

Darwell Avenue, Eccles

Manchester



Offers in Region of £215,000

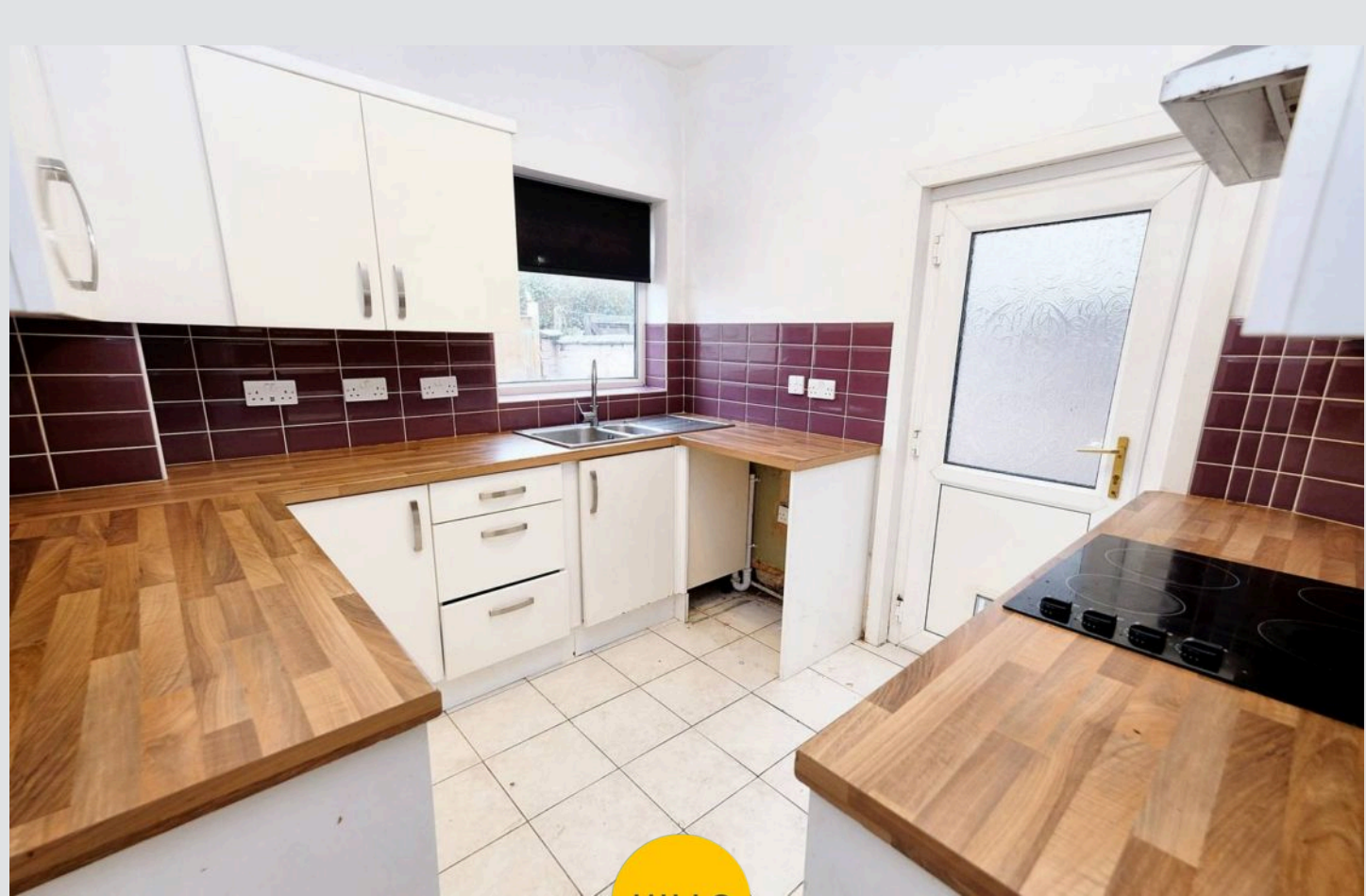
# Darwell Avenue

Eccles, Manchester

Fabulous property with bay fronted lounge, modern kitchen, two double bedrooms, white bathroom suite. Low maintenance garden, quiet cul-de-sac near Trafford Centre. Council Tax band: A

