



Peel Green Road, Eccles

Manchester



In Excess of £260,000

Peel Green Road

Eccles, Manchester

Renovated within the last six years, this three bed semi-detached property located in a prime location is an absolute gem! Bay lounge, open kitchen/dining, private garden. Perfect blend of modern comfort. Ideal for first time buyers or families. Within walking distance to many local amenities.

Council Tax band: C

Tenure: Leasehold

- Beautifully Presented Throughout Having Undergone Renovation Work within the last Six Years
- Bay Fronted Lounge
- Stunning Open Plan Kitchen & Dining Space over Looking the Private Rear Garden
- Three Generously Sized Bedrooms
- Modern Three Piece Bathroom Suite
- Off Road Parking to the Front
- Perfect First Time Buy or Family Home
- Excellently Located, Surrounded by a Plethora of Amenities & Transport Links
- Well Kept Gardens to the Front & South Facing Rear along with Detached Garage



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Entrance Hall

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

Lounge

13' 6" x 11' 9" (4.11m x 3.58m)

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

Kitchen / Diner

18' 6" x 12' 7" (5.64m x 3.84m)

Featuring complementary wall and base units and integral stainless steel sink, dishwasher, washing machine, gas hob and electric oven. Space for a fridge freezer. Complete with ceiling spotlights, double glazed window, French doors and wall mounted radiator. Featuring an open fire. Fitted with laminate flooring.

Landing

Complete with a ceiling light point, double glazed window, carpet flooring and access to a boarded loft via a dropdown ladder.

Bathroom

7' 2" x 6' 9" (2.18m x 2.06m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and heated towel rail. Fitted with lino flooring.

Bedroom One

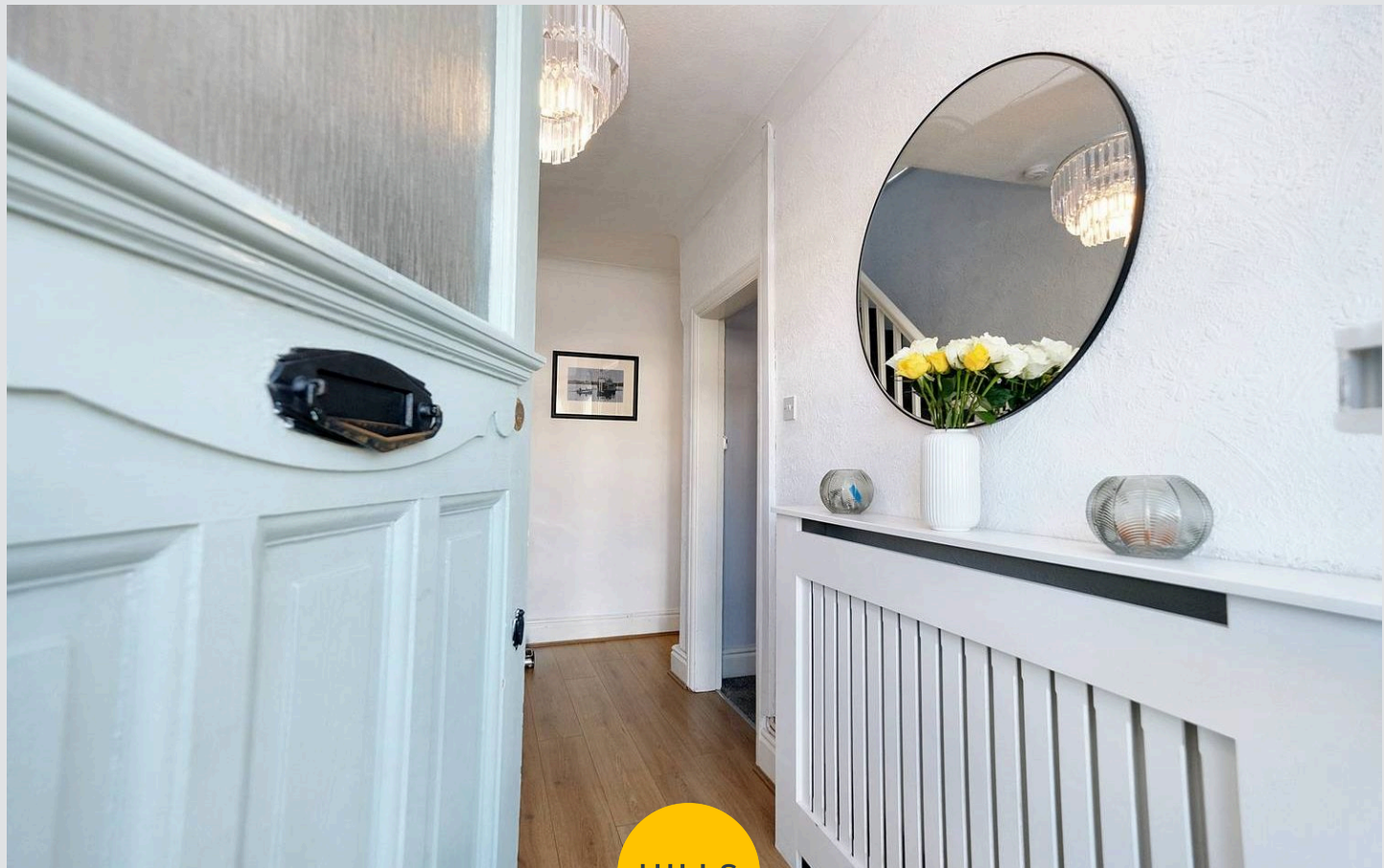
13' 7" x 10' 8" (4.14m x 3.25m)

