



Cannon Street, Eccles

Manchester



Offers in Region of £275,000

# Cannon Street

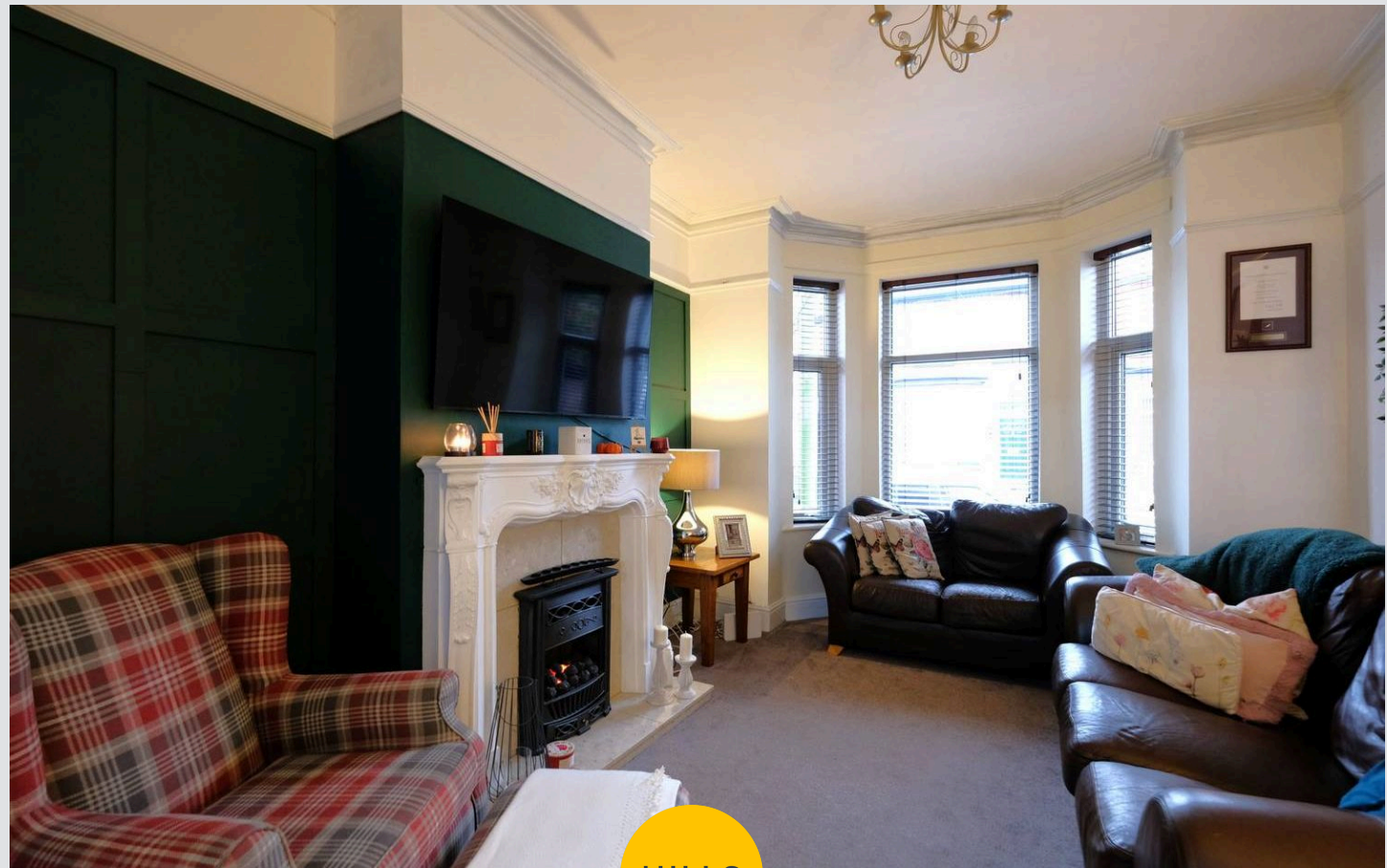
Eccles, Manchester

Fantastic two bedroom end of terrace in prime location. Stylish open plan kitchen, cosy lounge, luxury bathroom, landscaped gardens, gated parking. Ideal for first-time buyers. Close to amenities and transport links. Perfect to move straight in.

