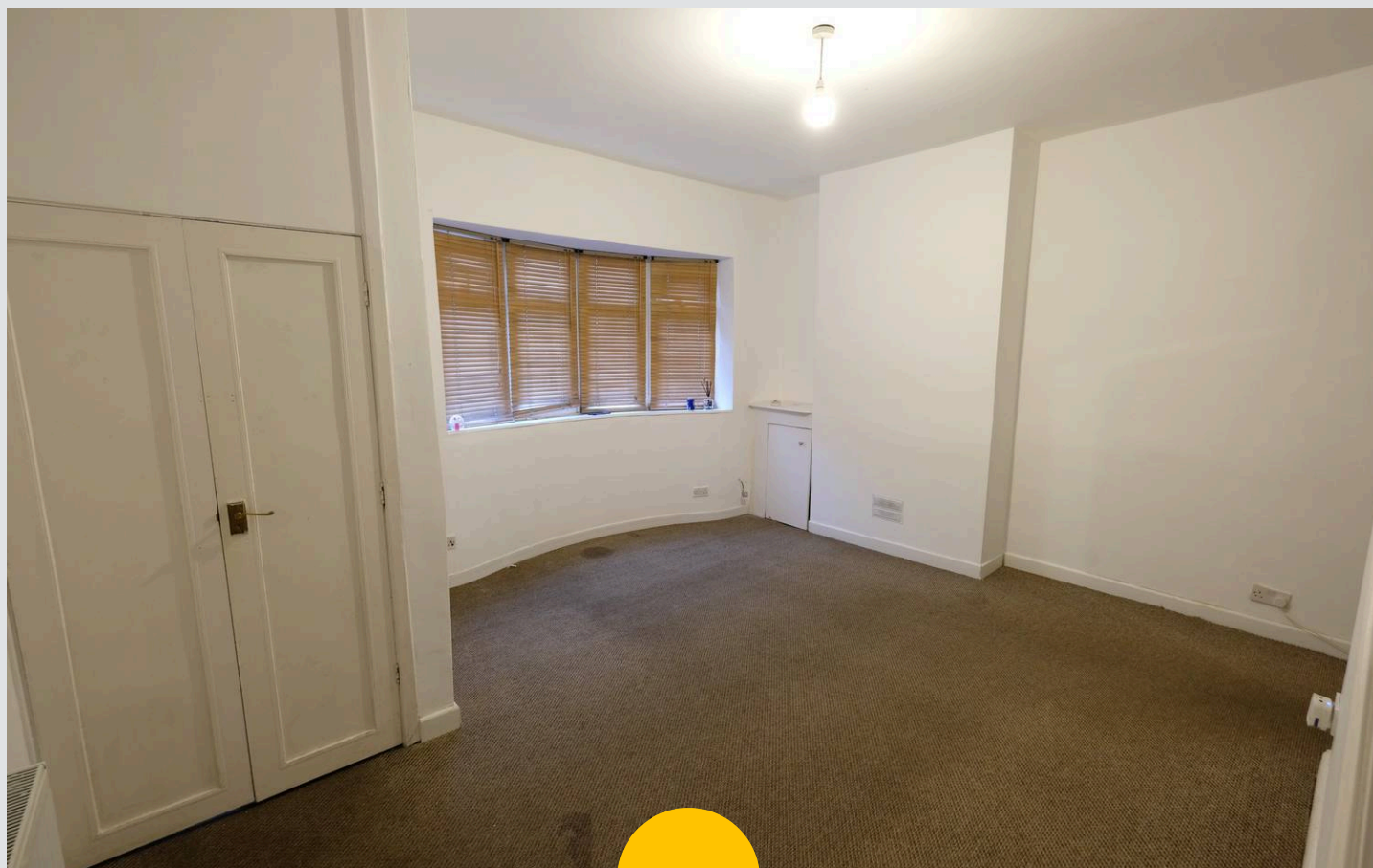
Eccles, Manchester

Deceptively spacious property in sought-after locale near Monton Village. Chain-free with bay fronted lounge, two double bedrooms, low maintenance garden. Well-connected with amenities and transport links. For sale by Hills Property Auctions. Reservation fee required. Buyer Information Pack available. Call (0161) 794 2888 for more info.

Council Tax band: A

Tenure: Freehold

- To be Sold via Hills Property Auction
- Offered to the Market Chain Free
- Deceptively Spacious Property Located just a Short Walk From Monton Village
- Bay Fronted Lounge & Second Reception Room
- Fitted Kitchen & Bathroom
- Two Generously Sized Double Bedrooms
- Sun Drenched Low Maintenance Garden to the Rear
- Perfect First Time Buy or Investment
- Surrounded by a Plethora of Amenities & Scenic Local Walks
- Excellently Positioned with Well Connecting Transport Links



HILLS



### **Vestibule**

Entered via a hardwood front door. Complete with a ceiling light point and carpet flooring.

