



Cypress Road, Eccles

Manchester



Offers Over £240,000

# Cypress Road

Eccles, Manchester

Charming three bed semi-detached house in sought-after Winton location. Spacious lounge, fitted kitchen, generous bedrooms, modern shower room, ample storage, front and rear gardens, gated off-road parking. Ideal family home with convenient amenities and transport links. Offered to the market chain free!

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy or Family Home
- Perfectly Positioned between Monton & Worsley Villages
- Spacious Open Plan Lounge & Dining Space
- Fitted Kitchen & Dining Room
- Three Generously Proportioned Bedrooms, Master with Fitted Wardrobes
- Modern Shower Room
- Occupying a Generous Plot with External Brick Storage Sheds & W.C.
- Well Kept Front & Sun Drenched Rear Garden
- Gated Off Road Parking, with Newly Updated Resin Driveway
- Surrounded by a Plethora of Amenities, Excellent Transport Links & Scenic Walks



HILLS



### Entrance Hallway

Entered via a uPVC front door. Complete with a double glazed window, wall mounted radiator and carpet flooring.

### Lounge / Diner

22' 2" x 13' 1" (6.76m x 3.99m)

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

### Kitchen / Diner

11' 9" x 9' 7" (3.58m x 2.92m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a washing machine, fridge freezer and cooker. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with uPVC door, tiled walls and lino flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