Council Tax band: A

Tenure: Leasehold

- Occupying an Envious Corner Plot
- Bay Fronted Lounge
- Stunning Open Plan Kitchen Dining Space with Central Island, Granite Work surfaces and Log Burner
- Two Generous Double Bedrooms
- Beautiful Four Piece Bathroom Suite
- Low Maintenance Gardens to the Side and Rear with Artificial Lawn & Indian Stone Paving
- Gated Off Road Parking
- Excellently Located Close to Schools, Shops, Parks and Brilliant Transport Links
- Perfect First Time Buy



HILLS



### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and tiled flooring.

### Lounge

14' 5" x 11' 3" (4.39m x 3.43m)

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

### Kitchen / Diner

23' 3" x 15' 3" (7.09m x 4.65m)

Featuring complementary wall and base units with granite worktops and integral sunken stainless steel sink. Integral fridge freezer, dishwasher, dryer and electric range cooker. Complete with a ceiling light point, ceiling spotlights, two double glazed windows, wall mounted radiator and bi-folding doors. Fitted with tiled flooring. Understairs storage.

### Landing

Complete with a ceiling light point and carpet flooring. Loft access.

### Bedroom One

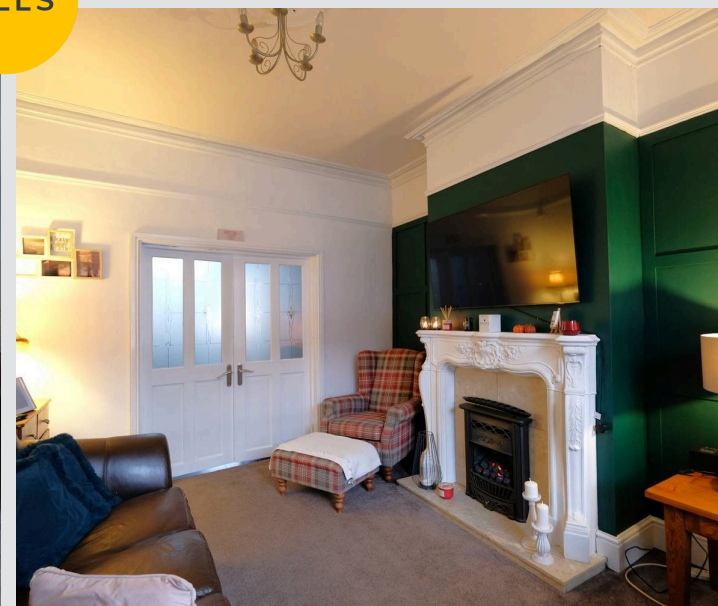
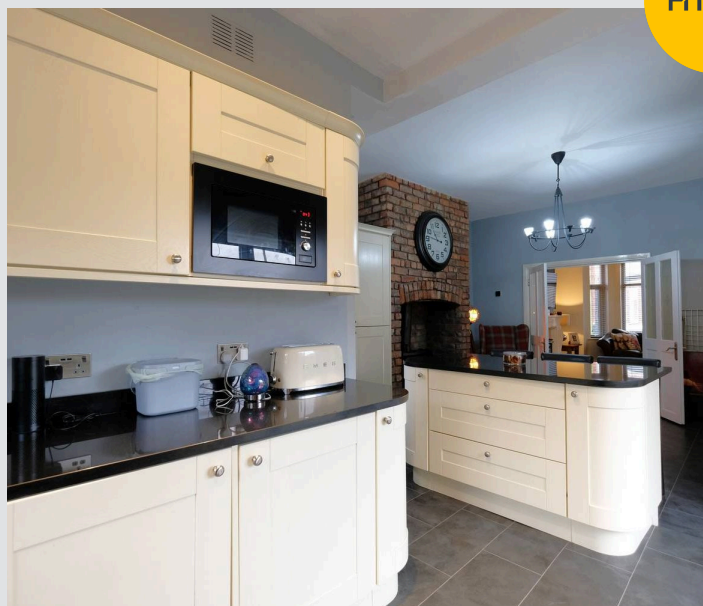
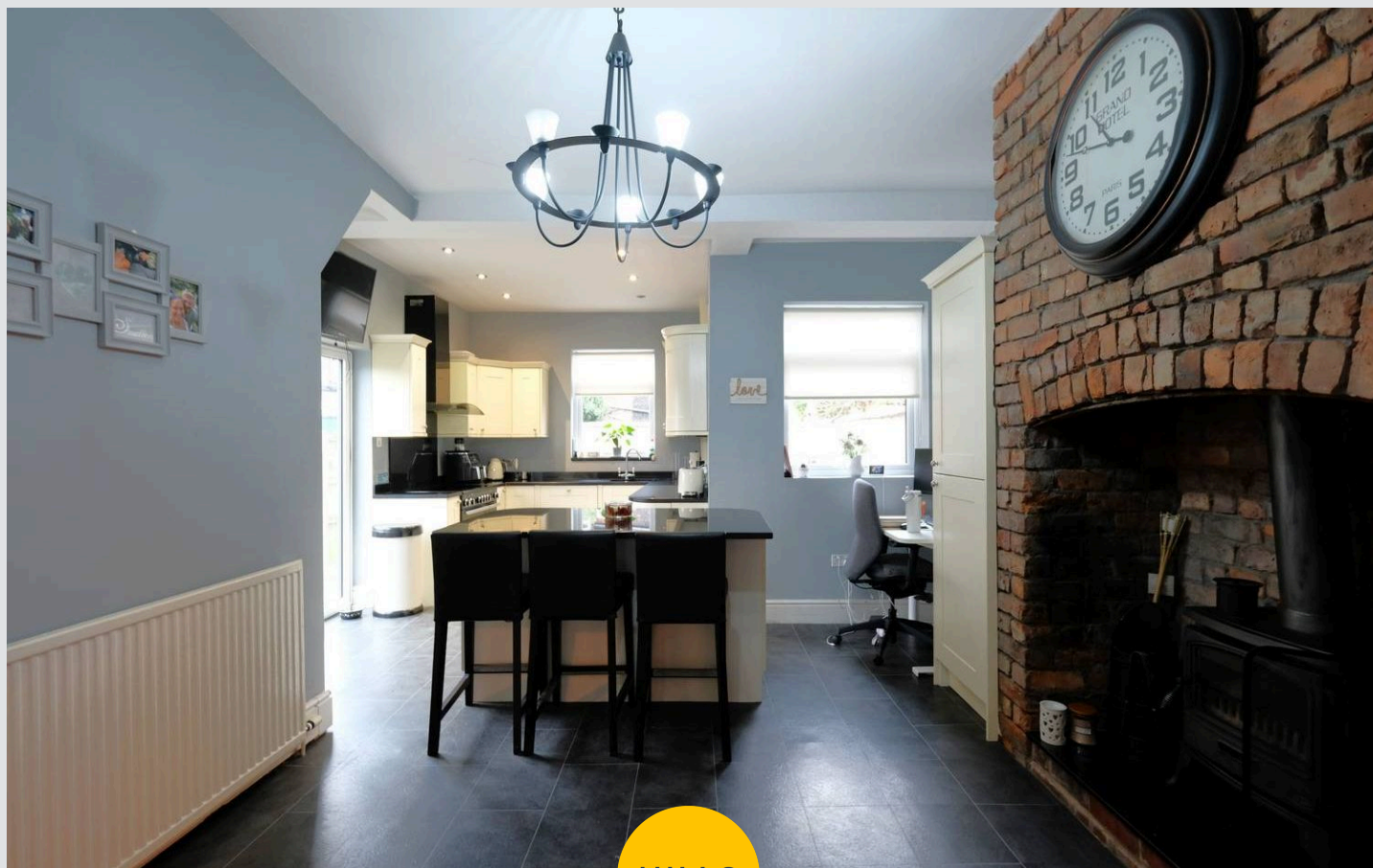
12' 8" x 11' 9" (3.86m x 3.58m)