Tenure: Freehold

- Offered to the Market with No Onward Chain
- Bay Fronted Lounge Open Plan with the Second Reception Room
- Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Three Piece Timeless White Bathroom Suite
- Low Maintenance Rear Garden
- Situated on a Cul De Sac just a Short Walk to The Trafford Centre
- Surrounded by Brilliant Amenities & Transport Links



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### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, two wall light points and wall mounted radiator. Fitted with carpet flooring.

### Lounge

12' 6" x 10' 7" (3.81m x 3.23m)

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

### Dining Room

14' 1" x 11' 4" (4.29m x 3.45m)

Featuring built-in alcove storage and window seat. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

8' 6" x 9' 2" (2.59m x 2.79m)

Featuring complementary wall and base units with integral stainless steel sink and electric hob. Space for washing machine. Complete with a ceiling light point, double glazed window and uPVC door. Fitted with part tiled walls and tiled flooring.

### Landing

Complete with a ceiling light point, original storage cupboard and wall mounted radiator. Fitted with carpet flooring.

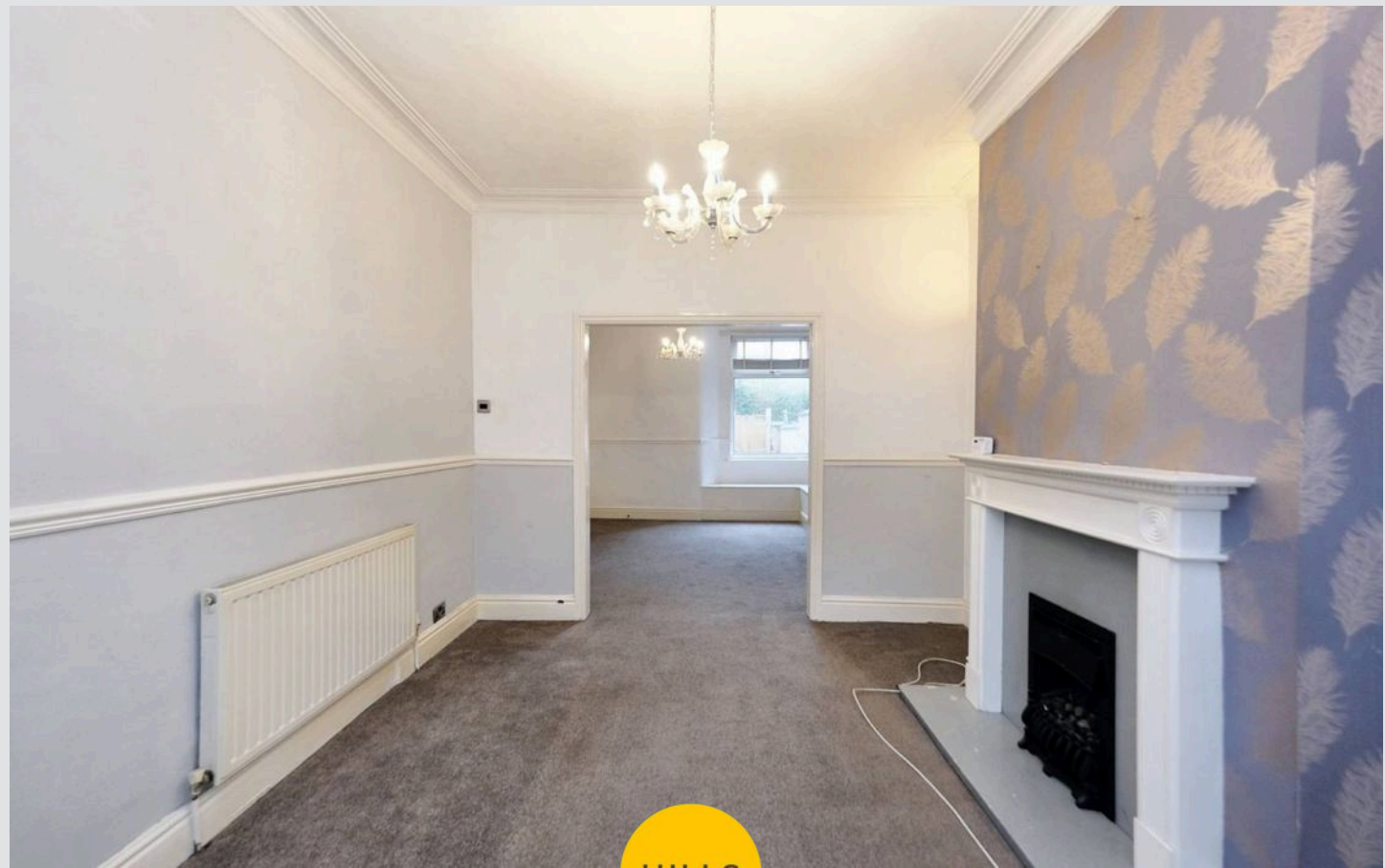
### Bedroom One

14' 7" x 11' 9" (4.45m x 3.58m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring. Loft access.

