



Napier Road, Eccles

Manchester



In Excess of £260,000

Napier Road

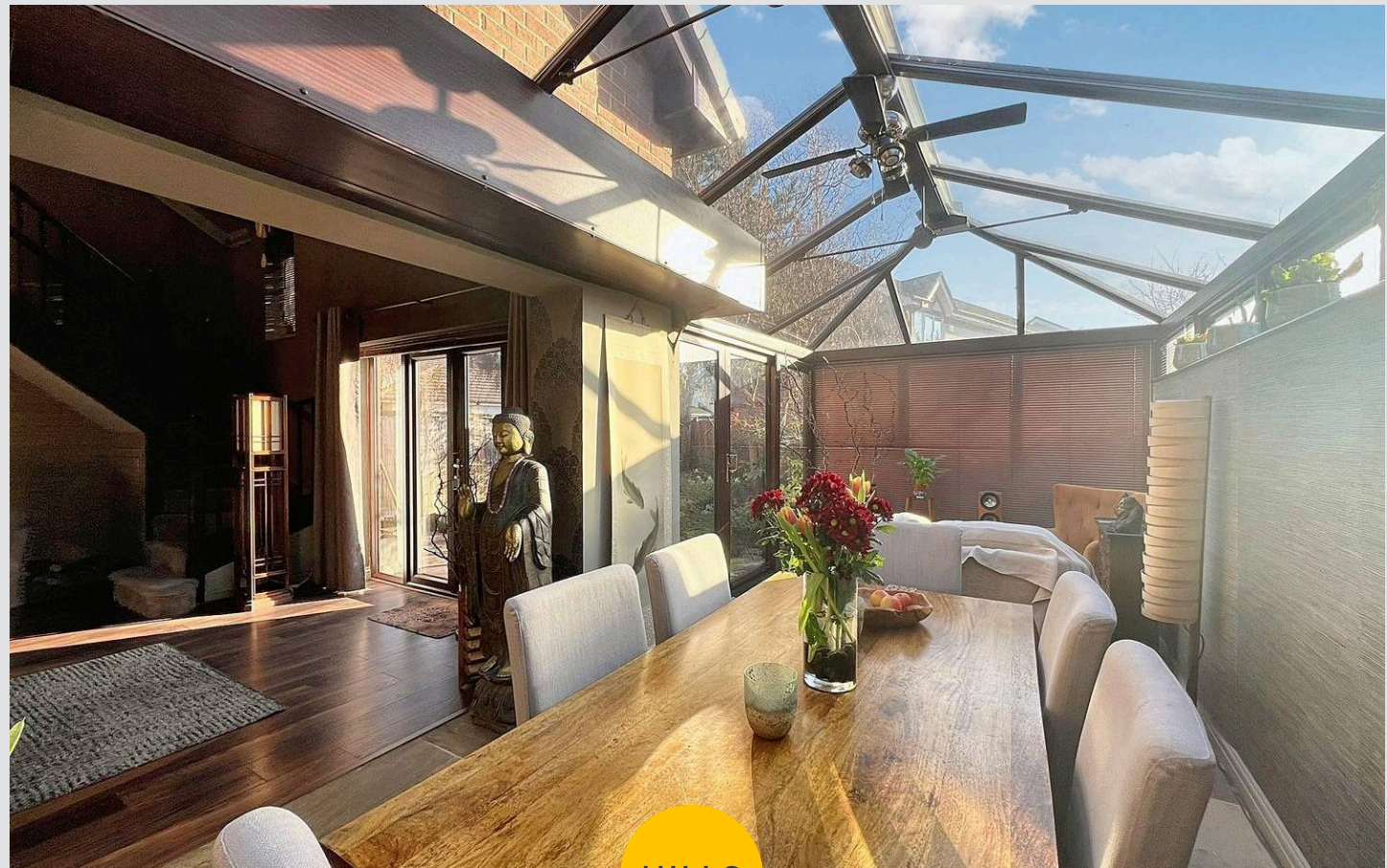
Eccles, Manchester

Immaculately presented two bedroom mews close to Monton Village. Stylish interior with cinema room, conservatory, modern kitchen, two double bedrooms with fitted wardrobes, south-facing garden, and off-road parking. Ideal for first-time buyers or downsizers. Great location with amenities & transport links.

