

Corbel Way, Eccles

Manchester



In Excess of £325,000



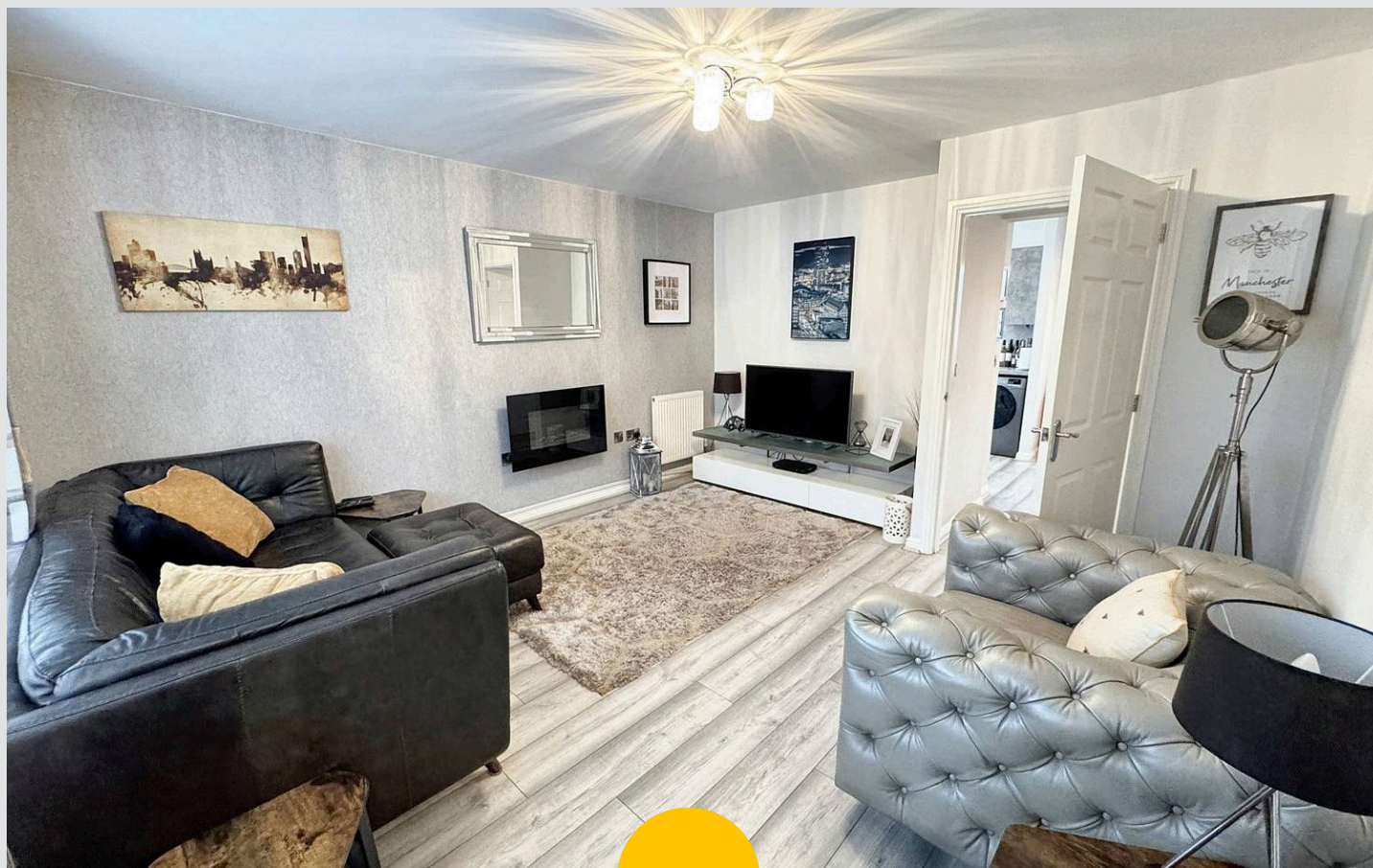
# Corbel Way

Eccles, Manchester

Located on a QUIET CUL-DE-SAC is this MODERN FOUR BEDROOM TOWN HOUSE in the heart of MONTON VILLAGE!! Benefits include CONSERVATORY, THREE BATHROOMS,...  
Council Tax band: D