### Bedroom Two

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



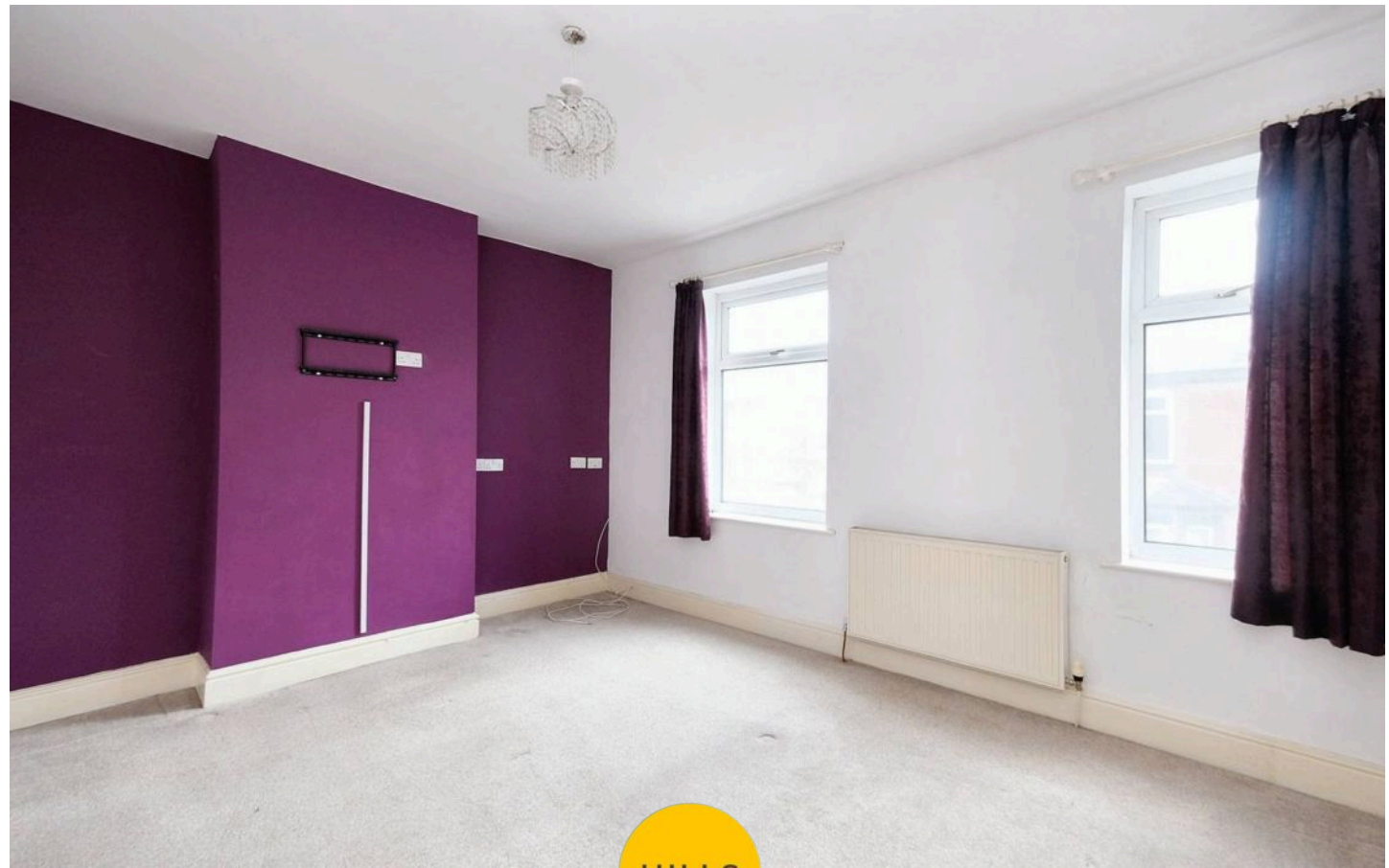
**Bathroom**

9' 1" x 