

Parrin Lane, Eccles

Manchester



In Excess of £240,000

# Parrin Lane

Eccles, Manchester

Delightful terraced house near vibrant Monton Village. Two reception rooms, modern kitchen, three bedrooms with fitted wardrobes. Low maintenance garden, off-road parking. Amenities & transport links nearby.

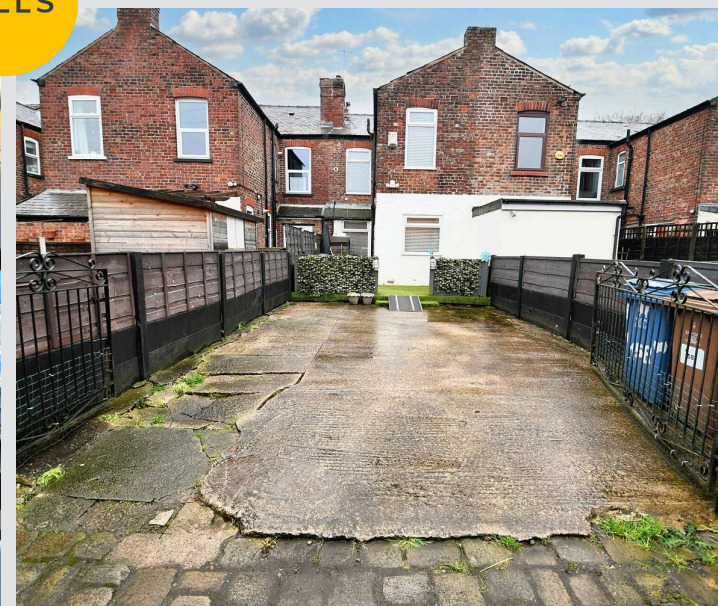
Council Tax band: A

Tenure: Freehold

- Deceptively Spacious Home Located just a Short Walk From Monton Village
- Two Reception Rooms
- Modern Shaker Style Fitted Kitchen
- Three Generous Bedrooms, Master with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Low Maintenance Rear Garden with Artificial Lawn
- Off Road Parking For Multiple Cars
- Surrounded by a Plethora of Amenities & Brilliant Transport Links



HILLS



**Reception Room One**

11' 7" x 14' 8" (3.52m x 4.46m)

Complete with a double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

**Reception Room Two**

11' 7" x 12' 2" (3.52m x 3.70m)

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

**Kitchen**

8' 0" x 15' 10" (2.43m x 4.83m)

Featuring complementary wall and base units with integral oven and hob. Space for fridge freezer, dryer, dishwasher and washing machine. Complete with a ceiling light point, two double glazed windows and uPVC door. Fitted with laminate flooring.

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

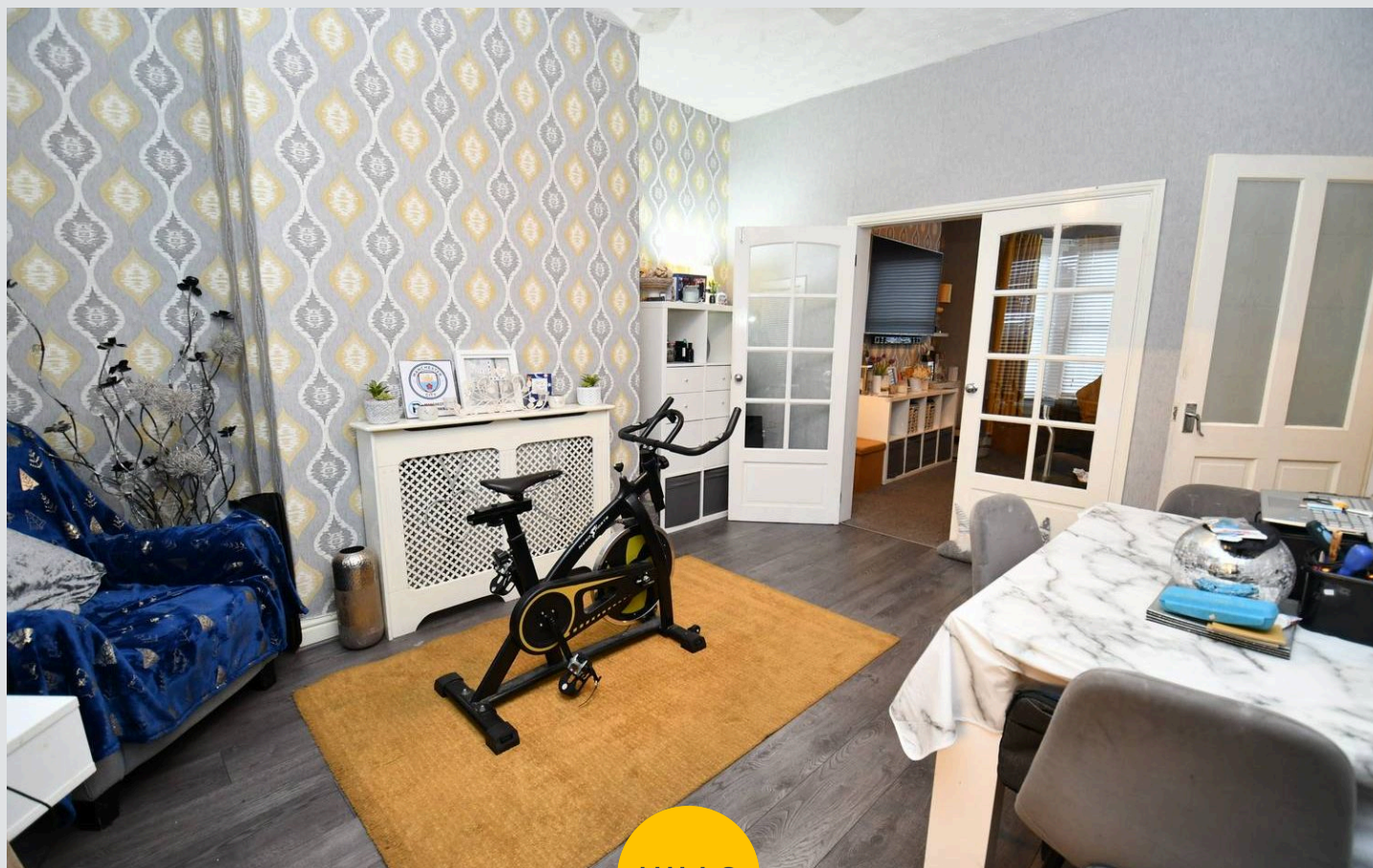
12' 2" x 13' 11" (3.70m x 4.23m)

