



Roberts Street, Eccles

Manchester



In Excess of £270,000

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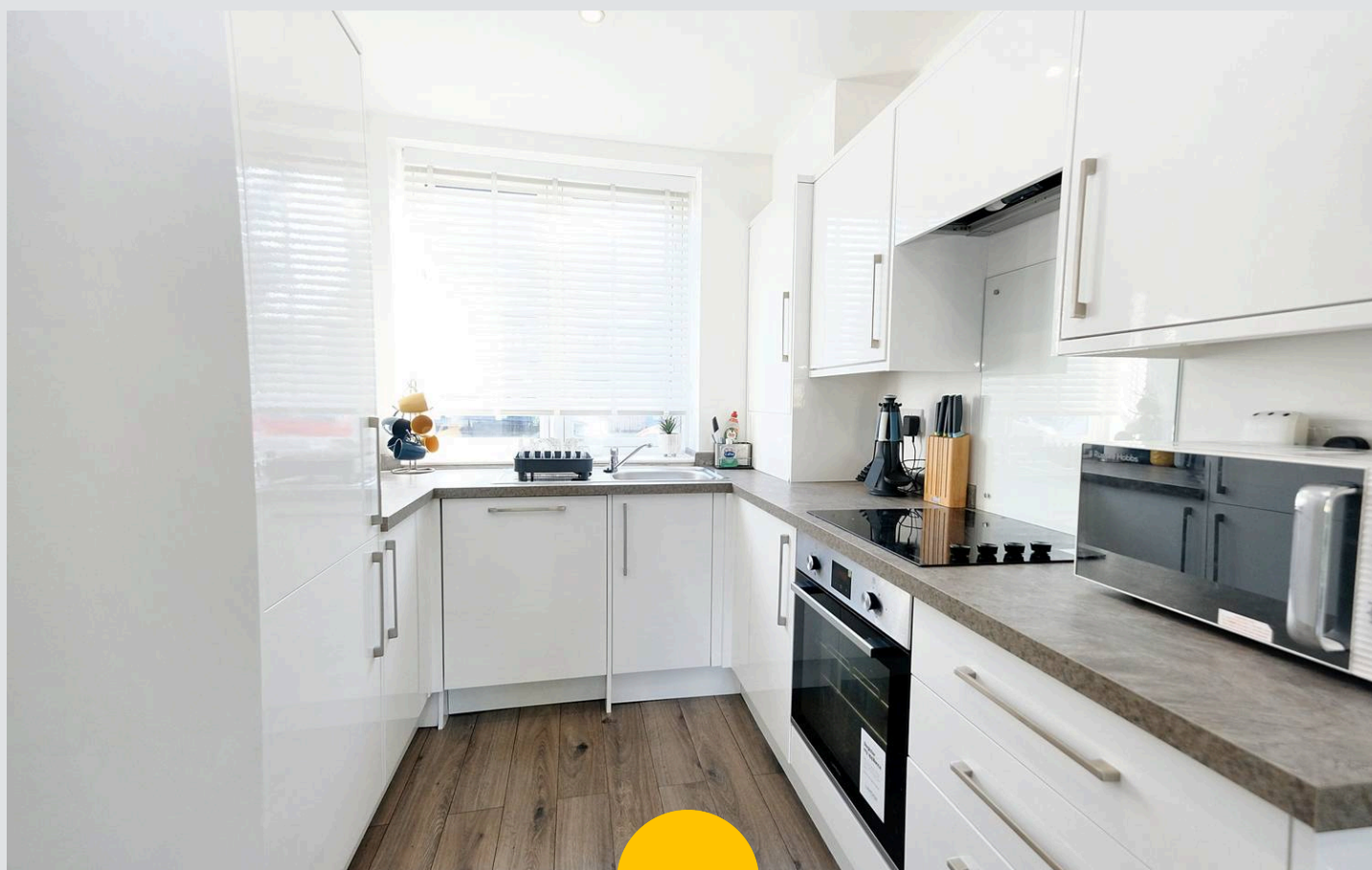
Eccles, Manchester

Welcome to this MODERN TOWNHOUSE which is located in a sought-after area! Offering three double bedrooms laid over three spacious floors and also offering a FAMILY BATHROOM, EN-SUITE AND W.C!