Tenure: Leasehold

- LOCATED IN MONTON VILLAGE & CLOSE TO ALL ITS VIBRANT BARS/RESTAURANTS
- OFF ROAD PARKING TO THE FRONT, PRIVATE AND ENCLOSED LOW MAINTENANCE GARDEN TO THE REAR
- GAS CENTRAL HEATED & DOUBLE GLAZED THROUGHOUT
- FOUR BEDROOM MODERN HOME IN MONTON
- MASTER BEDROOM COMPLETE WITH EN-SUITE
- SITUATED CLOSE TO GOOD SCHOOLING AND EXCELLENT TRANSPORT LINKS
- DOWNSTAIRS W/C
- EARLY VIEWINGS HIGHLY RECOMMENDED
- POPULAR CUL-DE-SAC LOCATION
- CONSERVATORY TO THE REAR



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### Lounge

14' 6" x 12' 6" (4.42m x 3.81m)

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

### Kitchen/Diner

Fitted with a range of wall and base units with complimentary roll top work surfaces, glass splashback and integral sink and drainer unit. Integral four ring electric induction hob, space for washing machine and space for a fridge/freezer. Complete with two ceiling light points, double glazed window and wall-mounted radiator. Fitted with french doors opening up to the conservatory and laminate flooring.

### Downstairs WC

Fitted with a two piece suite comprising of low level WC and pedestal hand wash basin. Complete with a ceiling light point, double glazed window tiled splashbacks and tiled flooring.

### Conservatory

9' 7" x 8' 3" (2.92m x 2.51m)

Ceiling light point, double glazed surround, French doors to the side, electric fire place and laminate flooring.

### Landing

Ceiling light point, double glazed window, wall-mounted radiator and carpeted floors.

