



Henty Close, Eccles

Manchester



In Excess of £240,000

# Henty Close

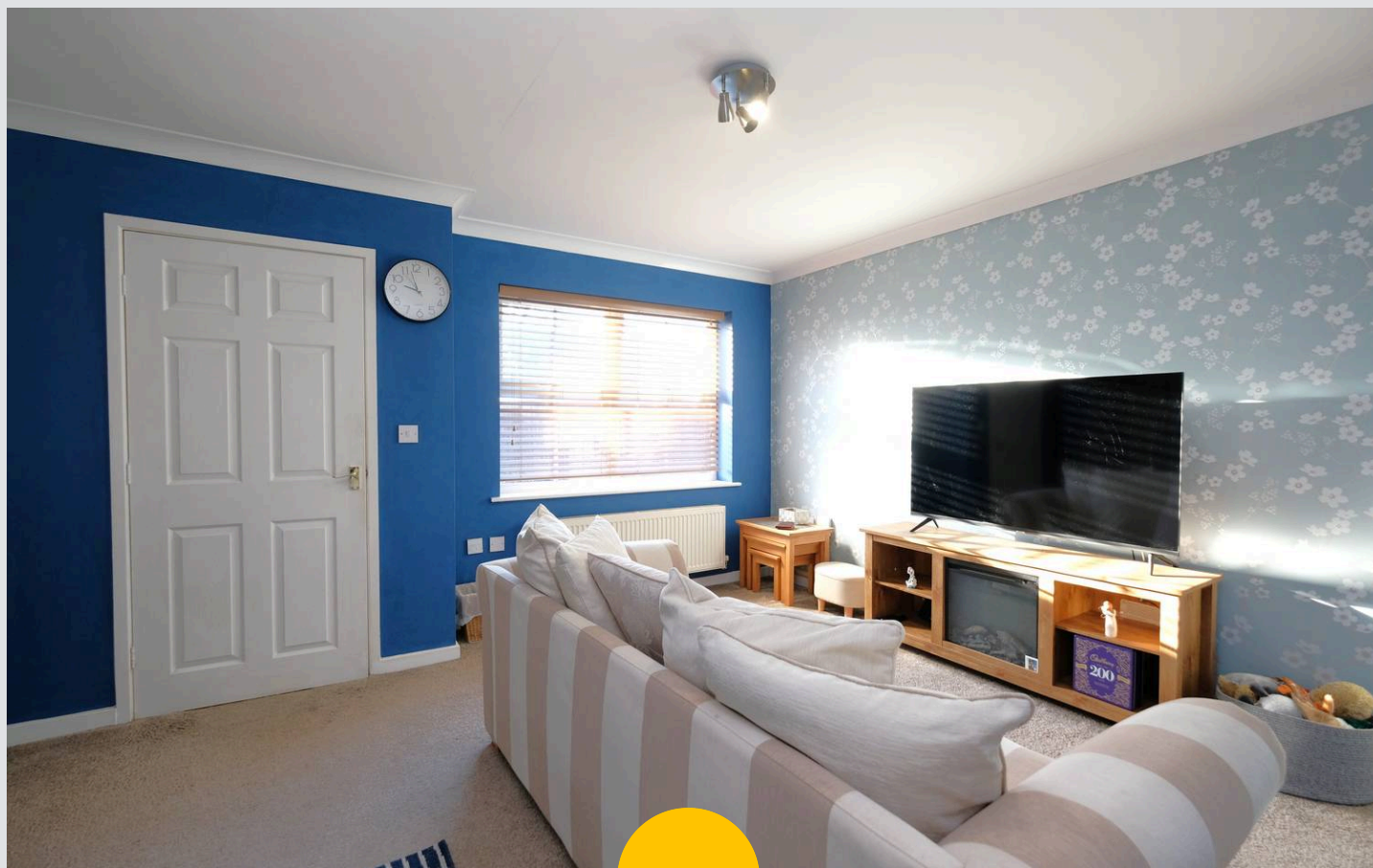
Eccles, Manchester

Located in Peel Green, hidden away on a cul de sac close to local amenities and excellent motorway links. Three bedrooms, modern kitchen, private garden, ample off-road parking, great schools. Ideal for first-time buyers or families. View now!