Council Tax band: B

Tenure: Freehold

- THREE DOUBLE BEDROOM MODERN TOWNHOUSE
- Laid over THREE SPACIOUS FLOORS
- Open Plan Element to the Ground Floor
- Immaculately Presented Throughout
- MODERN FITTED KITCHEN with Integral Appliances
- Family Bathroom, En suite to Master & Guest W.C.
- Low Maintenance Gardens with Artificial Lawns to the Front & Rear
- DRIVEWAY TO THE SIDE
- Excellently Located Close to Amenities & Fantastic Transport Links



HILLS



Entrance Hallway

10' 0" x 6' 3" (3.05m x 1.91m)

Entered via a uPVC front door. Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

Lounge

14' 6" x 9' 1" (4.42m x 2.77m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with uPVC patio doors and laminate flooring.

Kitchen

12' 5" x 7' 7" (3.78m x 2.31m)

Featuring modern wall and base units with integral fridge freezer, dishwasher, cooker and extractor. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Downstairs W.C.

3' 0" x 6' 5" (0.91m x 1.96m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

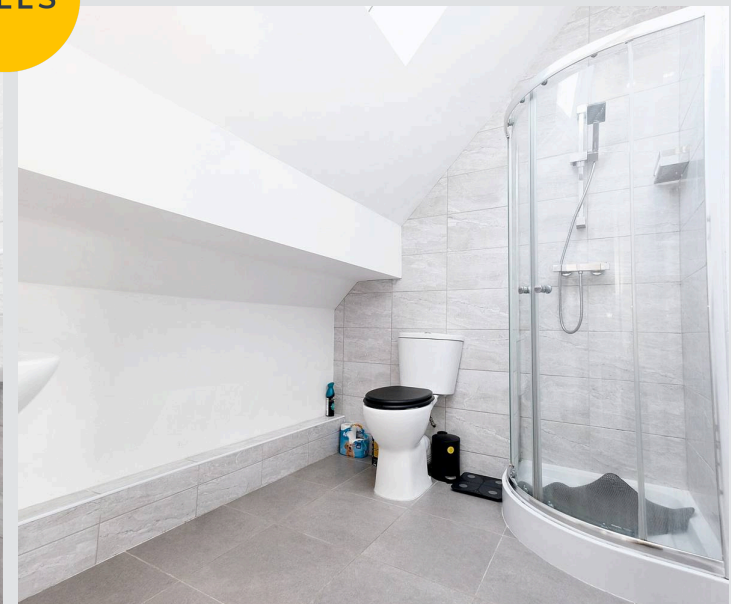
10' 6" x 14' 6" (3.20m x 4.42m)

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

Bathroom

8' 9" x 6' 2" (2.67m x 1.88m)

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.



Bedroom Two

7' 7" x 10' 3" (2.31m x 3.12m)

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

Bedroom Three

9' 5" x 7' 7" (2.87m x 2.31m)