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

### Bedroom Two

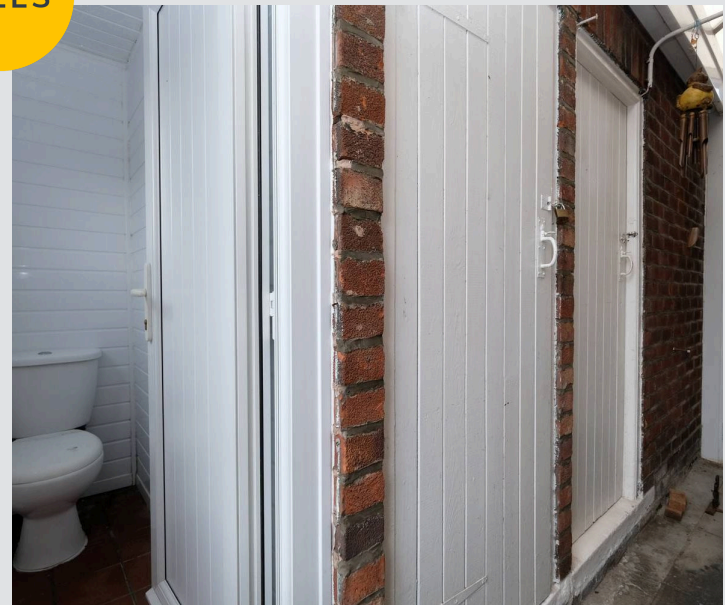
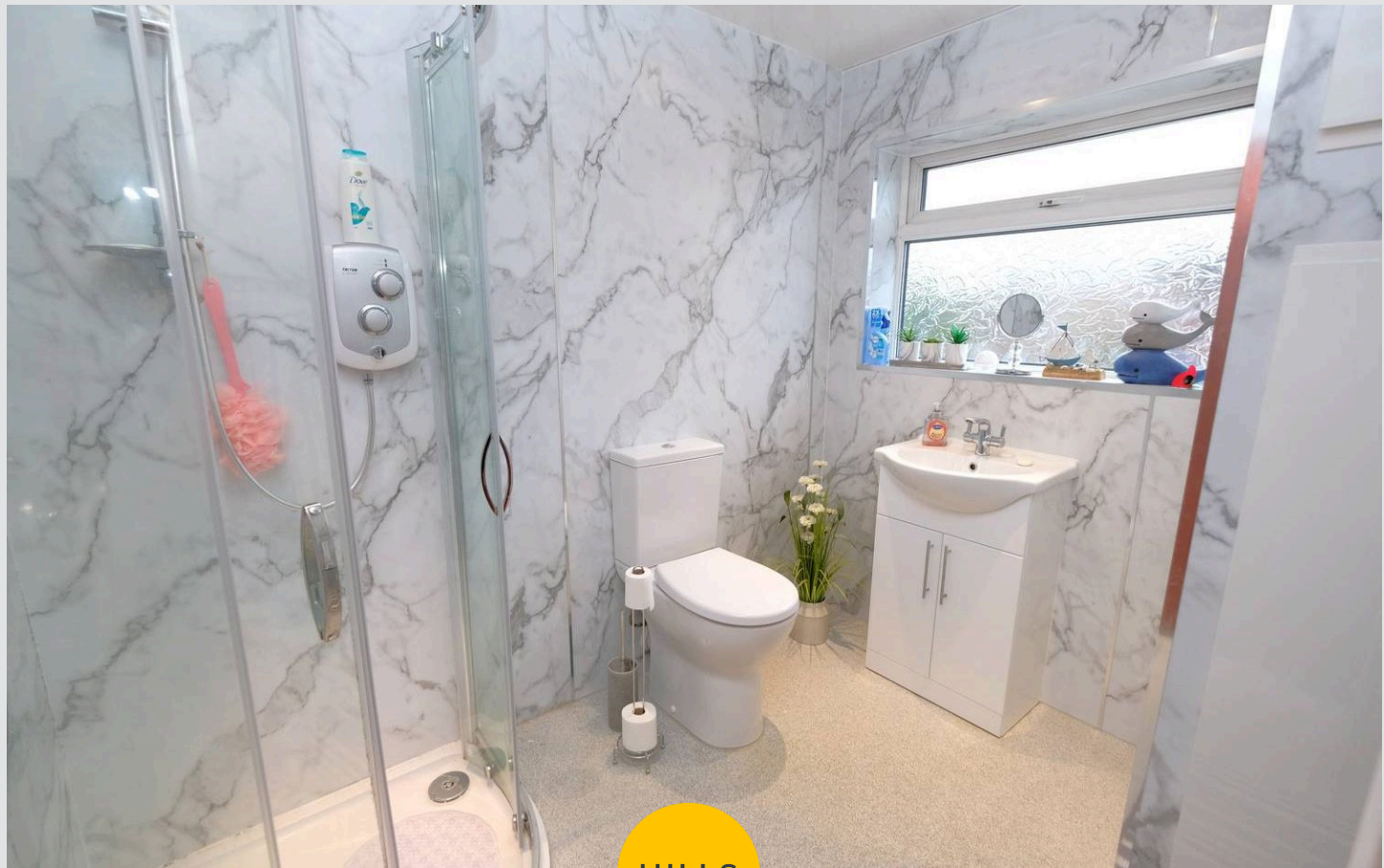
11' 8" x 9' 8" (3.56m x 2.95m)

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

### Bedroom Three

8' 9" x 8' 2" (2.67m x 2.49m)

Featuring storage above the stairs. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Shower Room**

8' 2" x 6' 6" (2.49m x 1.98m)

Featuring a three piece suite including shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and cushioned flooring.