Council Tax band: B

Tenure: Freehold

- Located in the Popular Peel Green Area, Hidden away on a Quiet Cul De Sac
- Spacious Lounge
- Shaker Style Fitted Kitchen & Dining Space Updated in 2020
- Two Doubles & a Single Bedroom
- Timeless Three Piece Bathroom Suite, Installed in 2020 & Downstairs W.C.
- Private, Low Maintenance Rear Garden with Artificial Lawn
- Off Road Parking For Multiple Cars
- Located Close to Excellent Amenities & Motorway Links
- Falls Within Catchment for Highly Regarded Schooling



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### Entrance Hallway

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

### Downstairs W.C.

5' 5" x 2' 7" (1.65m x 0.79m)

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

### Lounge

15' 3" x 13' 5" (4.65m x 4.09m)

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

### Kitchen / Diner

15' 2" x 7' 9" (4.62m x 2.36m)

Featuring complementary wall and base units with a gas hob and electric oven. Space for a washing machine and American fridge freezer. Complete with two ceiling light points, double glazed window and wall mounted radiator. French doors and understairs storage. Fitted with part tiled walls and lino flooring.

### Landing

Complete with a ceiling light point and carpet flooring. Access to loft via a dropdown ladder.

### Bedroom One

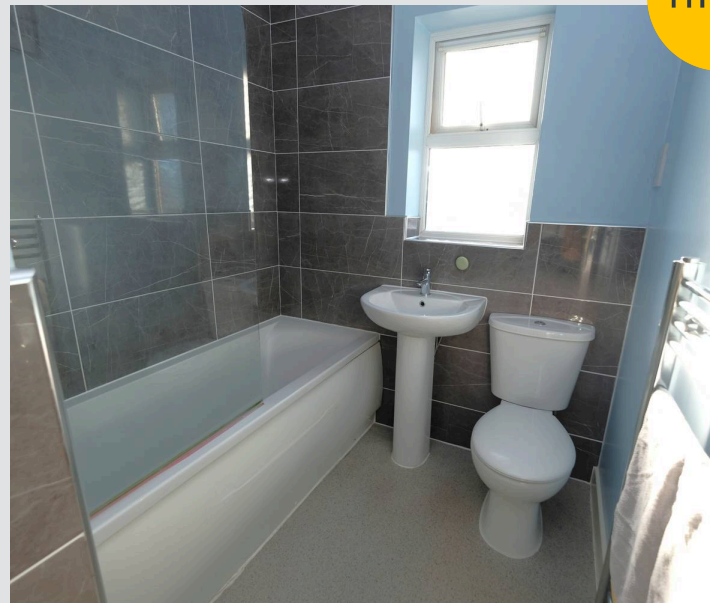
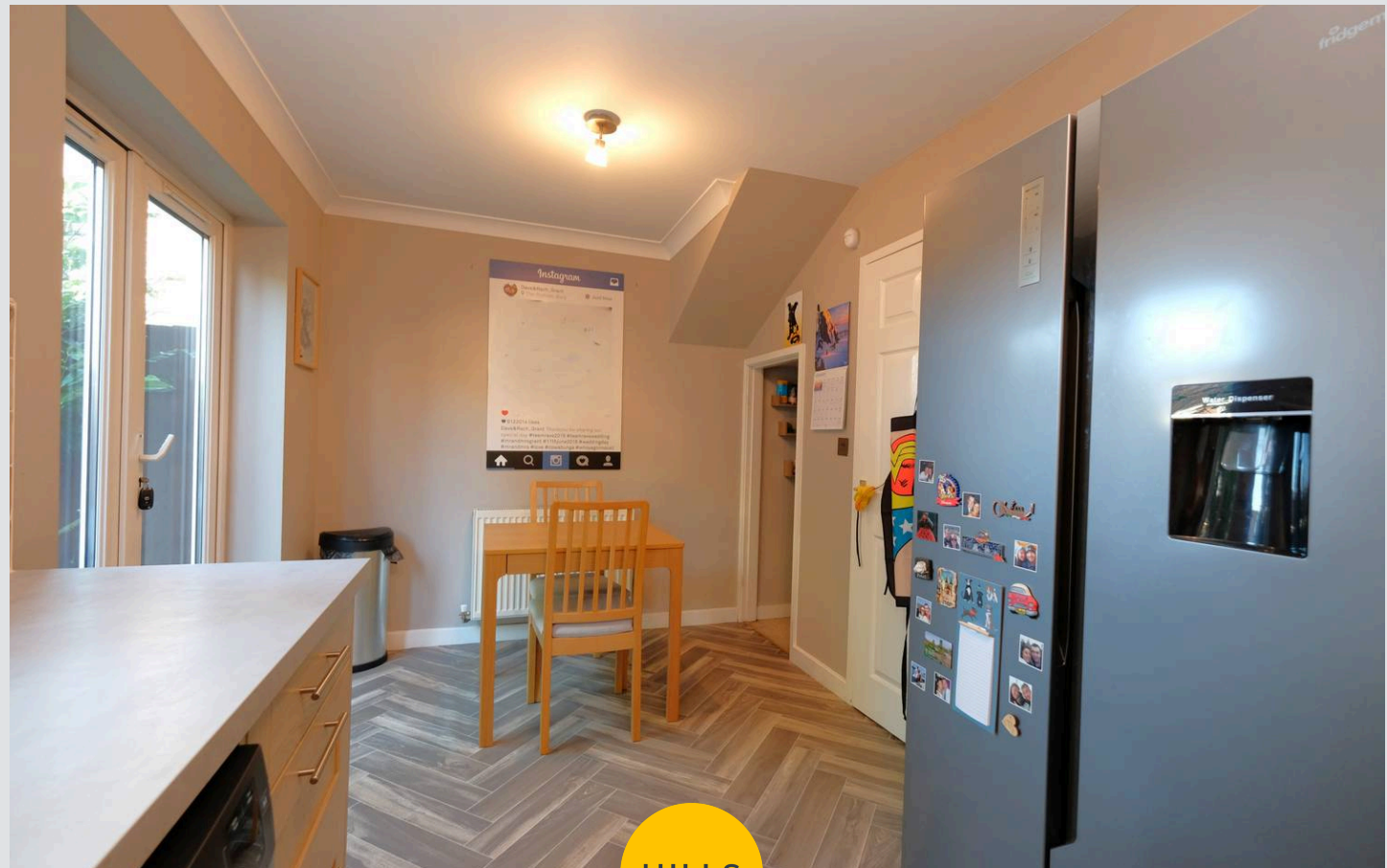
11' 7" x 8' 9" (3.53m x 2.67m)