### Bedroom One

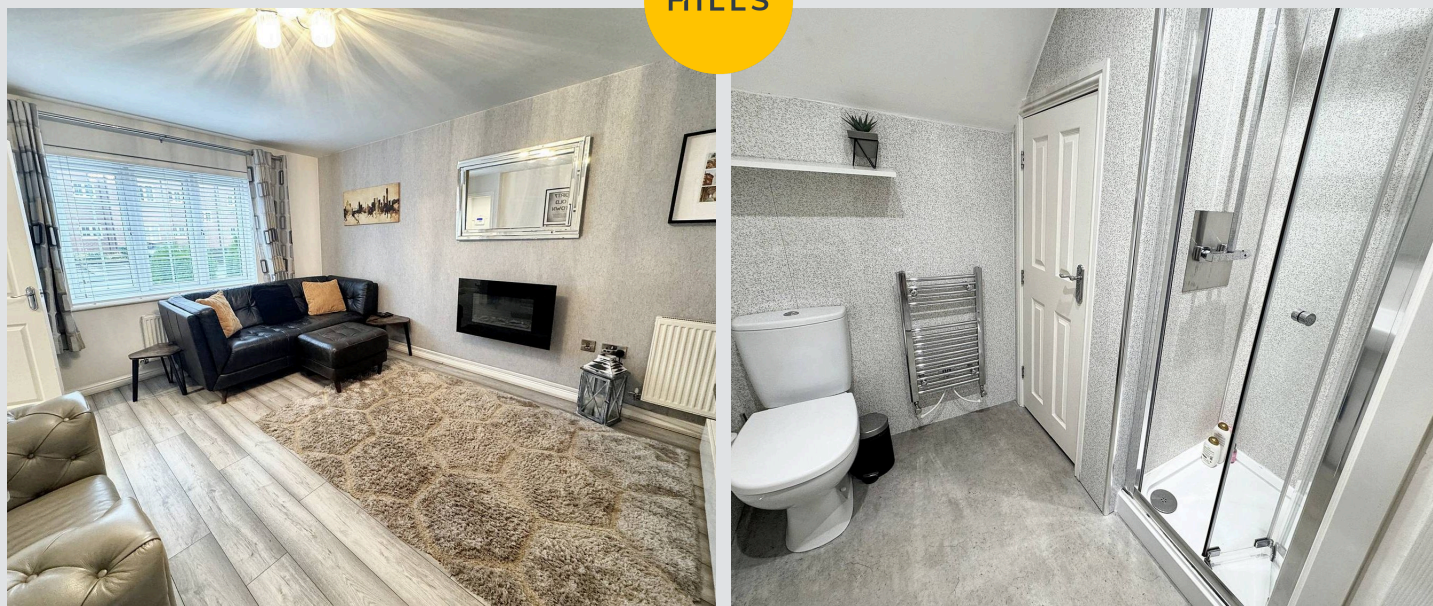
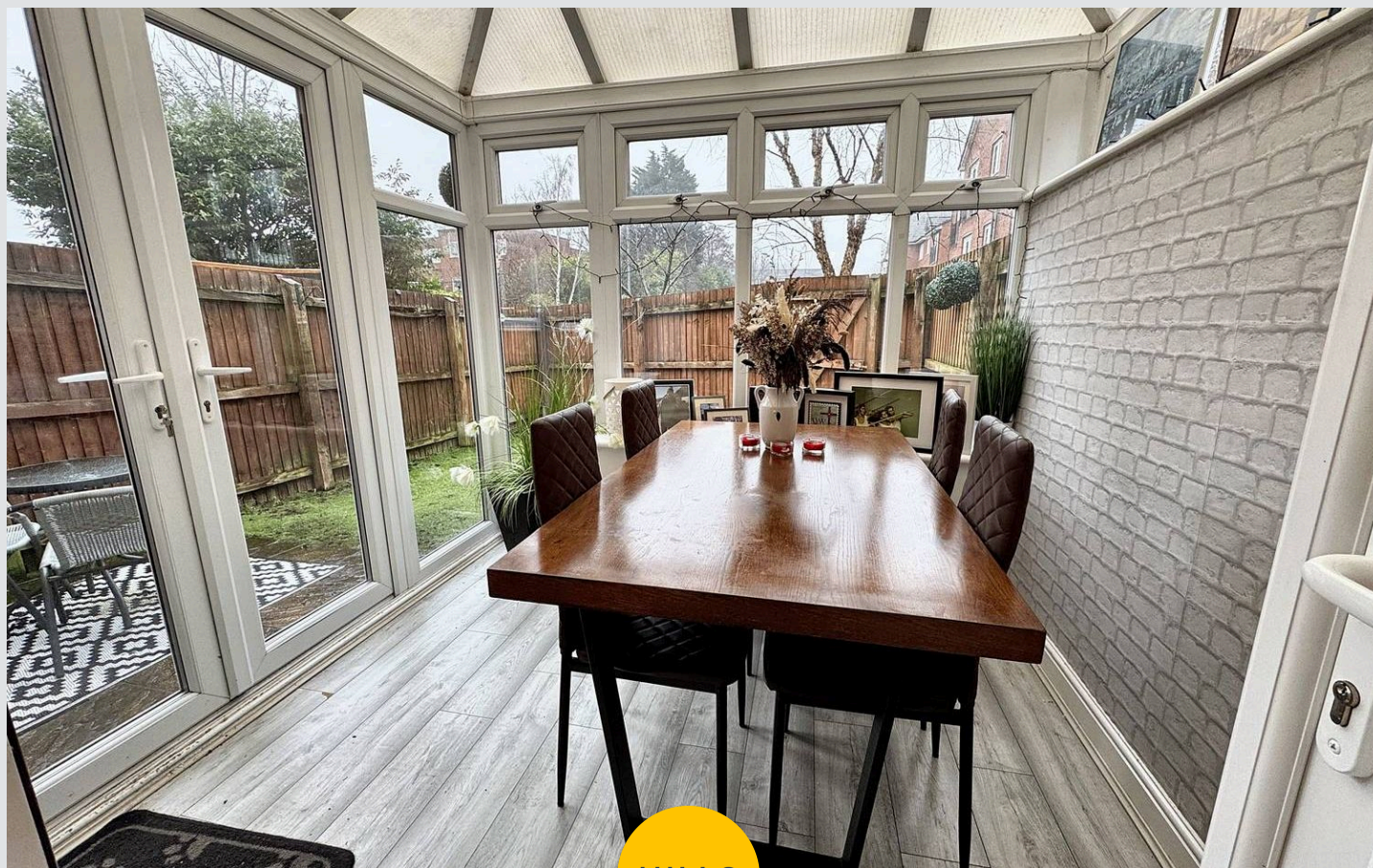
12' 4" x 9' 5" (3.76m x 2.87m)

Complete with a ceiling light point, two double glazed windows, wall-mounted radiator, laminate flooring, fitted wardrobes and en-suite.

### En-Suite

7' 1" x 5' 5" (2.16m x 1.65m)

Fitted three piece suite comprising of low level WC, hand wash basin and shower cubicle. Ceiling spotlight, extractor fan, heated towel rail and lino flooring.





**Bedroom Two**

10' 2" x 9' 4" (3.10m x 2.84m)

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

**Bedroom Three**

9' 5" x 7' 3" (2.87m x 2.21m)

Complete with a ceiling light point, double glazed window, wall-mounted radiator and carpeted floors.

**Bathroom**

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and walk-in shower. Ceiling spotlights, wall-mounted radiator and lino flooring.

