



Atherton Way, Eccles

Manchester



In Excess of £220,000



# Atherton Way

Eccles, Manchester

Spacious three bed terraced house on cul de sac with no onward chain. Open plan kitchen/dining, large bedrooms, ample storage. Gated parking, low maintenance garden. Close to amenities and transport links.

Council Tax band: A

Tenure: Leasehold

- Tucked Away on a Cul De Sac, and Offered to the Market with No Onward Chain
- Spacious Lounge with French Doors over Looking the Rear Garden
- Open Plan Kitchen & Dining Space
- Three Generously Bedrooms to the First Floor
- Ample Storage Throughout
- Family Bathroom & Downstairs Guest W.C.
- Gated Off Road Parking to the Front
- Private Low Maintenance Rear Garden
- Perfect First Time Buy or Family Home
- Excellently Located Close to Brilliant Amenities & Transport Links



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**Porch**

Entered via a uPVC front door. Complete with a wall light point and tiled flooring.

**Entrance Hallway**

Complete with a ceiling light point, storage and laminate flooring.

**Lounge**

14' 7" x 11' 0" (4.45m x 3.35m)

Featuring an electric fire. Complete with a ceiling light point, two wall light points, electric radiator and French doors.

**Dining Room**

14' 0" x 7' 2" (4.27m x 2.18m)

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with uPVC door and laminate flooring

**Kitchen**

10' 5" x 9' 7" (3.18m x 2.92m)

Featuring complementary wall and base units with integral electric hob, fridge freezer and composite sink. Space for a washing machine. Complete with a ceiling light point, double glazed window, two storage cupboards and tiled flooring.

**W.C.**

4' 7" x 2' 5" (1.40m x 0.74m)

Featuring a W.C. Complete with a ceiling light point, double glazed window and tiled flooring.