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

### Bedroom Two

9' 7" x 8' 0" (2.92m x 2.44m)

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



**Bedroom Three**

6' 8" x 6' 1" (2.03m x 1.85m)

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

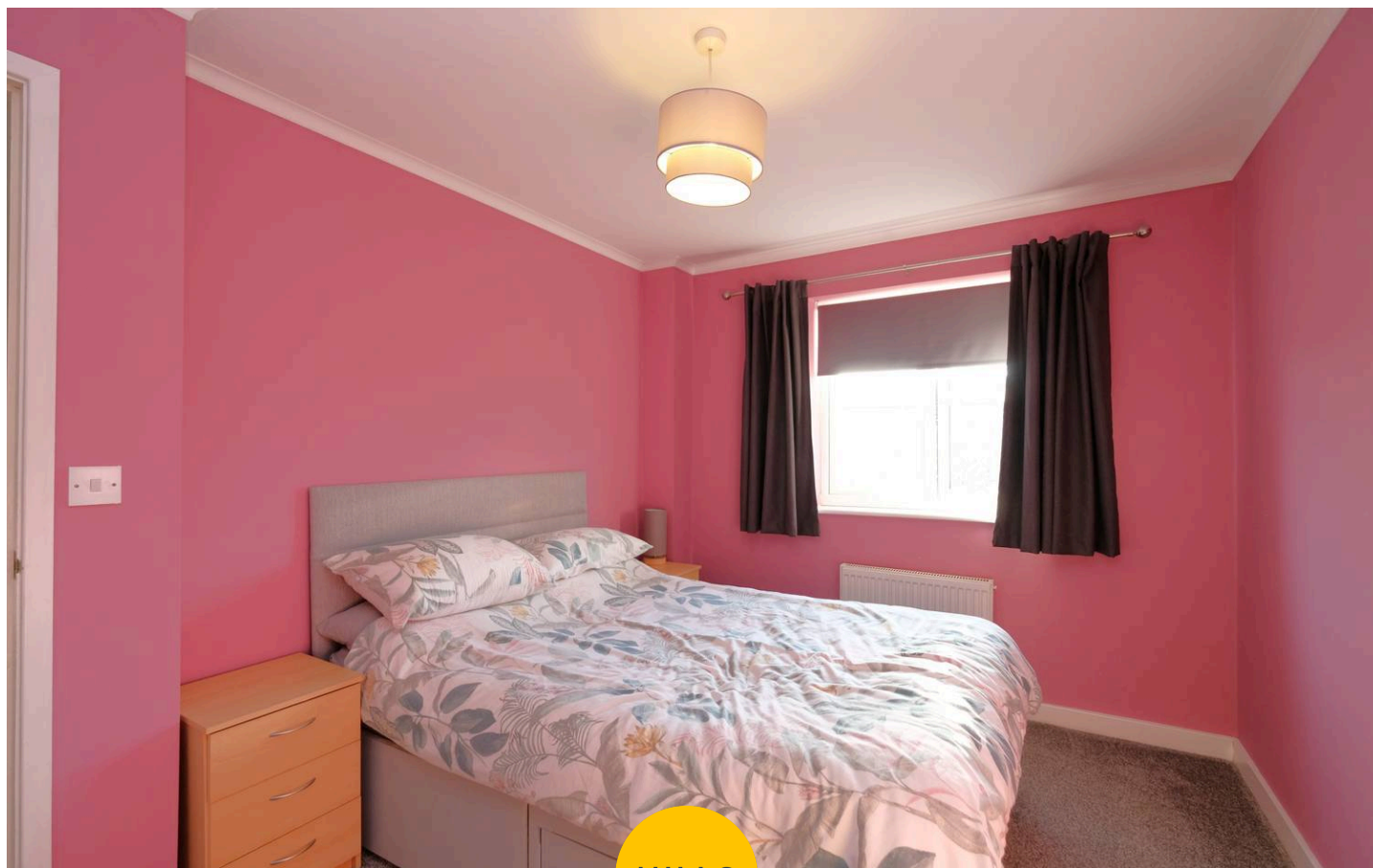
**Bathroom**

8' 1" x 5' 9" (2.46m x 1.75m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and cushioned flooring.