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

### Bedroom Two

12' 9" x 9' 7" (3.89m x 2.92m)

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



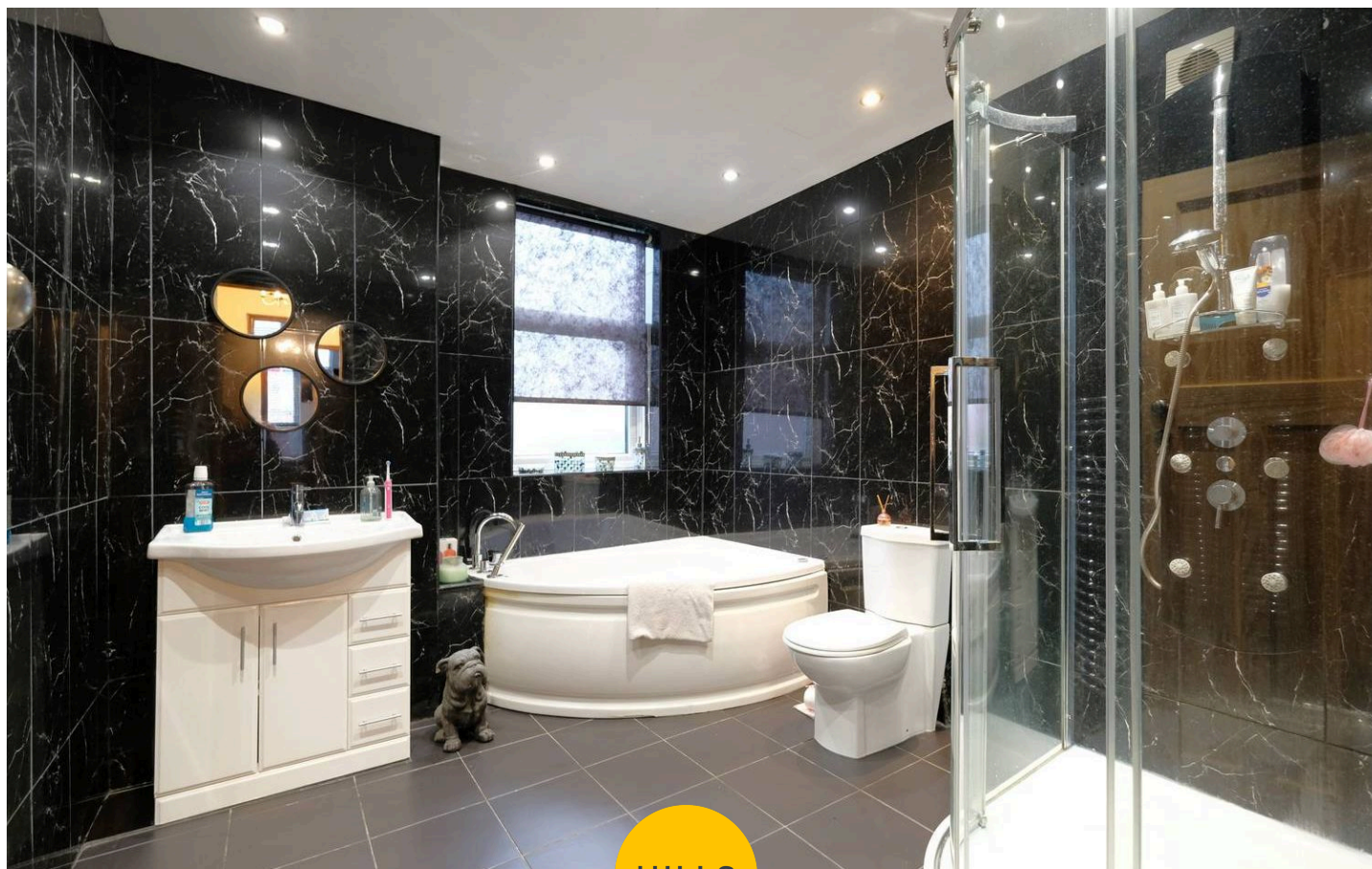