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

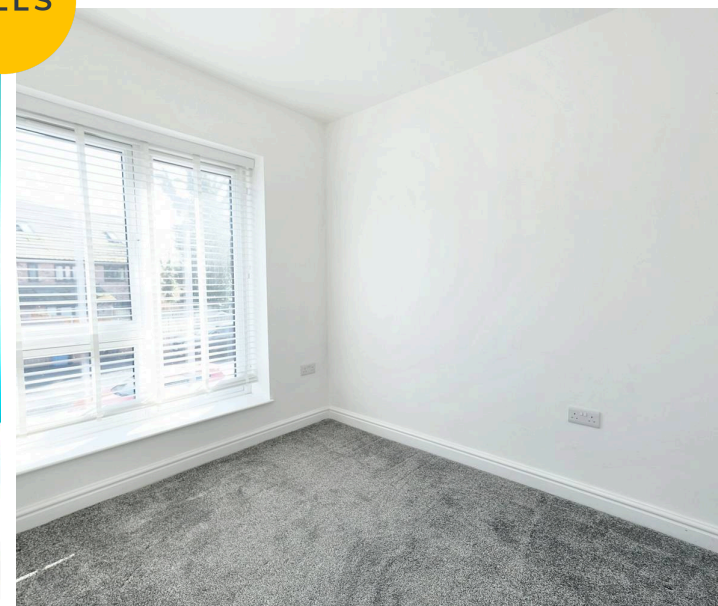
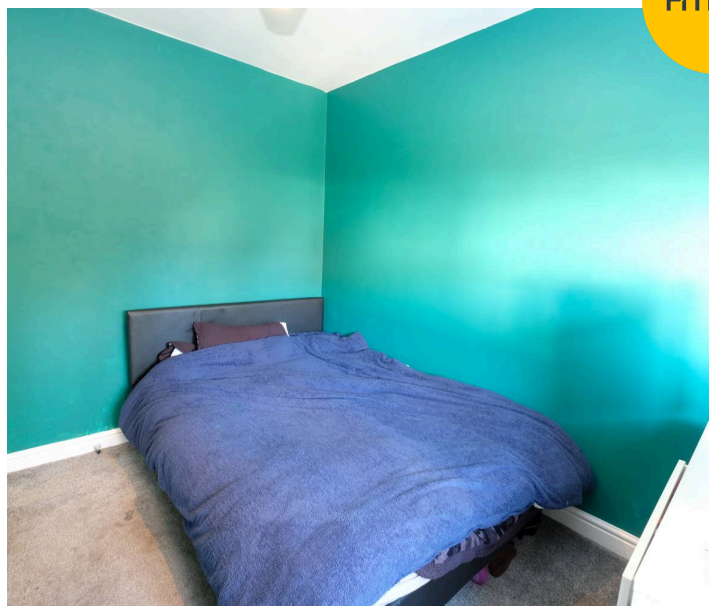
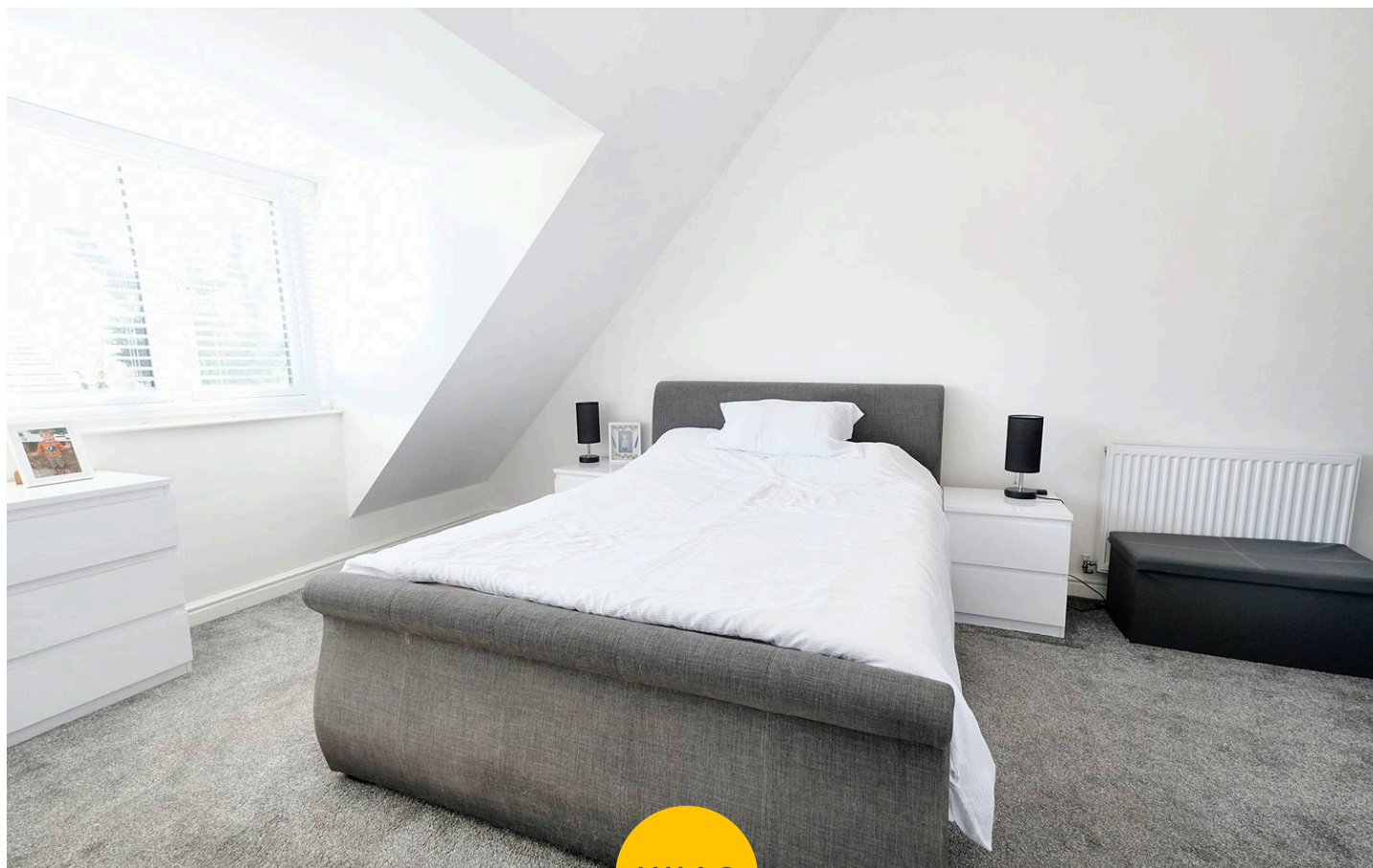
En suite