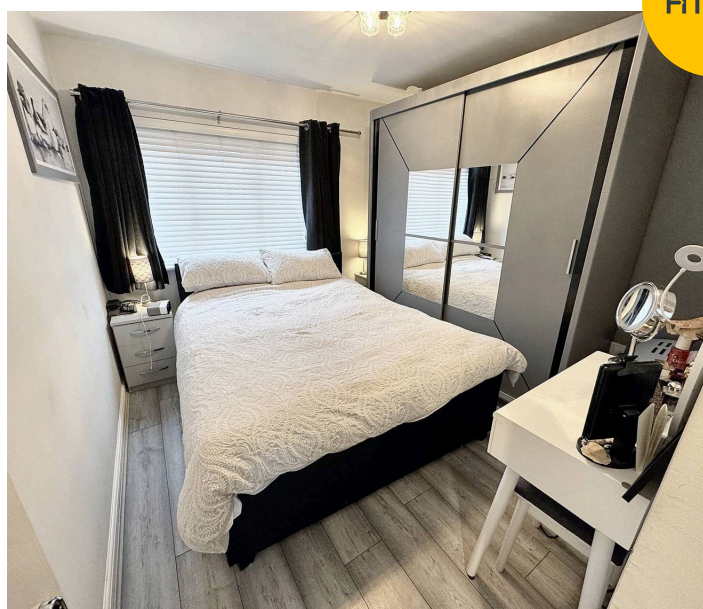
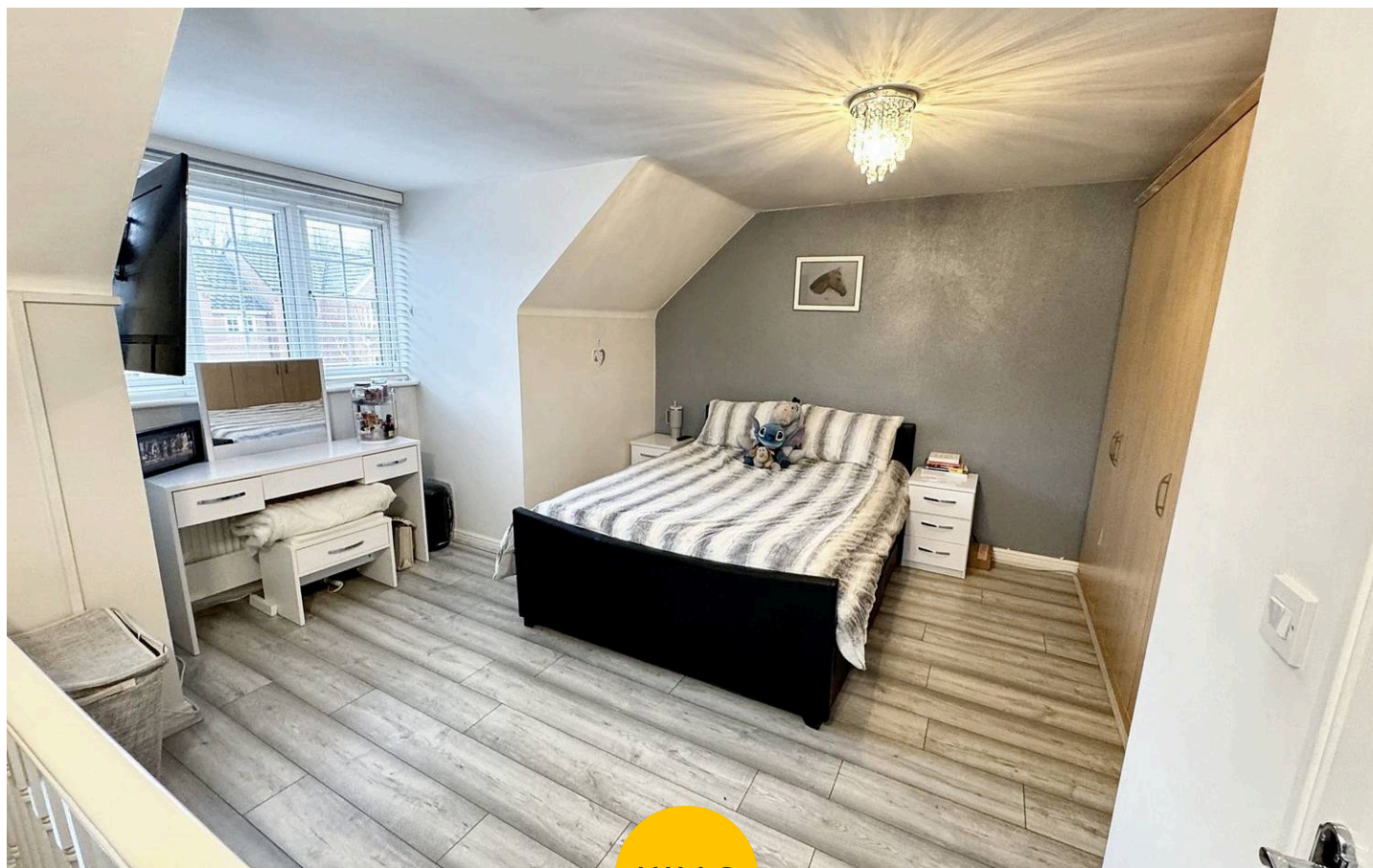
**Bedroom Four**