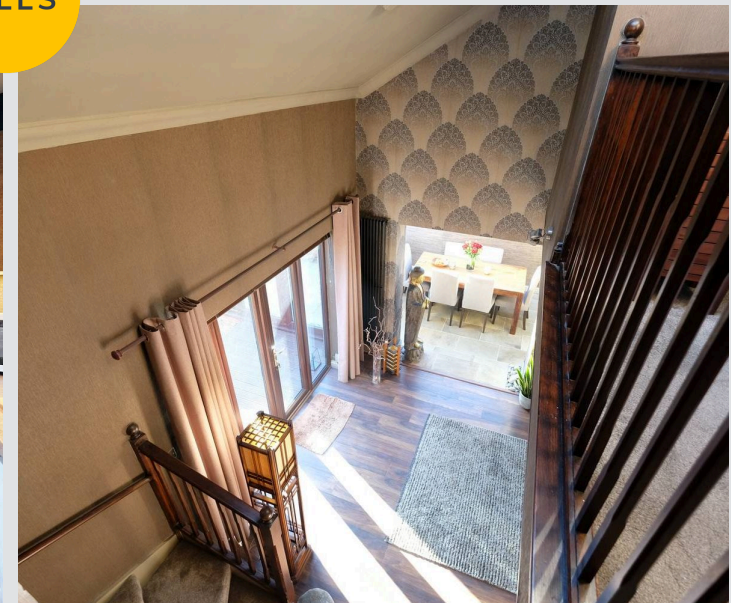
Council Tax band: C

Tenure: Freehold

- Immaculately Presented Two Bedroom, Extended Mews Offered to the Market Chain Free
- Located just a Short Walk From Monton Village
- Mezzanine Overlooking the Light & Airy, Spacious Lounge
- Cinema Room & Conservatory with Underfloor Heated Indian Stone
- Contemporary Fitted Kitchen with High Specification Integrated Appliances
- Two Double Bedrooms Complete with Fitted Wardrobes
- Modern Shower Room & Guest W.C.
- Block Paved Drive Offering Off Road Parking for Multiple Cars
- Beautiful South Facing Rear Garden with Water Feature Flowing into the Pond
- Perfect First Buy or Downsize, Excellently Located Close to Amenities & Brilliant Transport Links



HILLS



Porch

Entered via a hardwood front door. Complete with a double glazed window, storage cupboard housing the boiler and power point for the dryer.

Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and closet. Fitted with laminate flooring.

Lounge

16' 6" x 14' 9" (5.03m x 4.50m)

Complete with two ceiling light points, double glazed window and two wall mounted radiators. Gas fire and storage under stairs. Fitted with laminate flooring.

Cinema Room

16' 2" x 8' 3" (4.93m x 2.51m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring. Gas fire and loft access.

Kitchen

9' 5" x 8' 3" (2.87m x 2.51m)

Featuring modern wall and base units with composite sink, integral five ring gas hob, electric oven, dishwasher and fridge freezer. Complete with ceiling spotlights, double glazed window and karndeian flooring.