### **Reception Room One**

15' 5" x 13' 2" (4.70m x 4.01m)

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

### **Reception Room Two**

15' 4" x 12' 9" (4.67m x 3.89m)

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

### **Kitchen**

8' 8" x 7' 8" (2.64m x 2.34m)

Featuring complementary wall and base units with integral stainless steel sink, gas hob and electric oven. Space for a washing machine and fridge freezer. Complete with a ceiling light point, double glazed window, part tiled walls and lino flooring.

### **Landing**

Complete with a ceiling light point and carpet flooring.

### **Bedroom One**

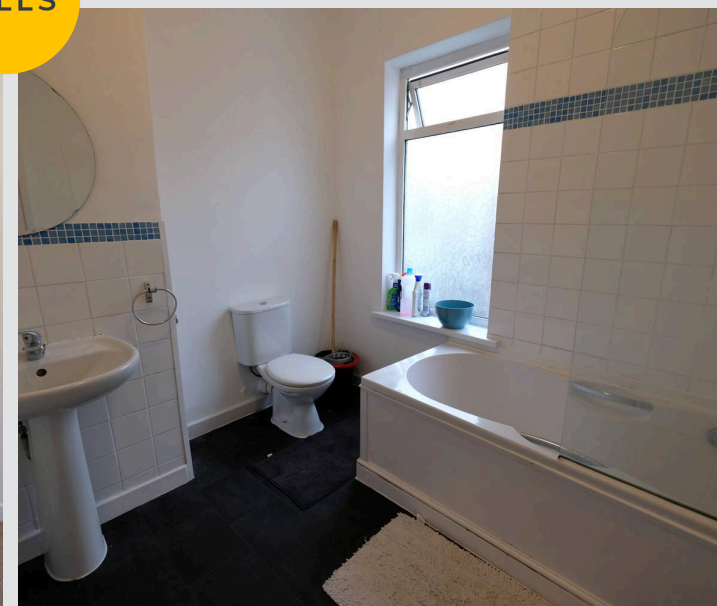
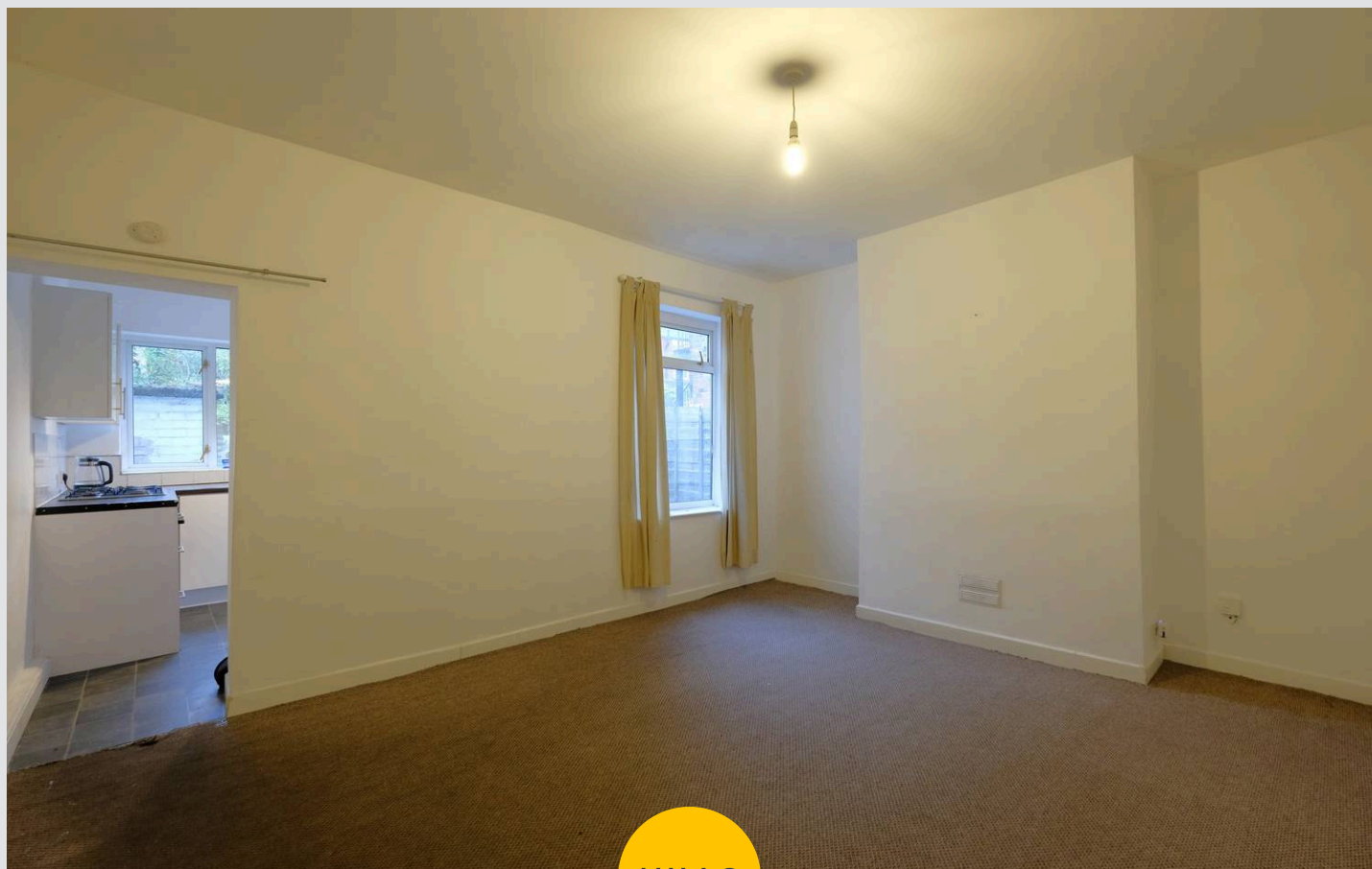
15' 7" x 12' 2" (4.75m x 3.71m)