**Bathroom**

9' 8" x 8' 8" (2.95m x 2.64m)

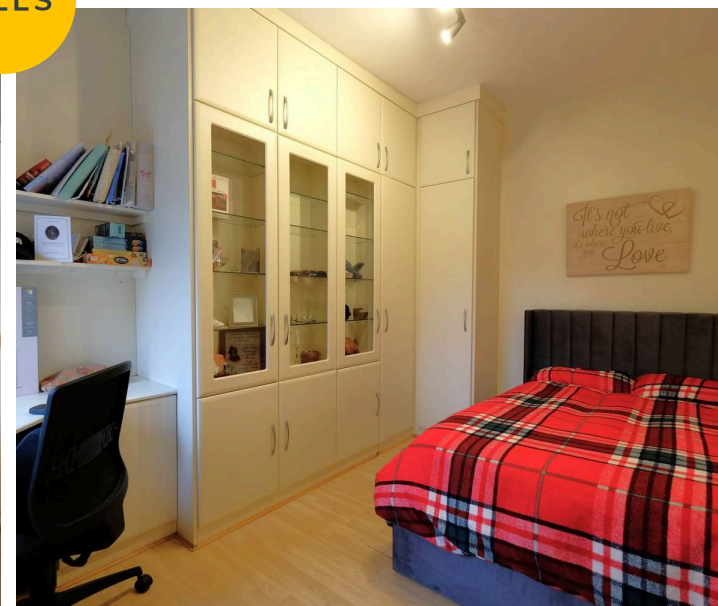
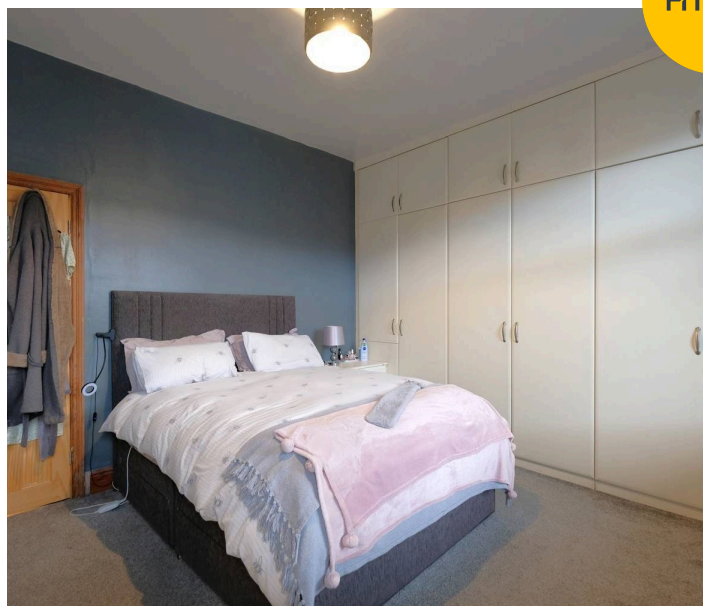
Featuring a four piece suite including corner bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.