**External**

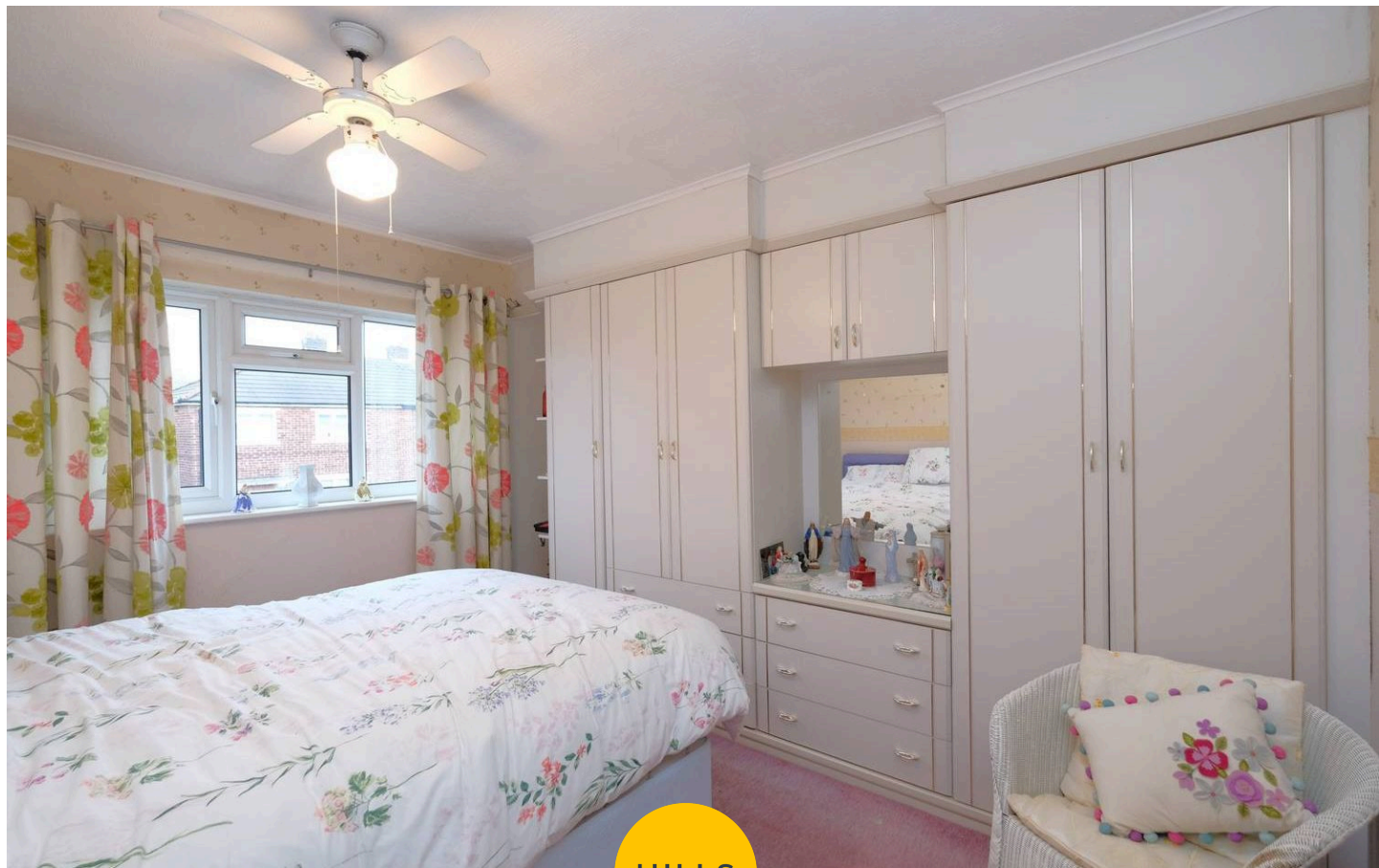
To the front of the property is a gated resin drive and lawn with planted borders. To the rear of the property is a garden with paved patio and lawn with paved path.

