



Dalton Street, Eccles

Manchester



In Excess of £260,000



# Dalton Street

Eccles, Manchester

Charming two bed mid-terraced home in Monton Village. Stylish open-plan living area, modern kitchen, two double bedrooms, tranquil garden, and permit parking. Ideal for first-time buyers or investors. Close to amenities and transport links, offering style, comfort, and convenience. A must-see!

Council Tax band: A

Tenure: Freehold

- Beautifully presented two double bedroom home
- Two reception rooms knocked through creating an open plan living space
- Modern fitted kitchen and bathroom
- Resident permit street parking
- Low maintenance gardens to the front & rear
- Situated on a small cul-de-sac in the heart of Monton Village
- Perfect first time buy or investment



HILLS



### Reception Room One

9' 9" x 11' 0" (2.96m x 3.35m)

A welcoming reception room featuring a log burner. Complete with a ceiling light point, double glazed window and carpet flooring.

### Reception Room Two

10' 2" x 12' 4" (3.11m x 3.75m)

Featuring an original fireplace. Complete with a ceiling light point, double glazed patio doors and wall mounted radiator. Fitted with original wood flooring.

### Kitchen

7' 7" x 7' 9" (2.32m x 2.37m)

A modern kitchen featuring complementary wall and base units with integral fridge freezer, wine fridge, dishwasher, oven and hob. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with hardwood flooring.

### Bedroom One

11' 0" x 13' 3" (3.36m x 4.04m)

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

### Bedroom Two

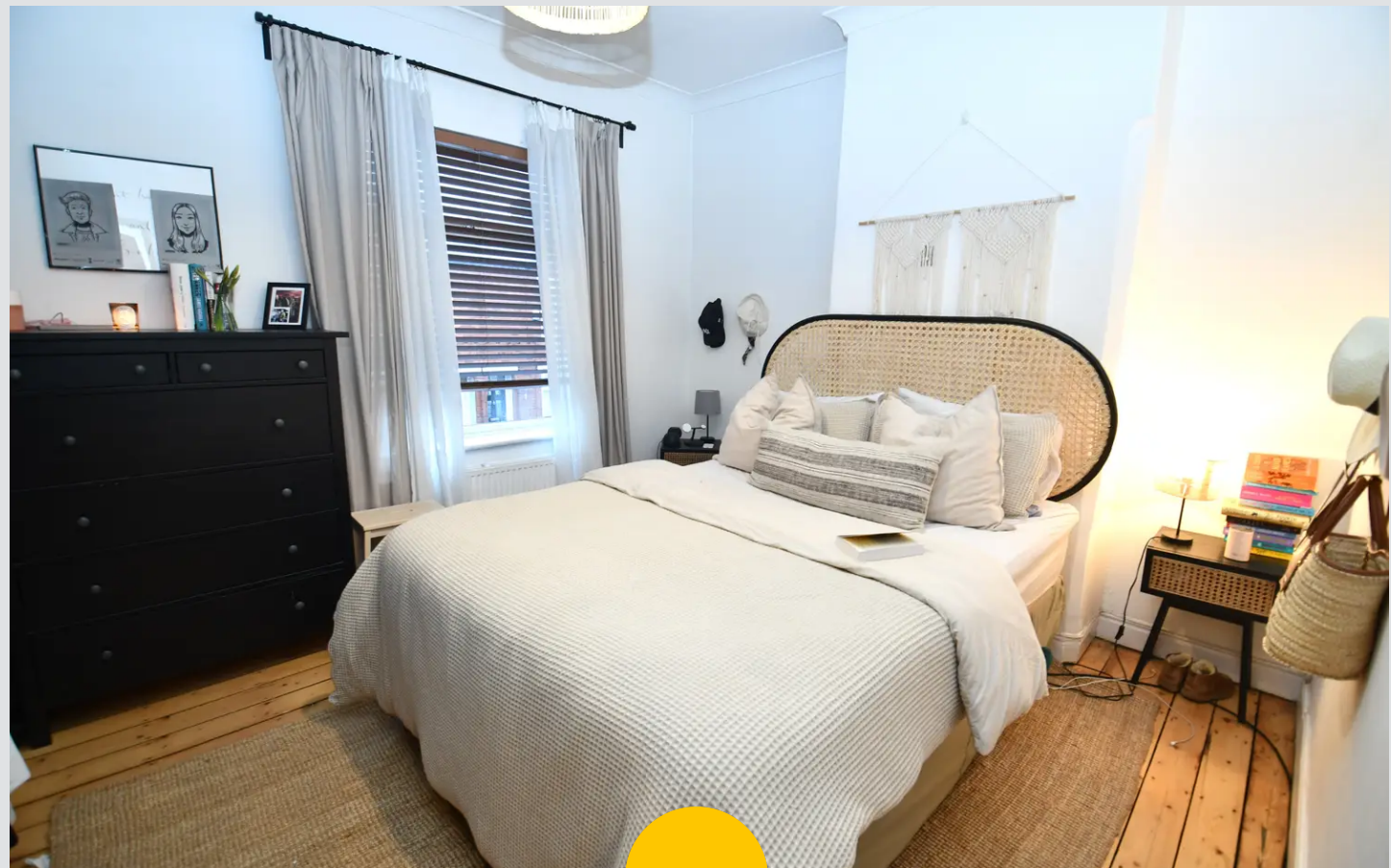
8' 3" x 12' 2" (2.52m x 3.71m)