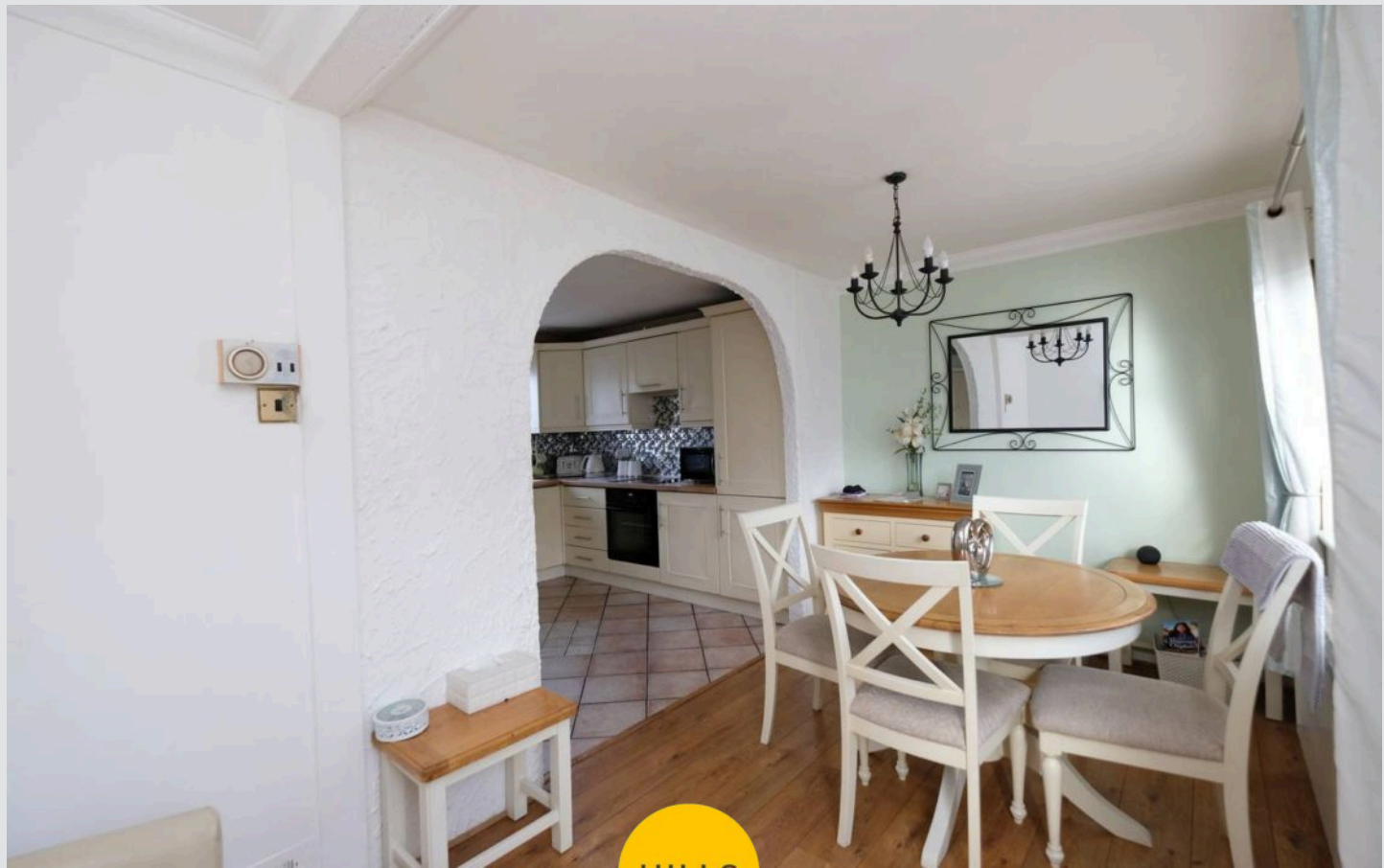
**Landing**

Complete with a two ceiling light points, double glazed window and two storage cupboards. Fitted with carpet flooring. Loft access.

**Bedroom One**

11' 7" x 10' 1" (3.53m x 3.07m)

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





**Bedroom Two**

11' 7" x 9' 0" (3.53m x 2.74m)

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

**Bedroom Three**

11' 7" x 5' 9" (3.53m x 1.75m)