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

**Bedroom Two**

10' 0" x 13' 0" (3.04m x 3.96m)

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



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**Bedroom Three**

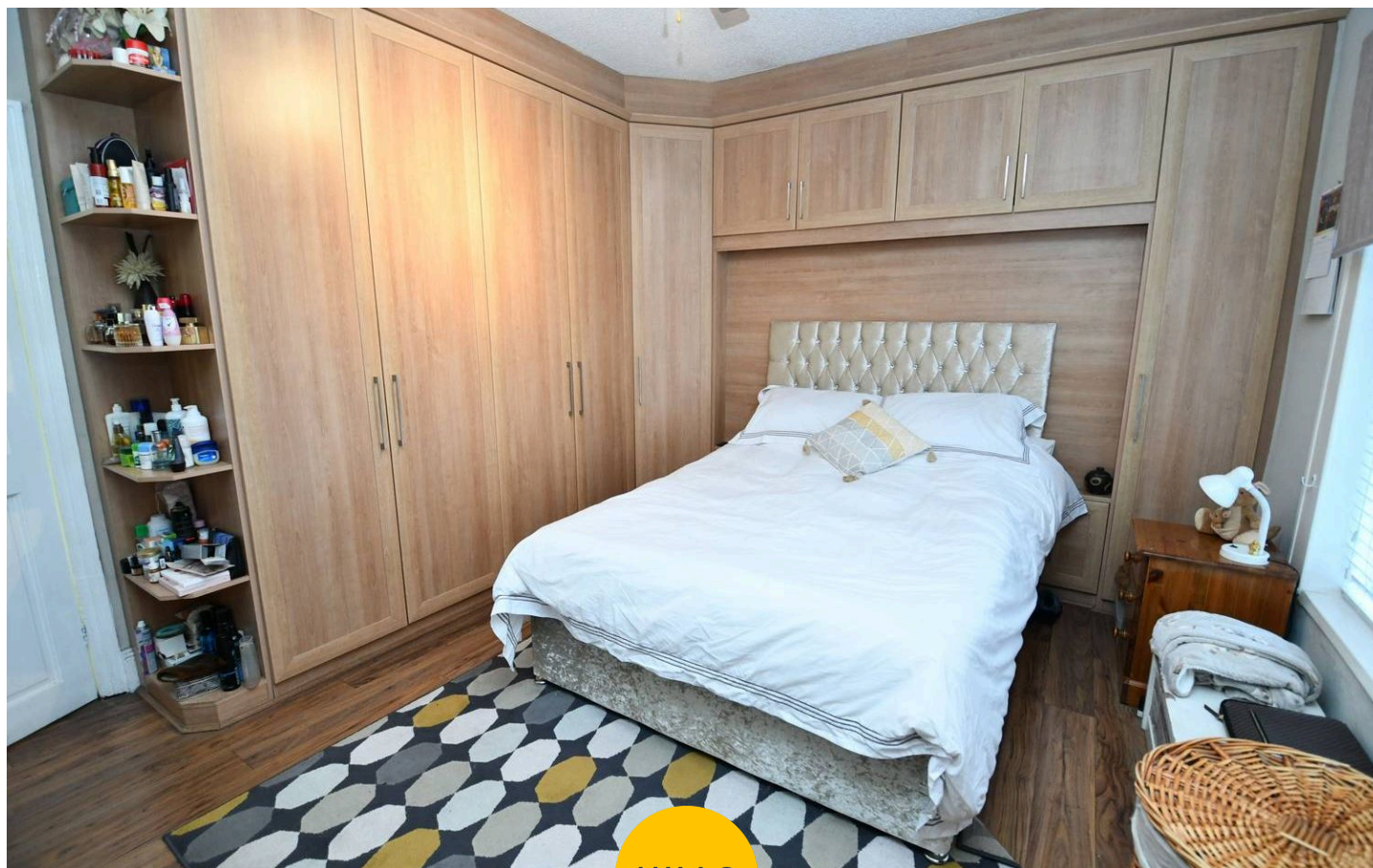
9' 9" x 8' 5" (2.97m x 2.56m)

