

Stratford Avenue, Eccles

Manchester



Offers in Region of £220,000

# Stratford Avenue

Eccles, Manchester

Charming three bed semi-detached in Peel Green with no chain. Boasting two reception rooms, fitted kitchen, well-kept gardens, & off-road parking. Close to Trafford Centre & amenities. Great opportunity for buyers or investors.

Council Tax band: B

Tenure: Leasehold

- Offered with No Onward Chain
- Tucked away on a Small Cul De Sac in the Popular Peel Green Area
- Two Receptions Rooms
- Fitted Kitchen
- Three Bedrooms & Fitted Bathroom Suite
- Gated Off Road Parking to the Front
- Well Kept Front & Rear Gardens
- Excellently Located within Walking Distance to The Trafford Centre
- Surrounded By Local Amenities & Transport Links



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### Entrance Hallway

A welcoming hallway entered via a uPVC front door. Complete with two wall light points, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Lounge

13' 1" x 10' 9" (3.99m x 3.28m)

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

### Kitchen

10' 5" x 7' 7" (3.18m x 2.31m)

Featuring complementary wall and base units with composite hob, integral electric hob and oven. Space for a washing machine and storage beneath stairs. Complete with a ceiling light point, double glazed window, wall mounted radiator and uPVC door. Fitted with part tiled walls and lino flooring.

### Dining Room

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

### Landing

Complete with a wall light point, double glazed window and carpet flooring.

### Bedroom One

12' 1" x 9' 9" (3.68m x 2.97m)

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

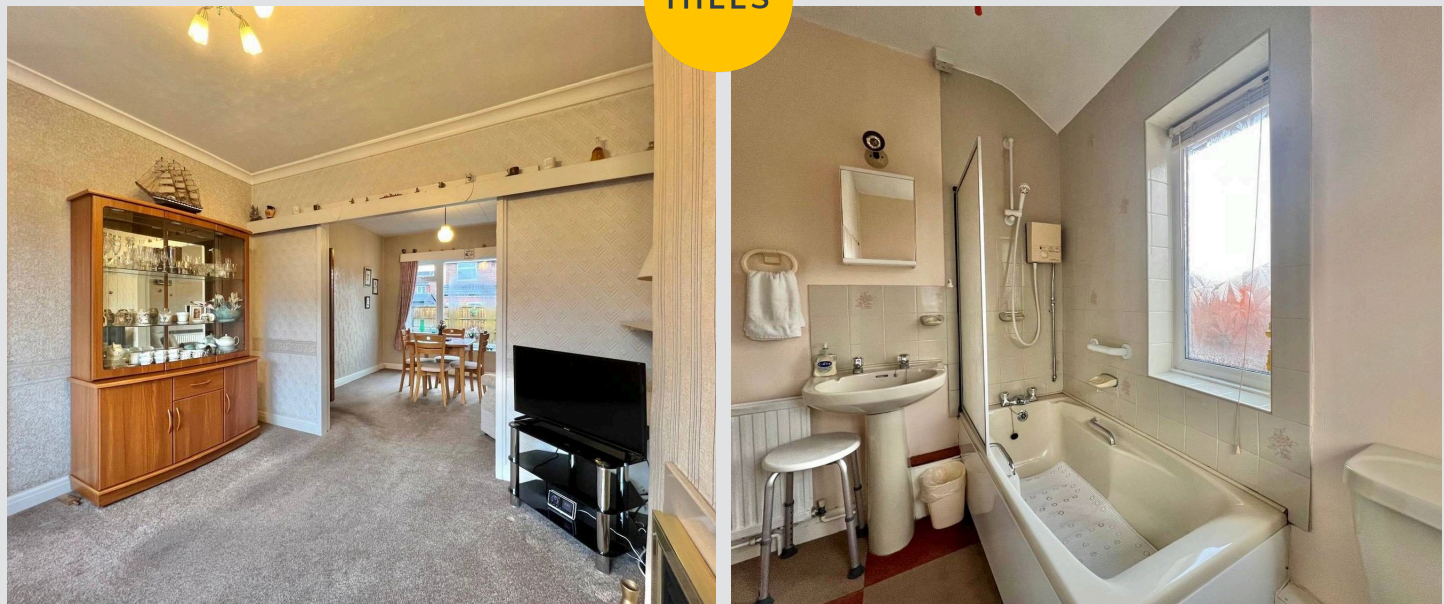
### Bedroom Two

10' 9" x 7' 9" (3.28m x 2.36m)

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



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**Bedroom Three**

7' 8" x 7' 8" (2.34m x 2.34m)