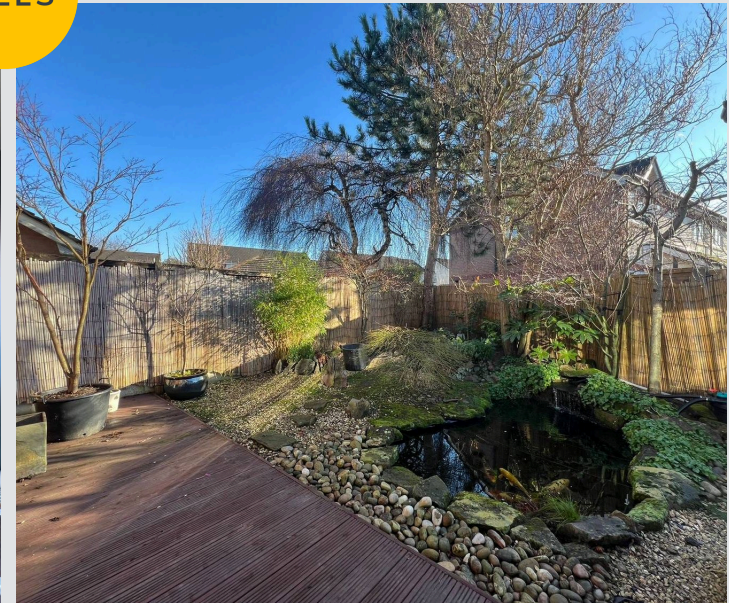
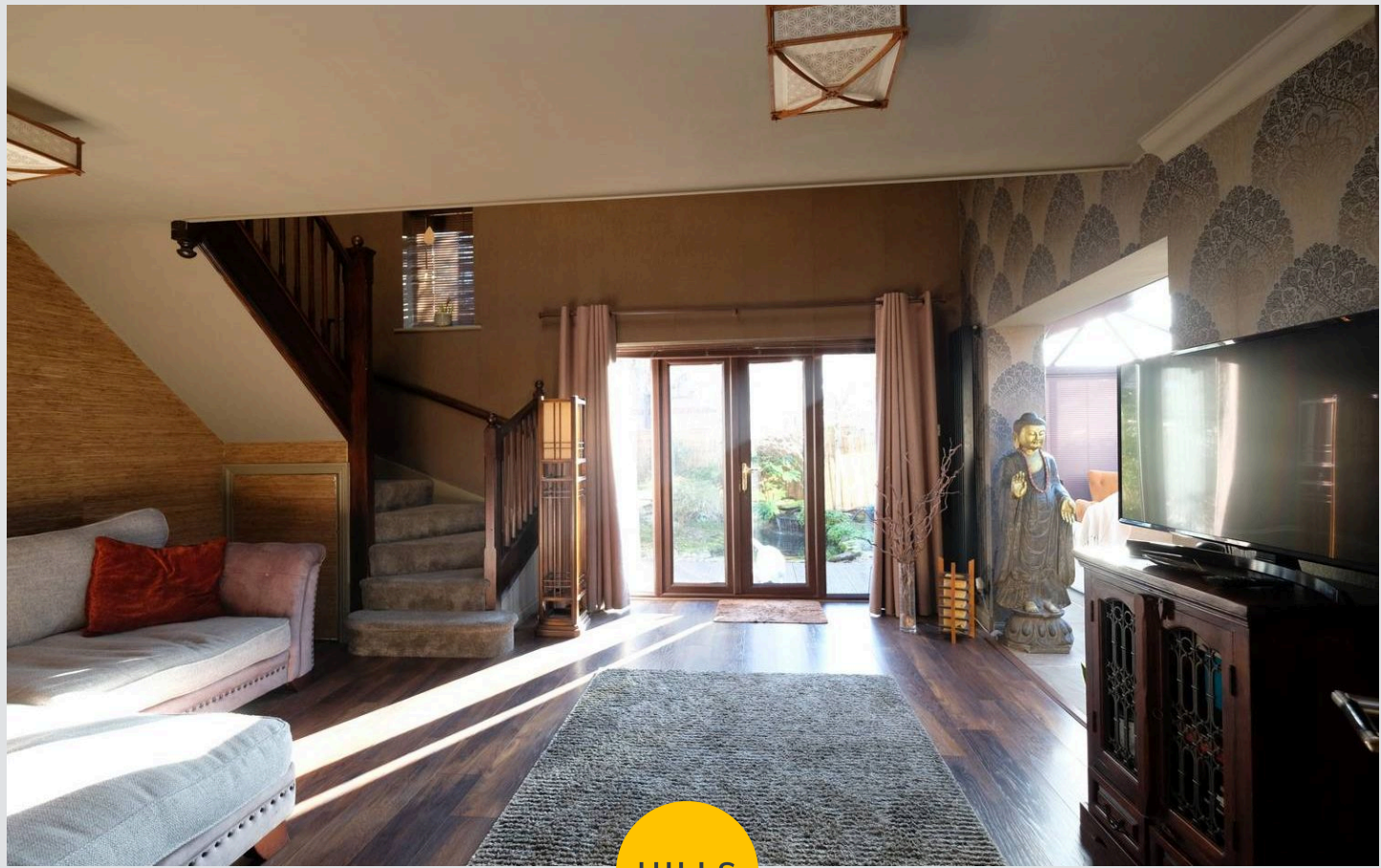
Conservatory

20' 9" x 8' 2" (6.32m x 2.49m)

Complete with a ceiling light point and fan, double glazed window and patio doors. Fitted with Indian stone flooring including underfloor heating.