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

Bedroom Two

12' 7" x 10' 7" (3.84m x 3.23m)

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



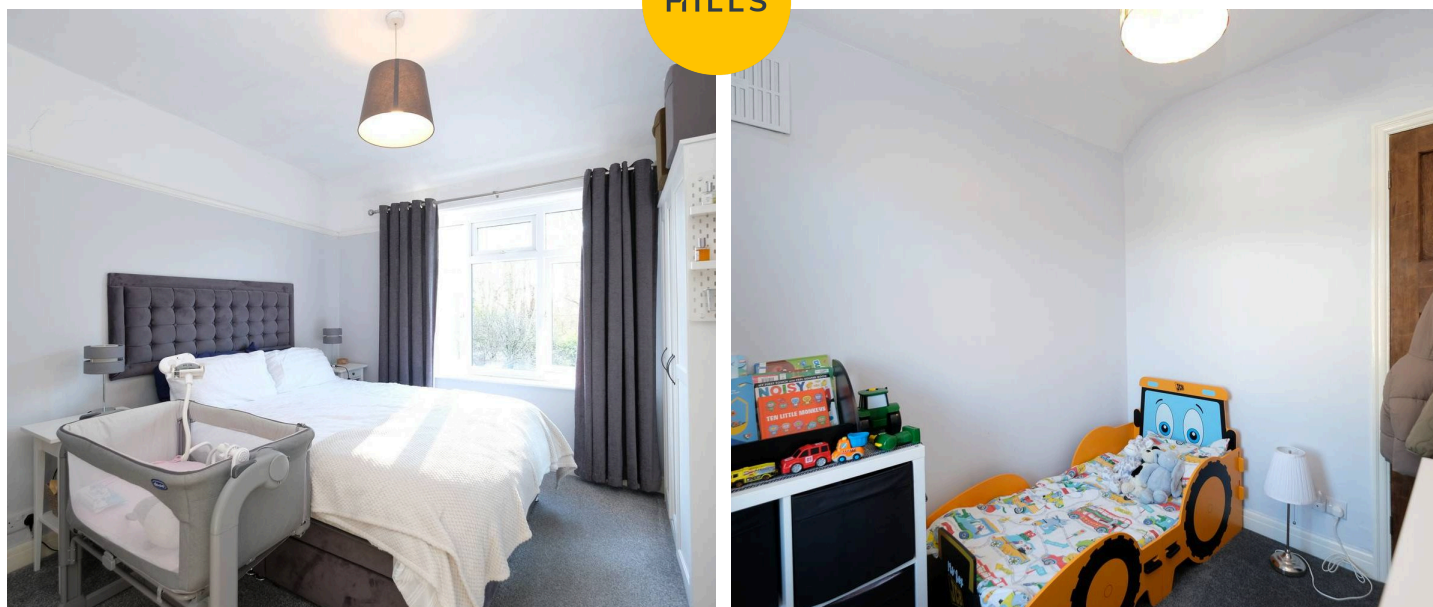
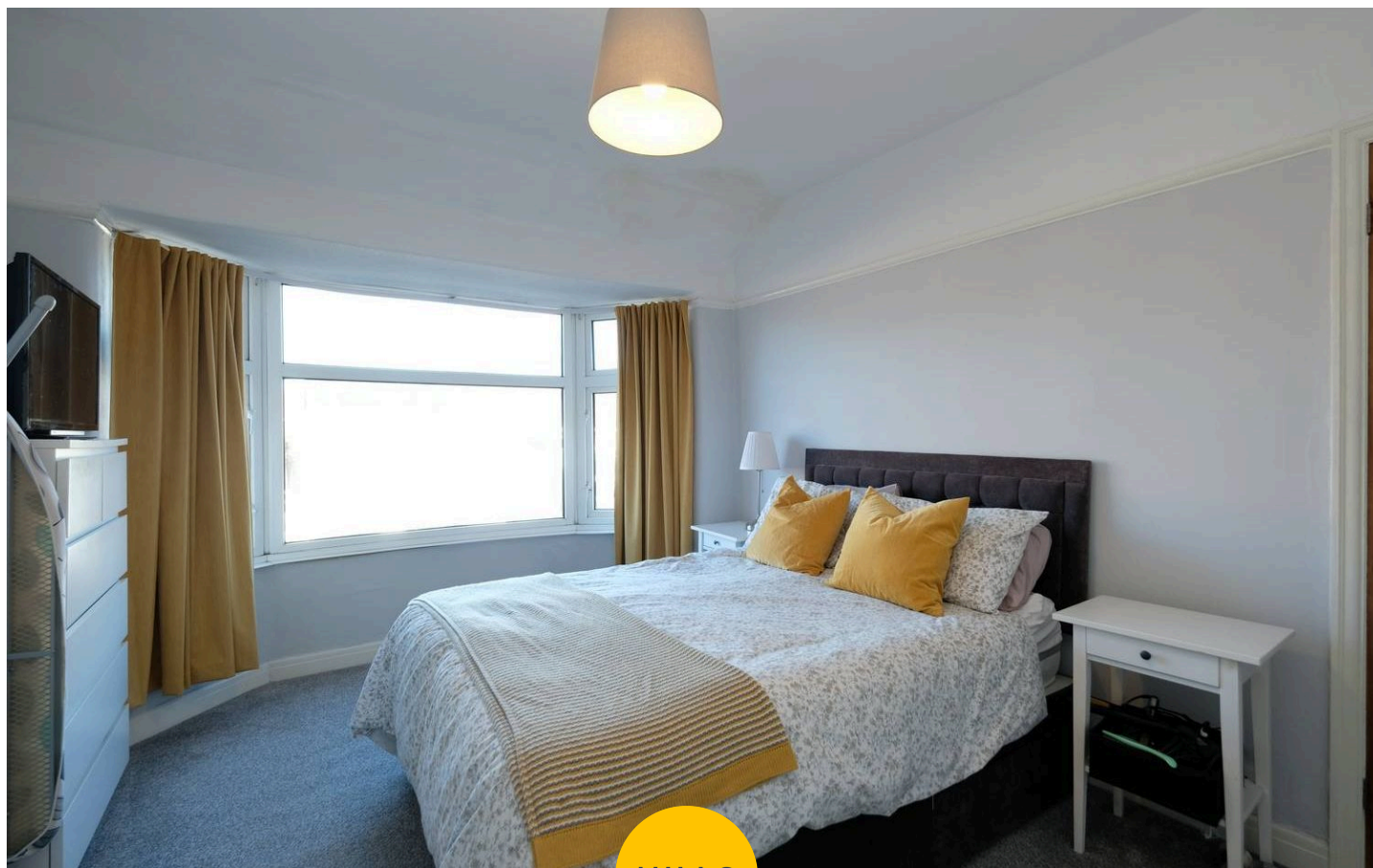
Bedroom Three