**External W.C.**

5' 7" x 2' 4" (1.70m x 0.71m)

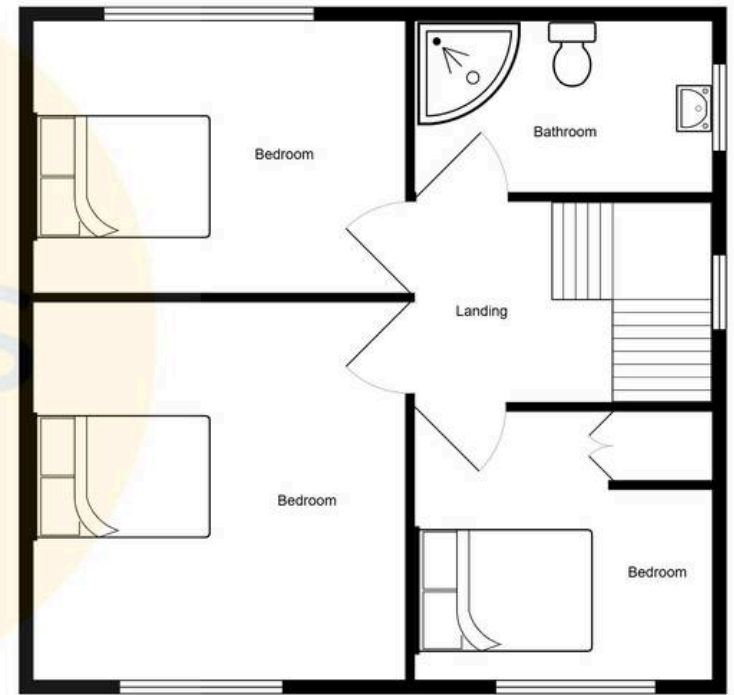
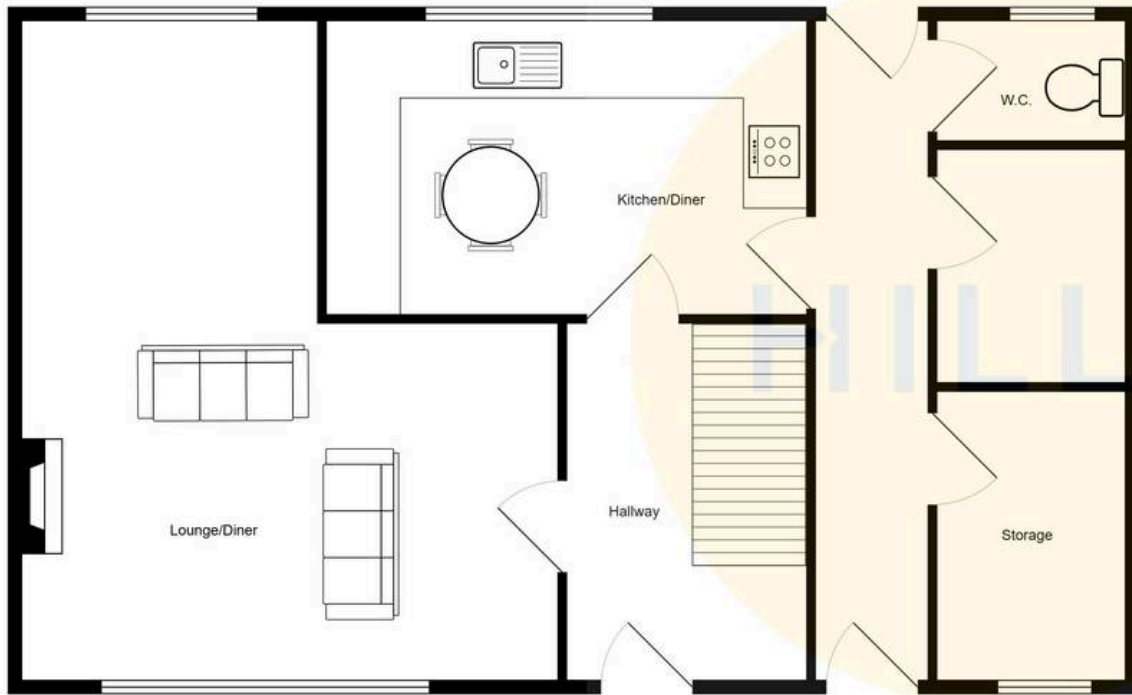
**External Storage Room**

7' 9" x 5' 8" (2.36m x 1.73m)



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.