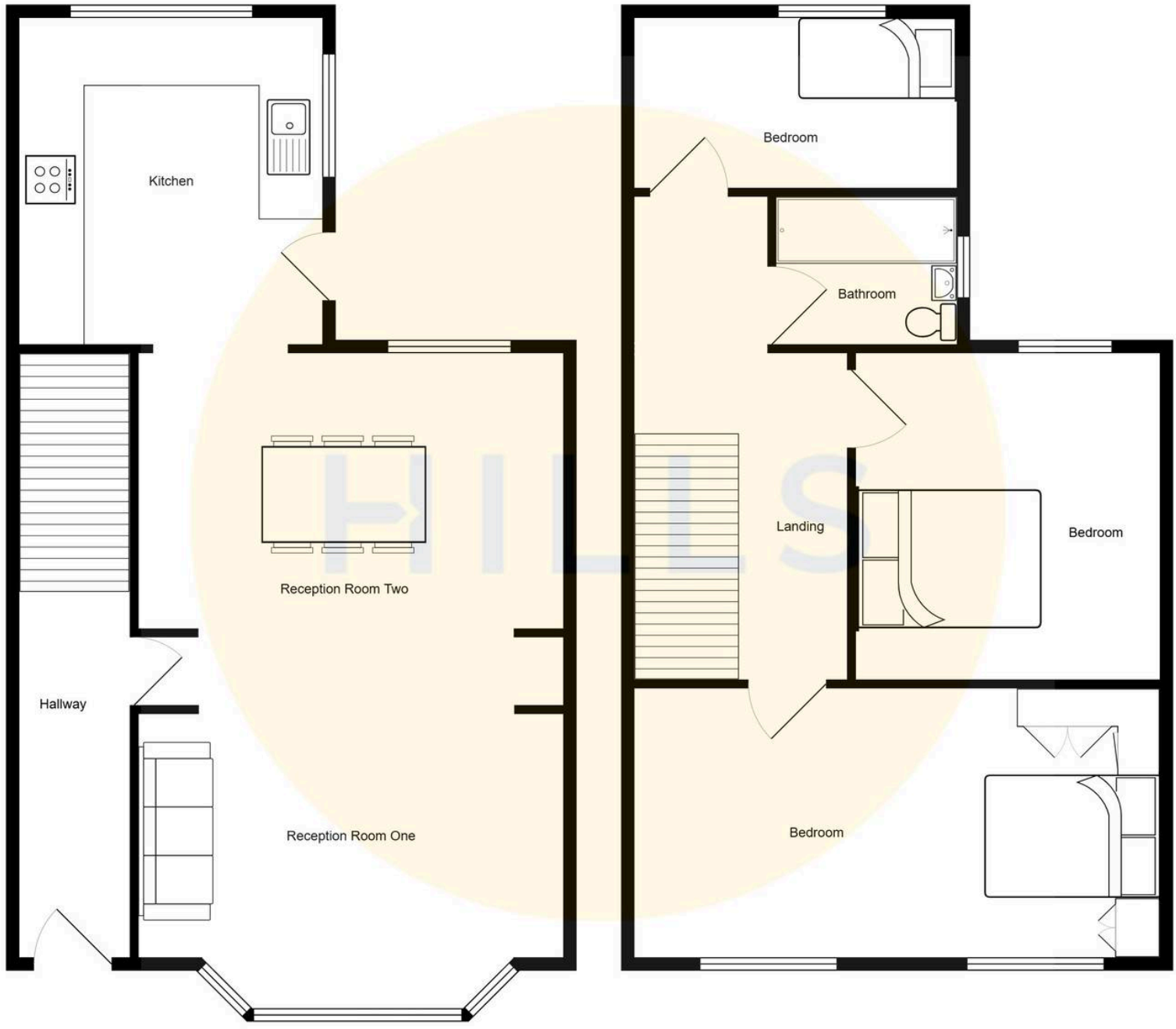
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

5' 5" x 5' 10" (1.64m x 1.78m)

Featuring a three pieces suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and tiled flooring.







## 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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