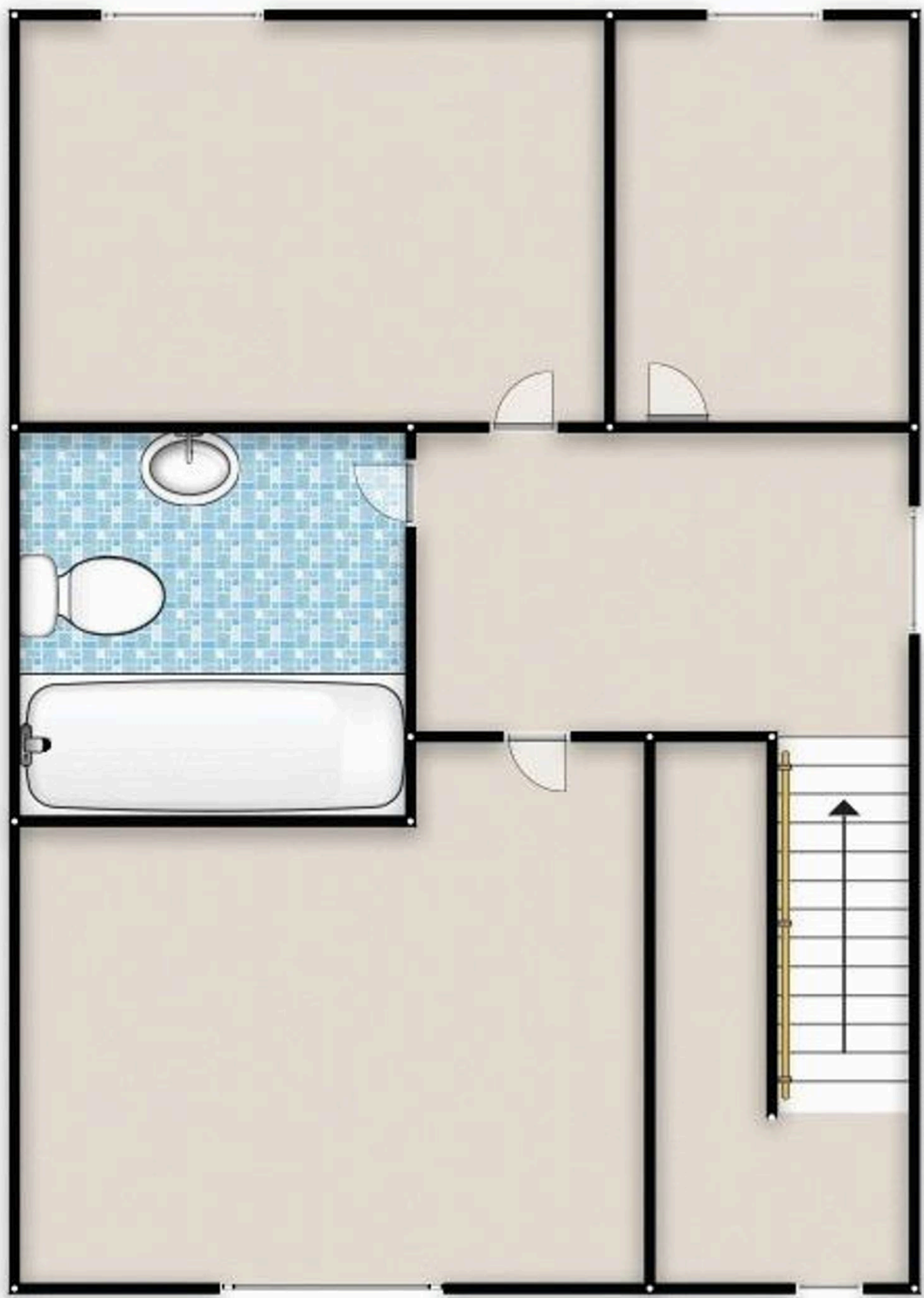
7' 6" x 6' 2" (2.28m x 1.88m)

Complete with a ceiling light point, double glazed window, wall-mounted radiator and carpeted floors.

**External**

To the rear of the property is a fence enclosed garden with paved seating area and lawn.















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