8' 3" x 7' 5" (2.51m x 2.26m)

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

Externally

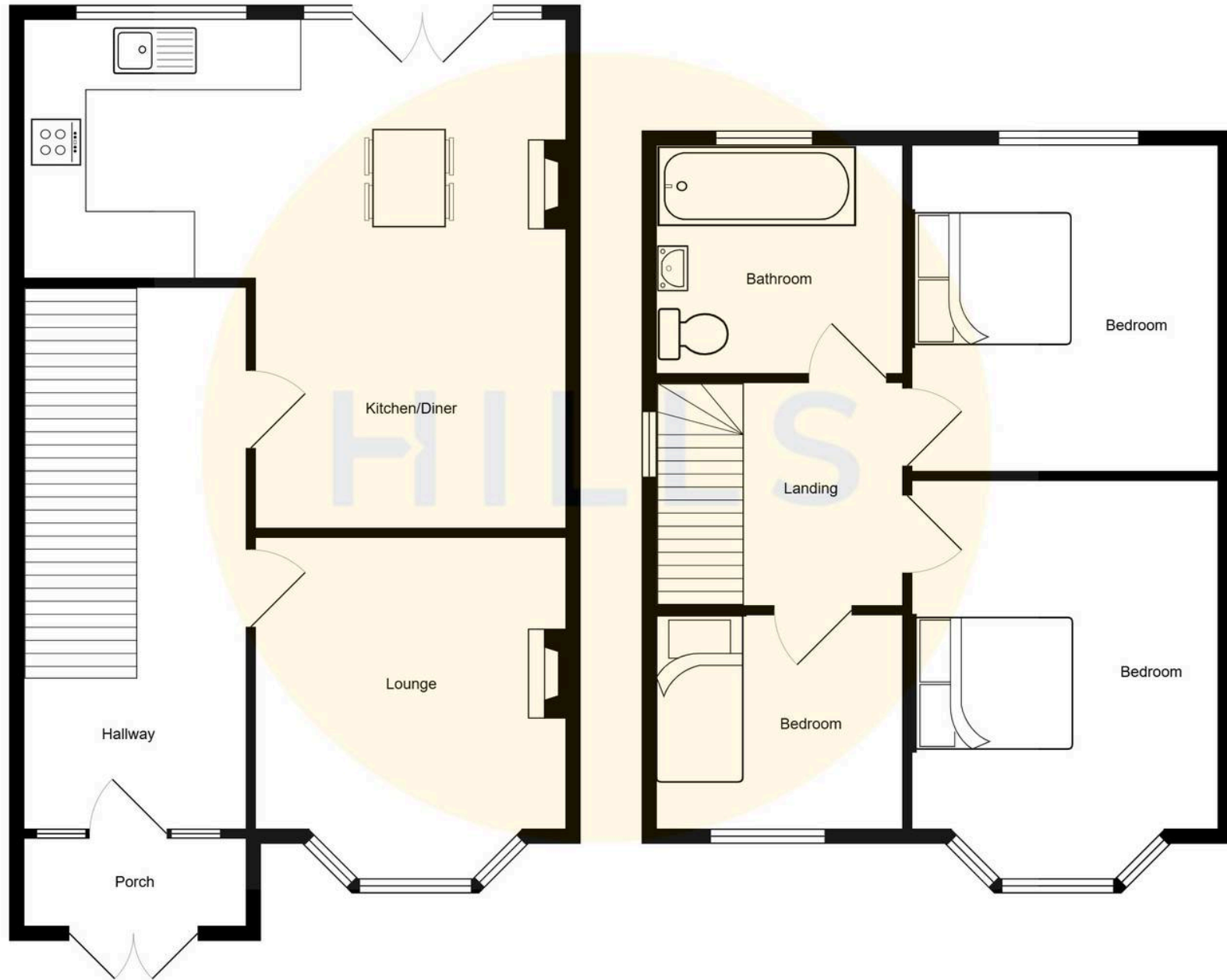
To the front there is off-road parking for one car and a lawn with planted borders. To the rear there is a good size laid to lawn garden complete with planted borders, brick built BBQ and gated side access.





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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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