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

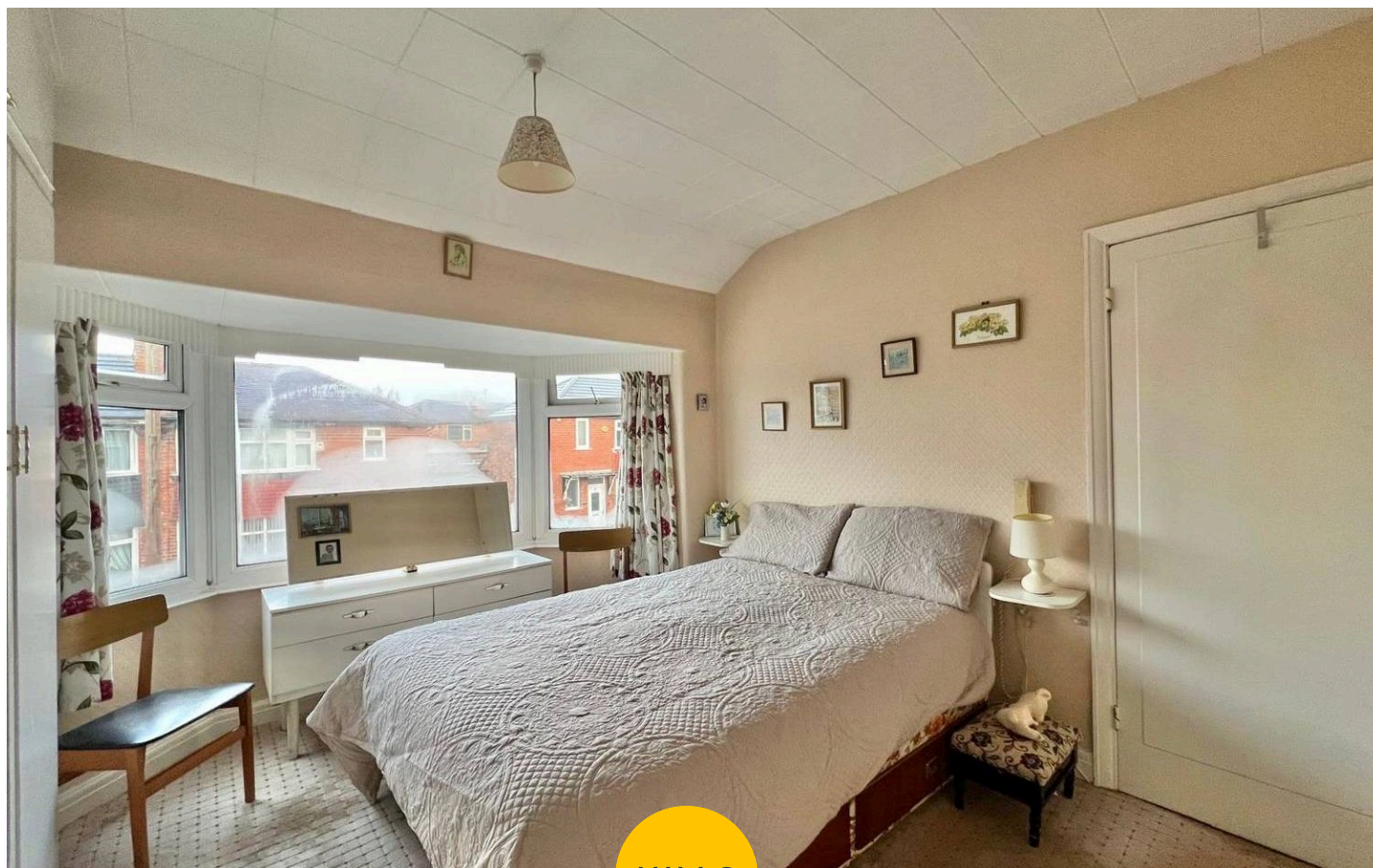
**Bathroom**

7' 8" x 6' 1" (2.34m x 1.85m)

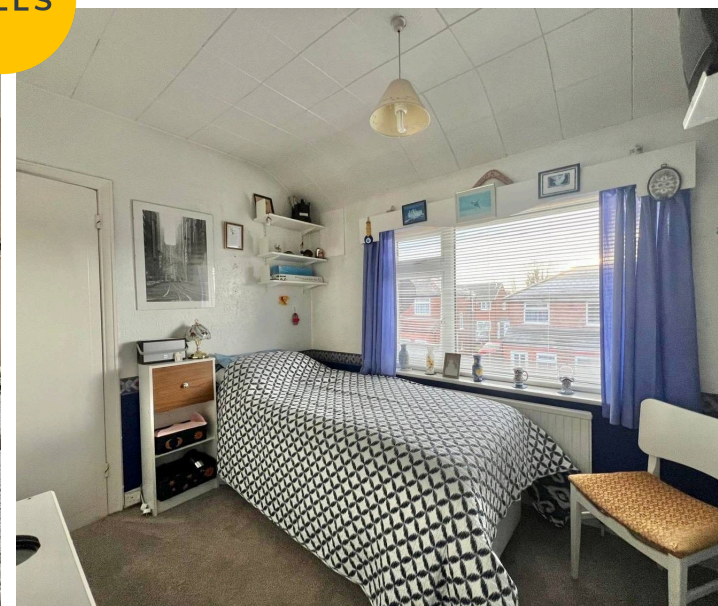
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with part tiled walls and carpet flooring.