8' 6" (2.77m x 2.59m)

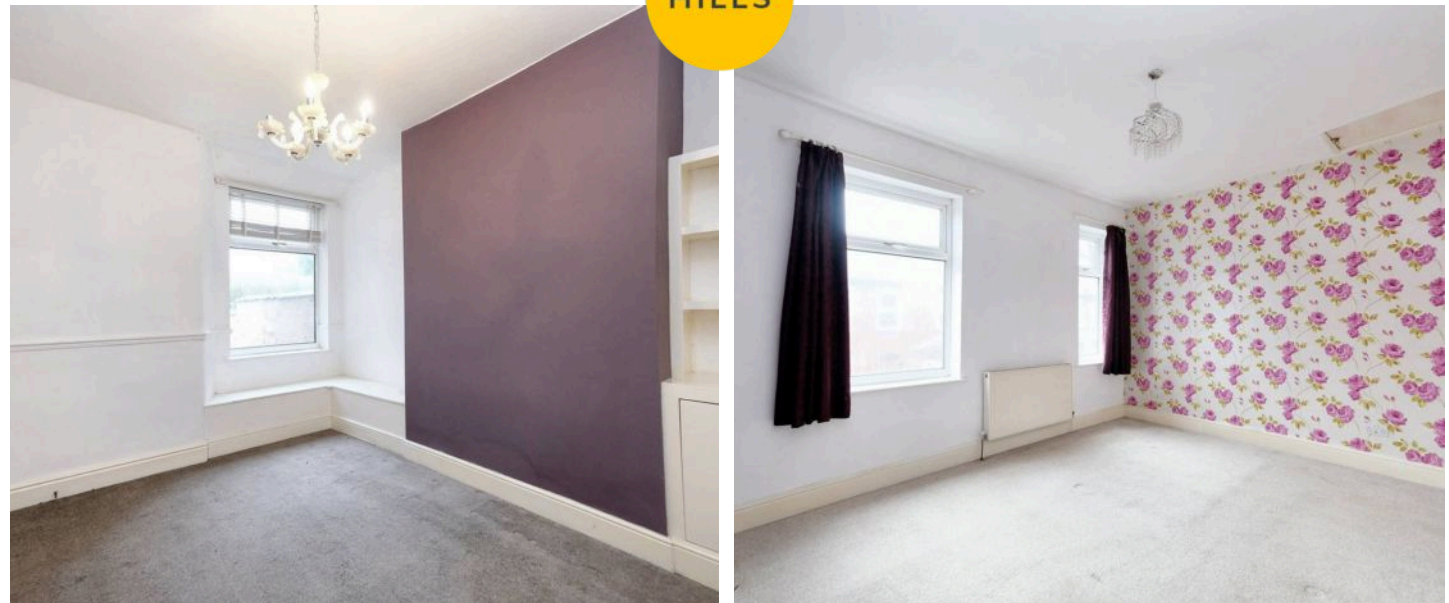
Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and lino flooring.