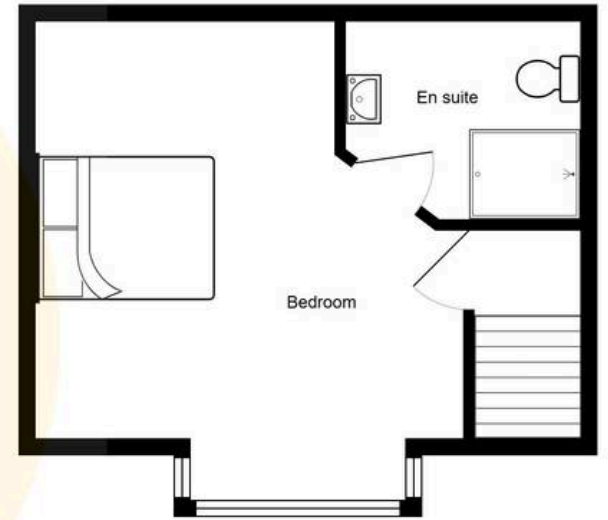
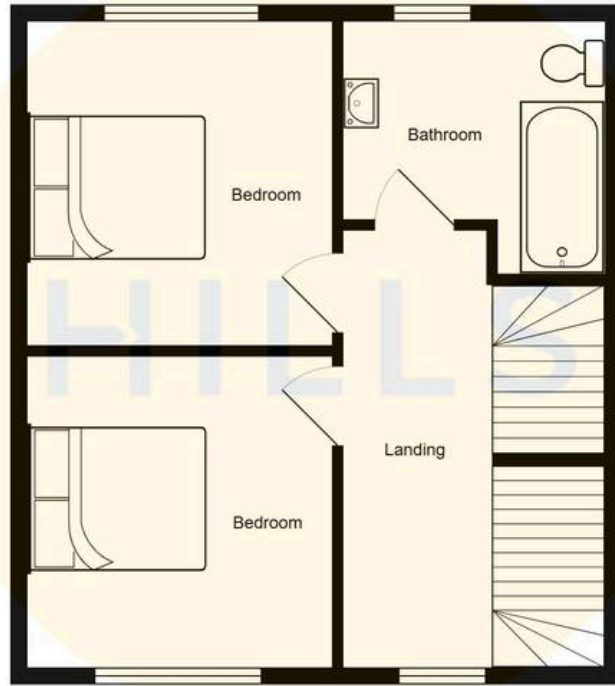
8' 5" x 6' 6" (2.57m x 1.98m)

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

External

To the rear of the property is a low maintenance garden.







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.