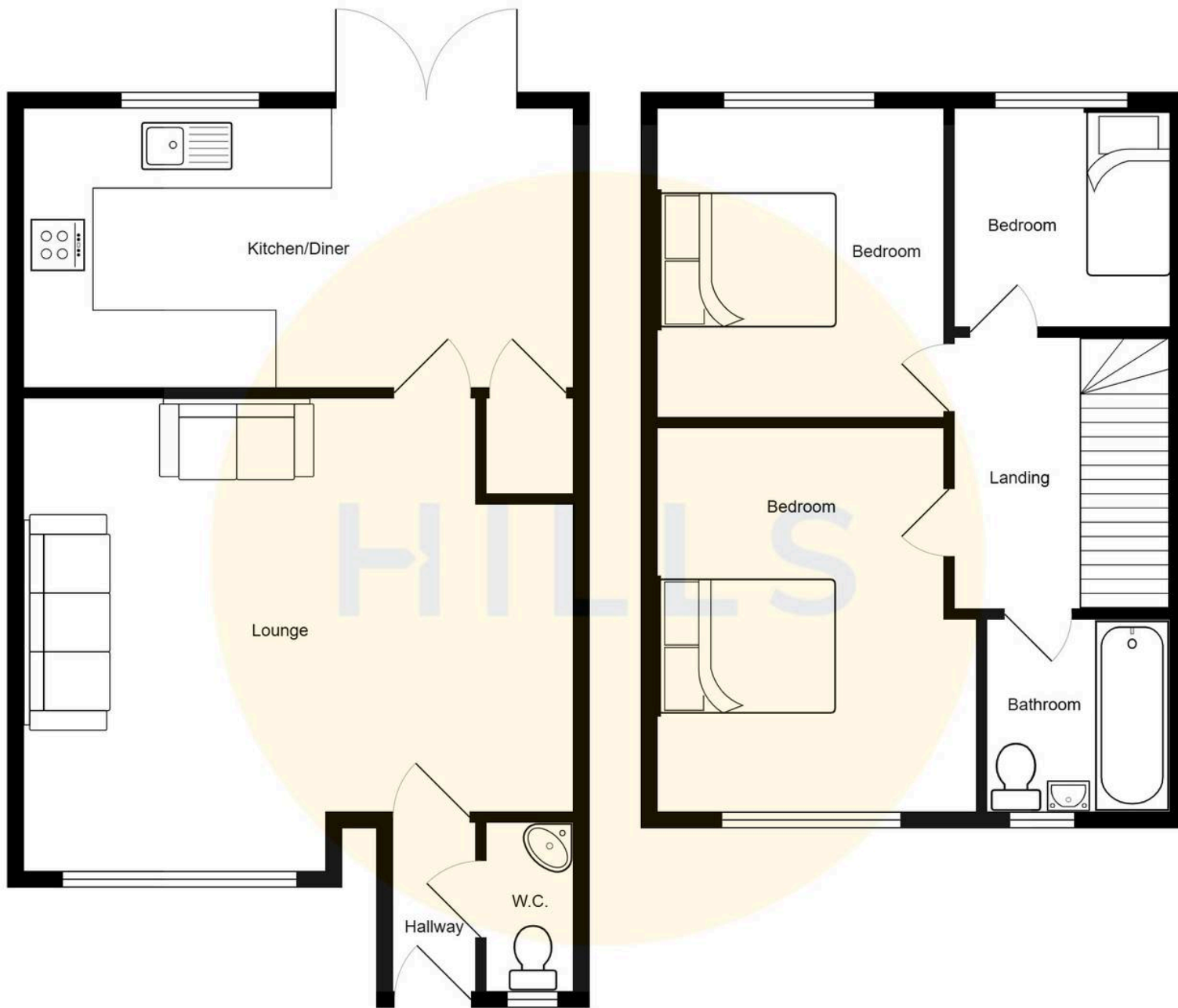
**External**

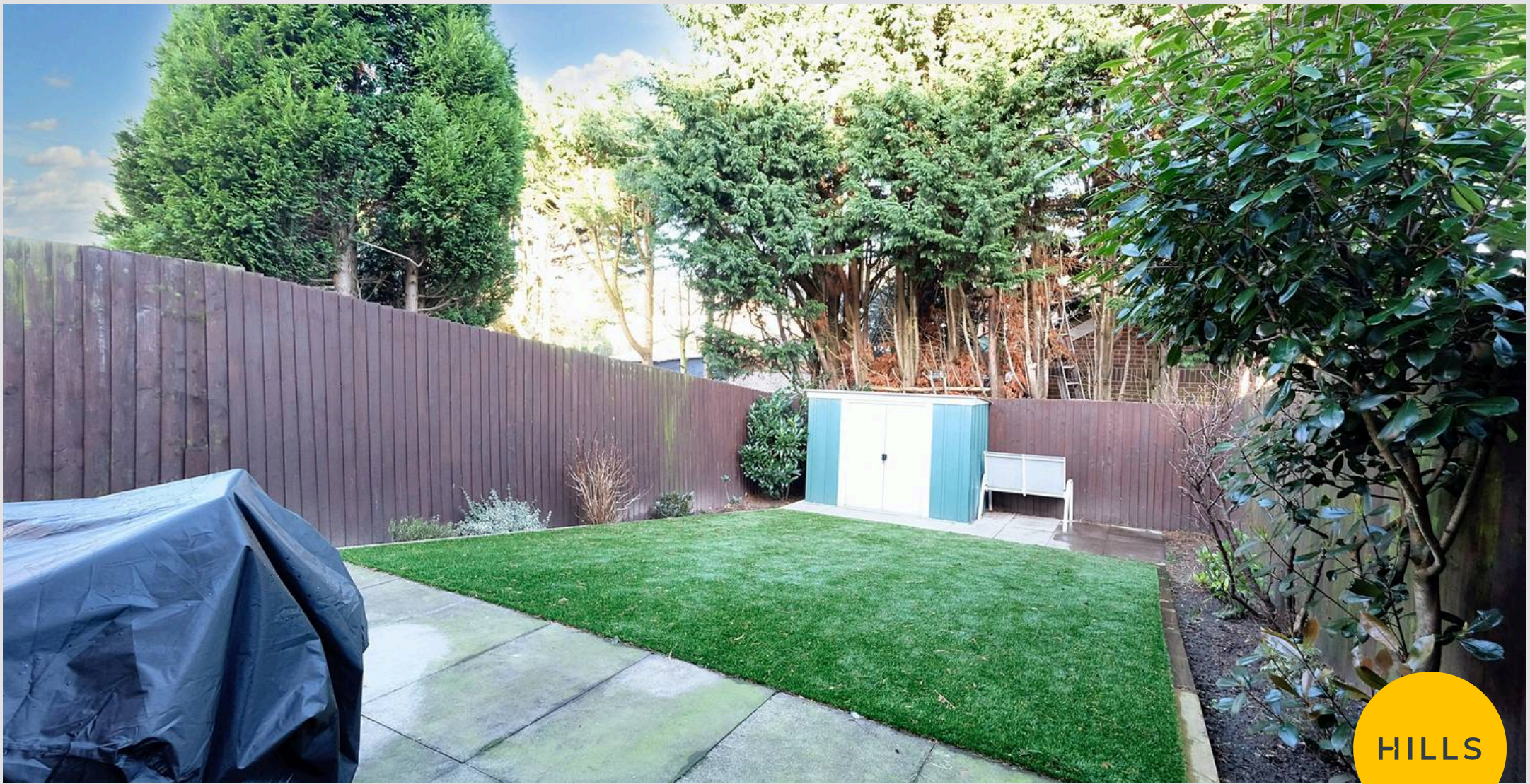
To the front of the property is off road parking for two cars and a small lawn with paved path to the front door. To the rear of the property is a garden with paved patio, artificial lawn with planted borders and additional further paved area.



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