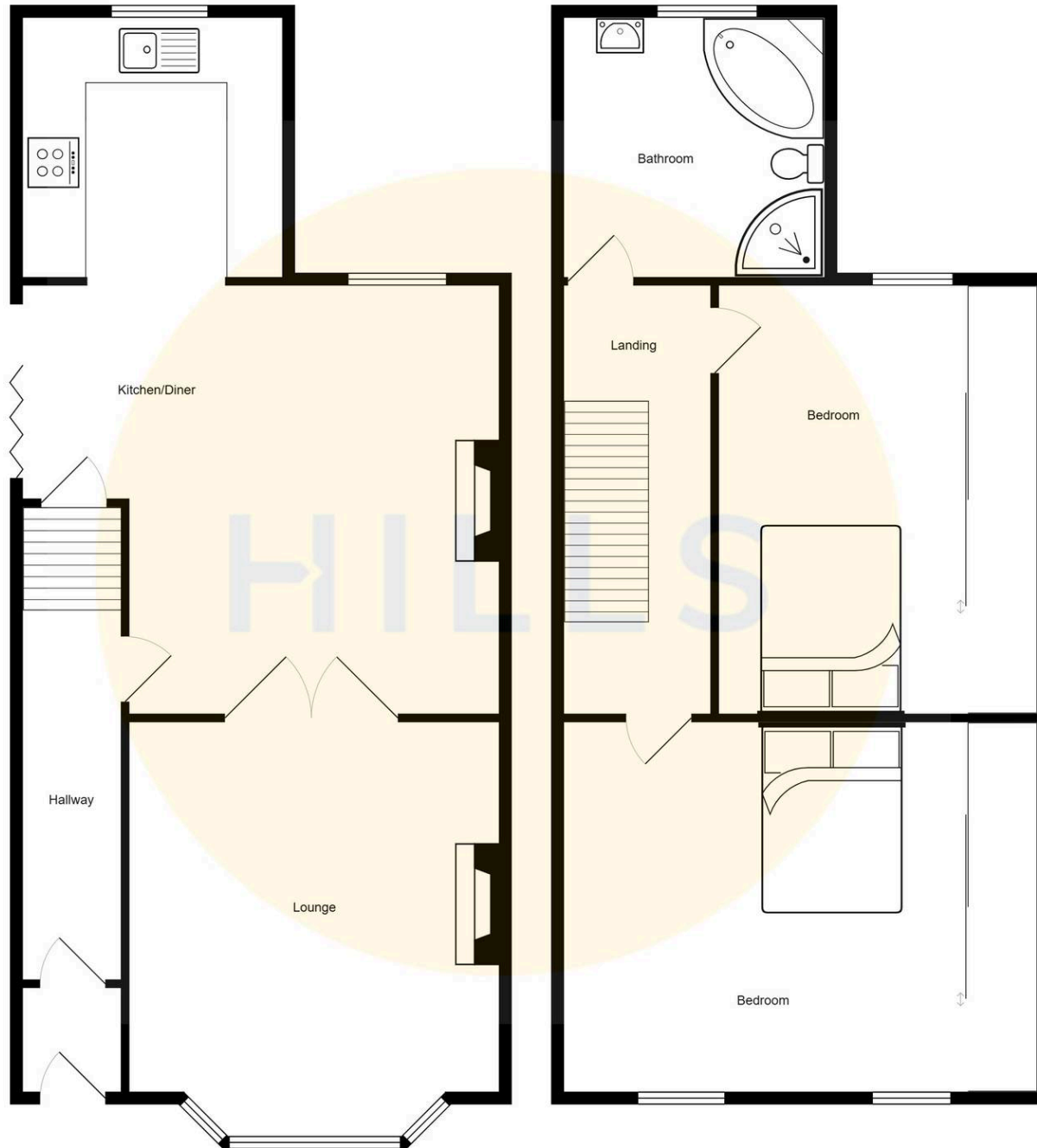
**External**

To the front of the property is gated off road parking and garden with artificial lawn, Indian stone paving and wood corner.



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## 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/)



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