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

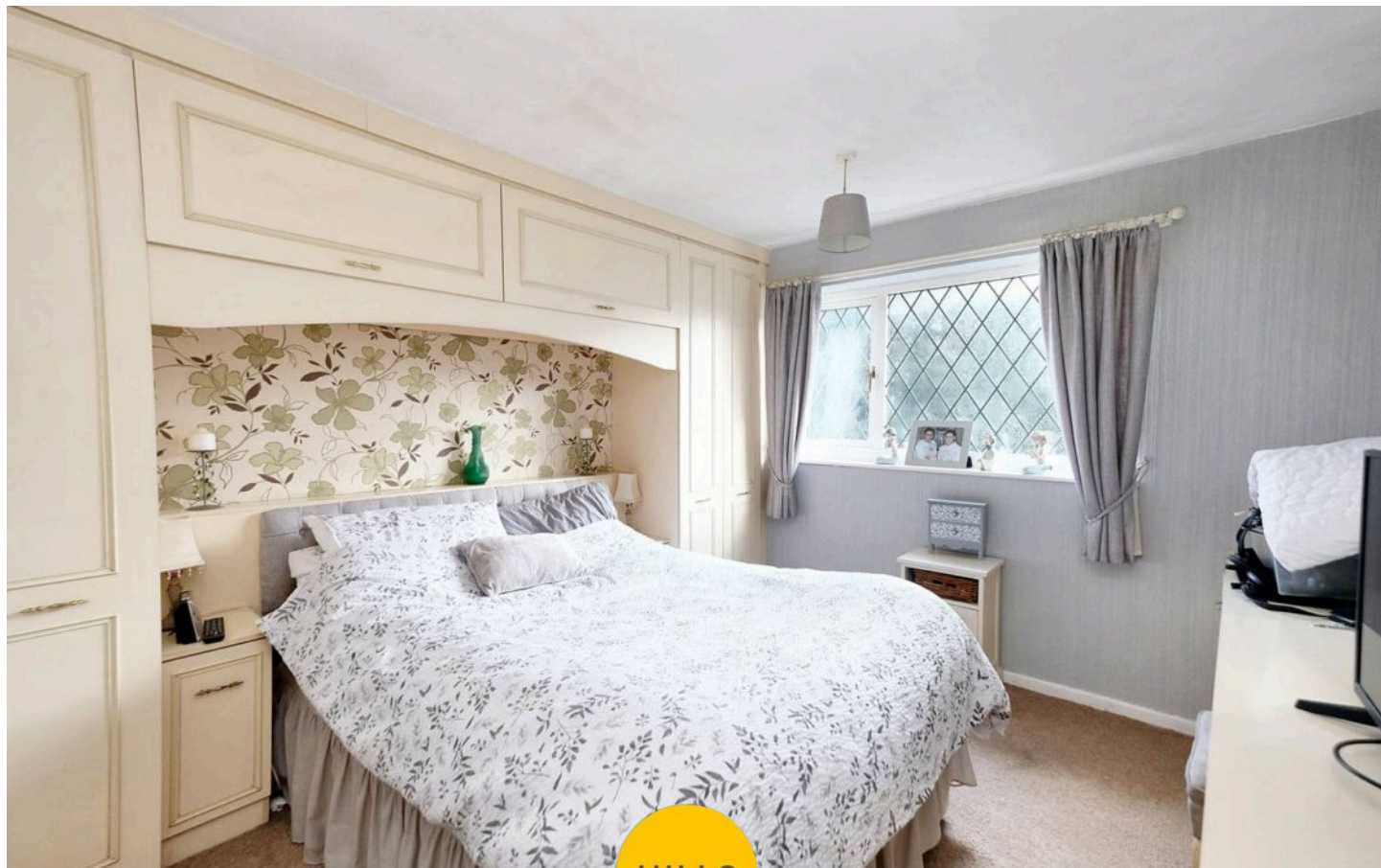
**Bathroom**

6' 9" x 5' 7" (2.06m x 1.70m)

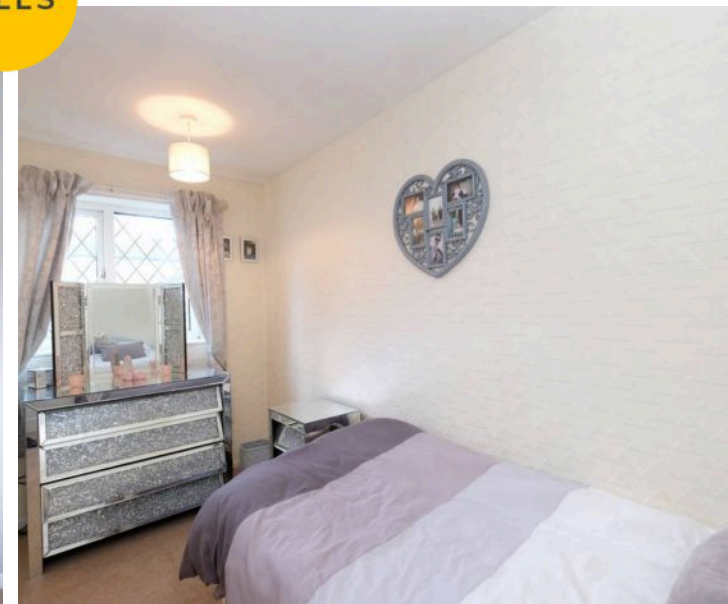
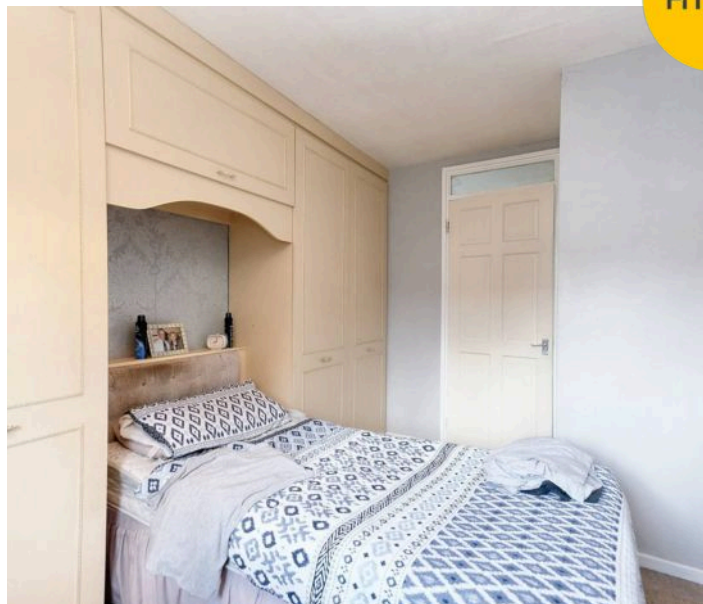
Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and laminate flooring.

**External**

To the front of the property is a fence enclosed paved garden offering off road parking for multiple cars. To the rear of the property is a paved garden with planted borders.



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