Landing

Complete with a ceiling light point, two Velux windows and mezzanine.



Bedroom One

11' 7" x 6' 5" (3.53m x 1.96m)

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

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

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

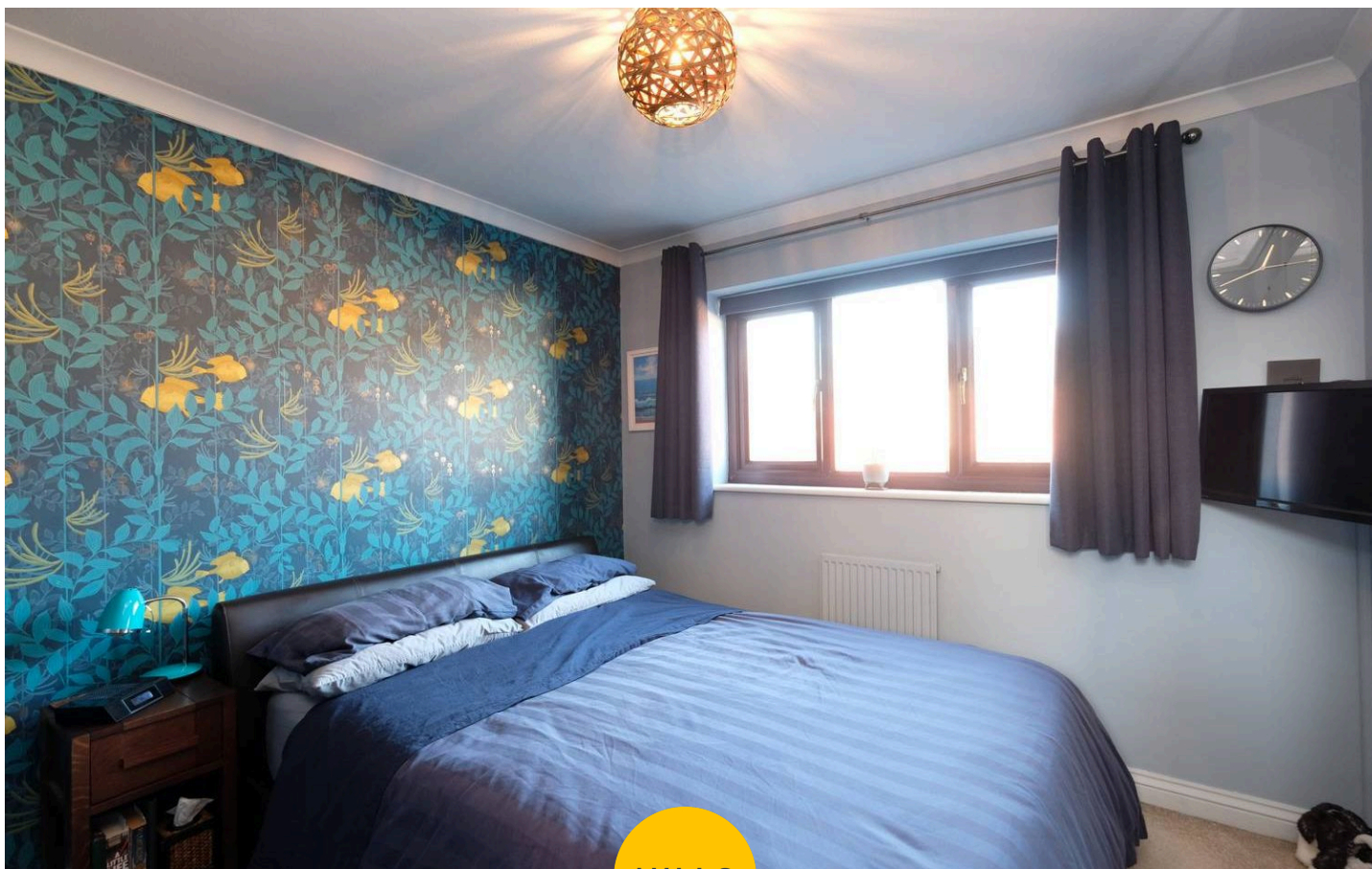
Shower Room

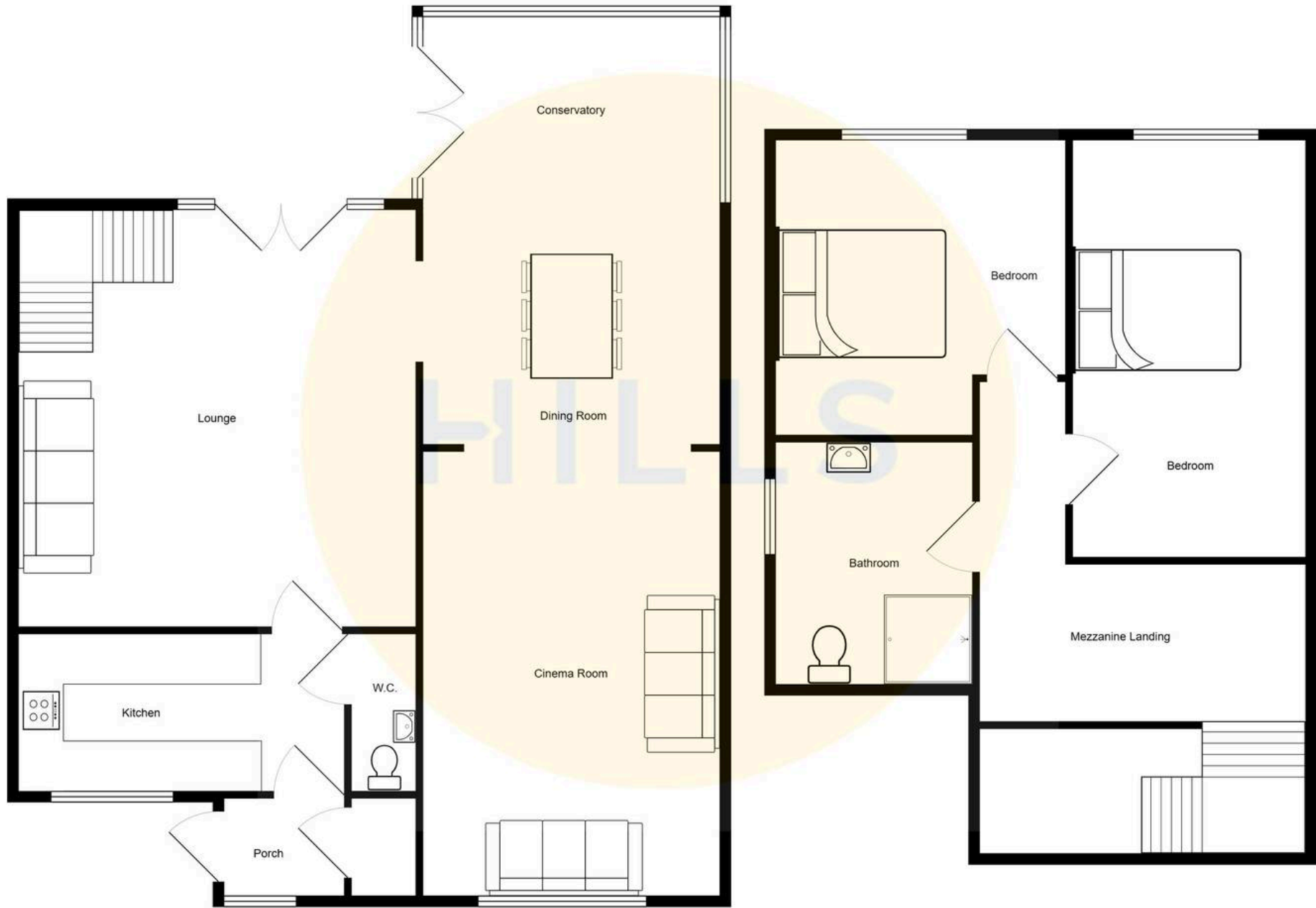
5' 6" x 5' 6" (1.68m x 1.68m)

Featuring a three piece suite including a shower cubicle, vanity unit with hand wash basin and Japanese W.C. Complete with ceiling spotlights, ventilation fan, double glazed window and heated towel rail. Fitted with tiled flooring.

External

To the front of the property is off road parking for two cars. To the rear of the property is a low maintenance, South facing, composite panel fence enclosed garden with wooden decking, external power point, wooden shed and water feature into pond.







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