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

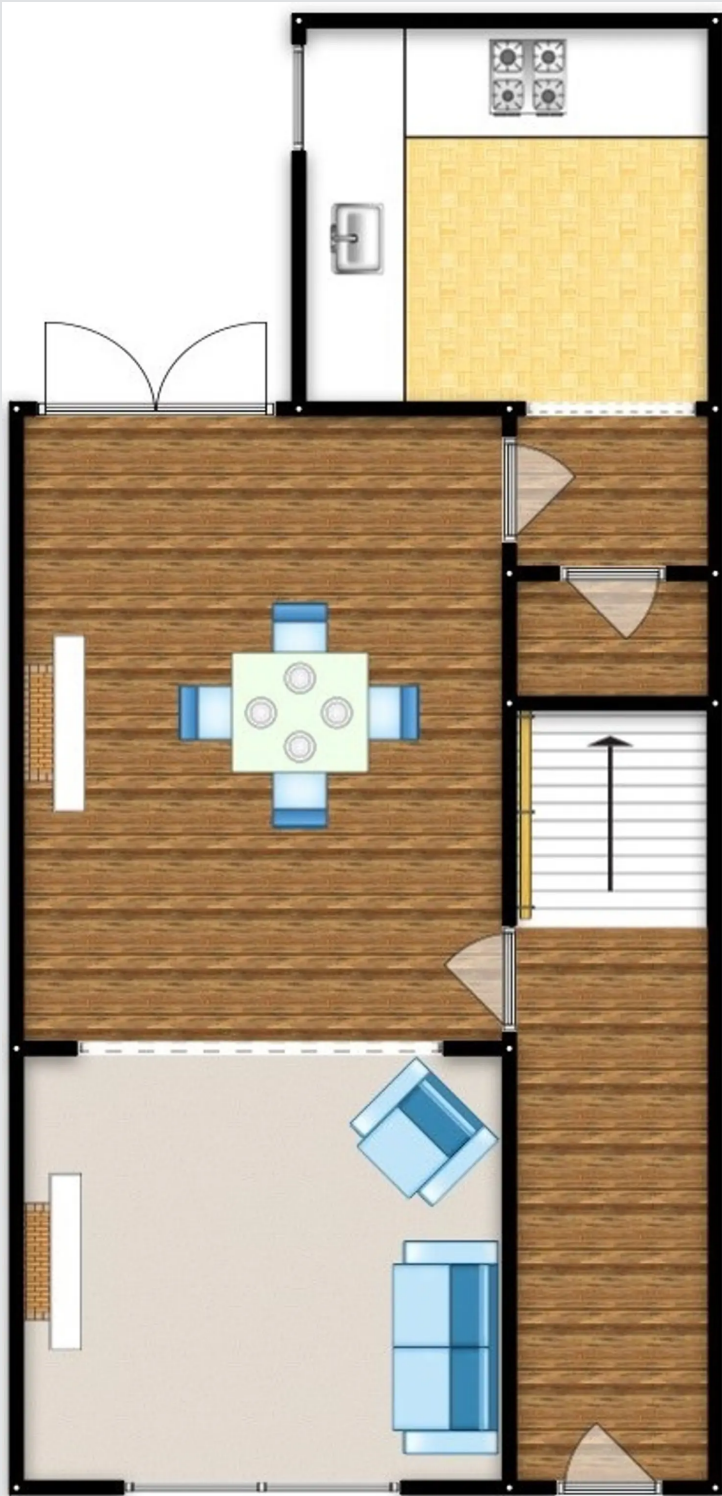
### Bathroom

7' 10" x 7' 8" (2.39m x 2.34m)

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











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