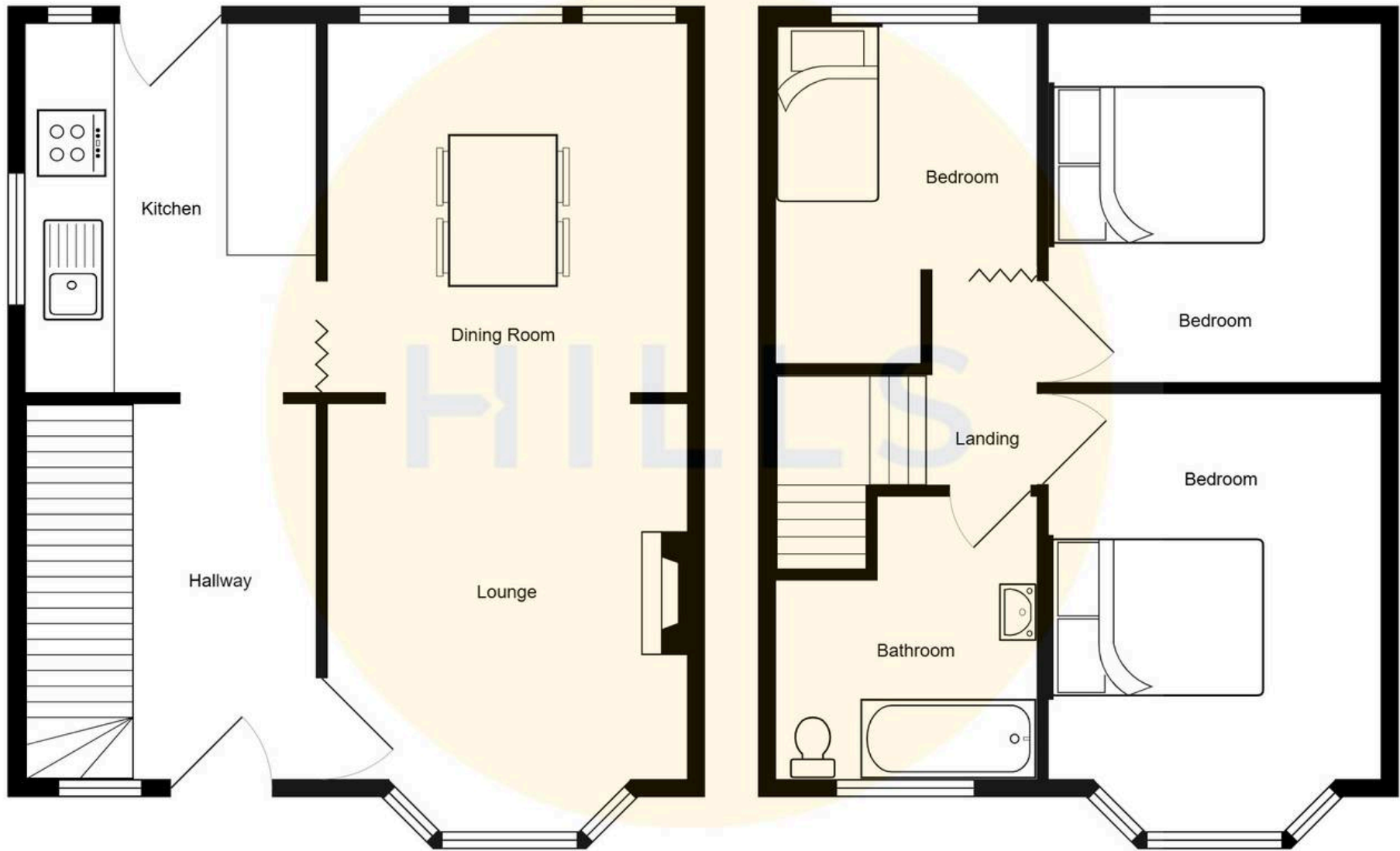
**External**

To the front of the property is a driveway providing off road parking and a lawn with planted borders. To the rear of the property is a garden with paved patio, lawn with planted borders and wooden shed. Gated access from back to front.



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## Hills | Salfords Estate Agent

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