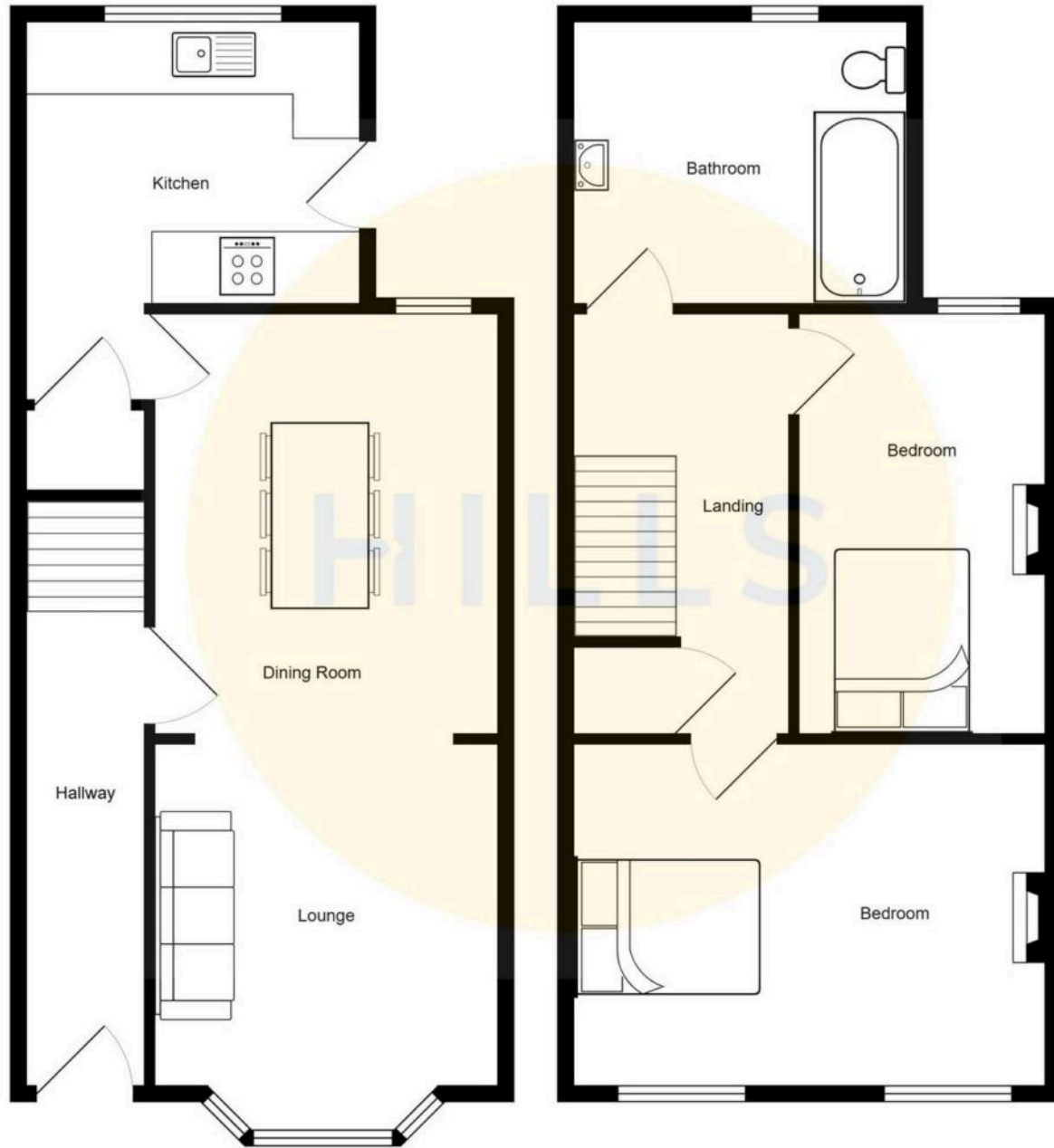
**External**

To the front of the property is a block paved garden. To the rear of the property is a private low maintenance garden.



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