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

### **Bedroom Two**

13' 1" x 12' 2" (3.99m x 3.71m)

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



**Bathroom**

9' 0" x 7' 9" (2.74m x 2.36m)

Featuring a three piece suite including bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and lino flooring.

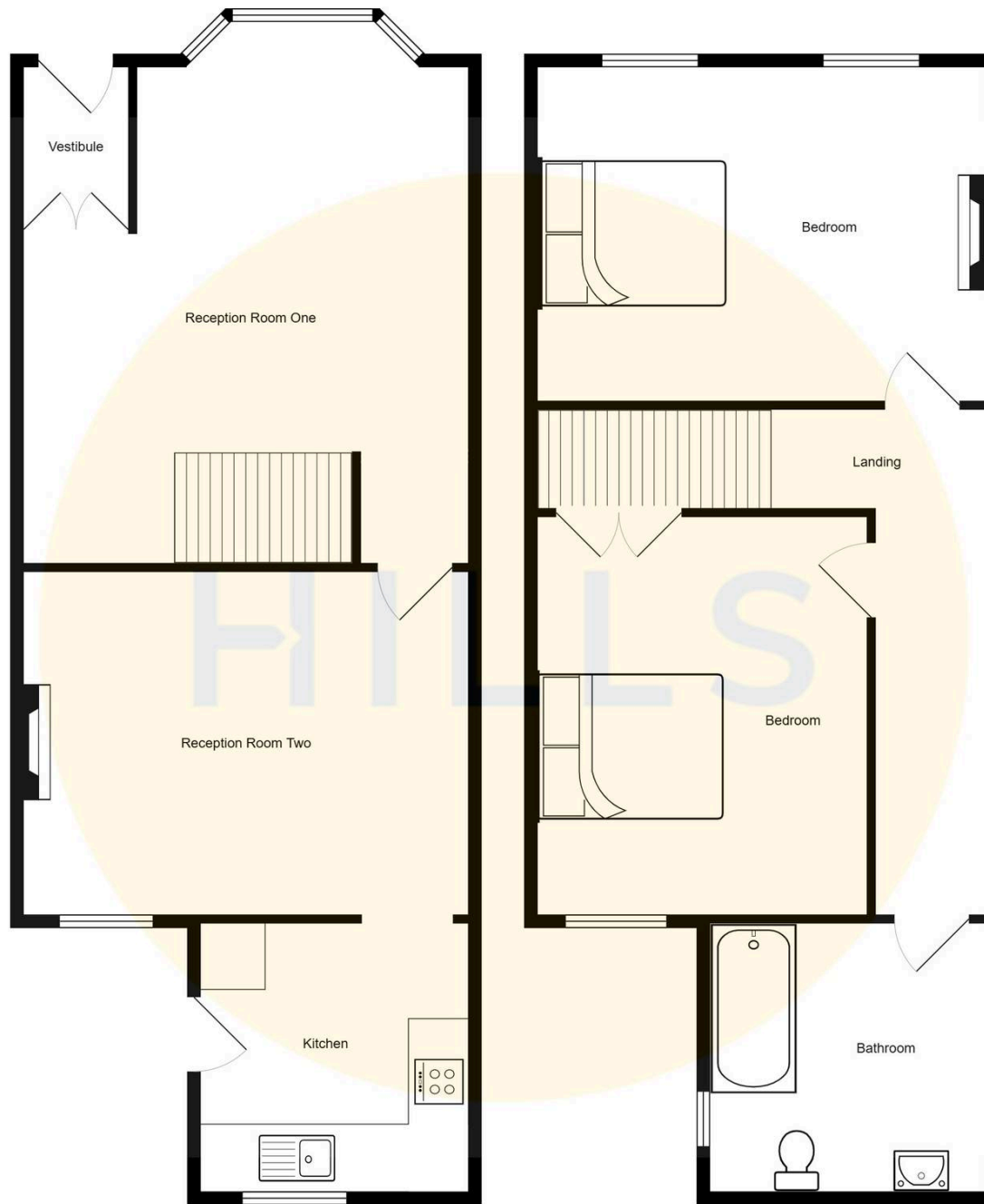
**External**

To the front of the property is a gated fence enclosed garden with paving and decorative stones. To the rear of the property is a low maintenance yard with raised lawn.



HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.