



Westbourne Road, Eccles

Manchester



£200,000

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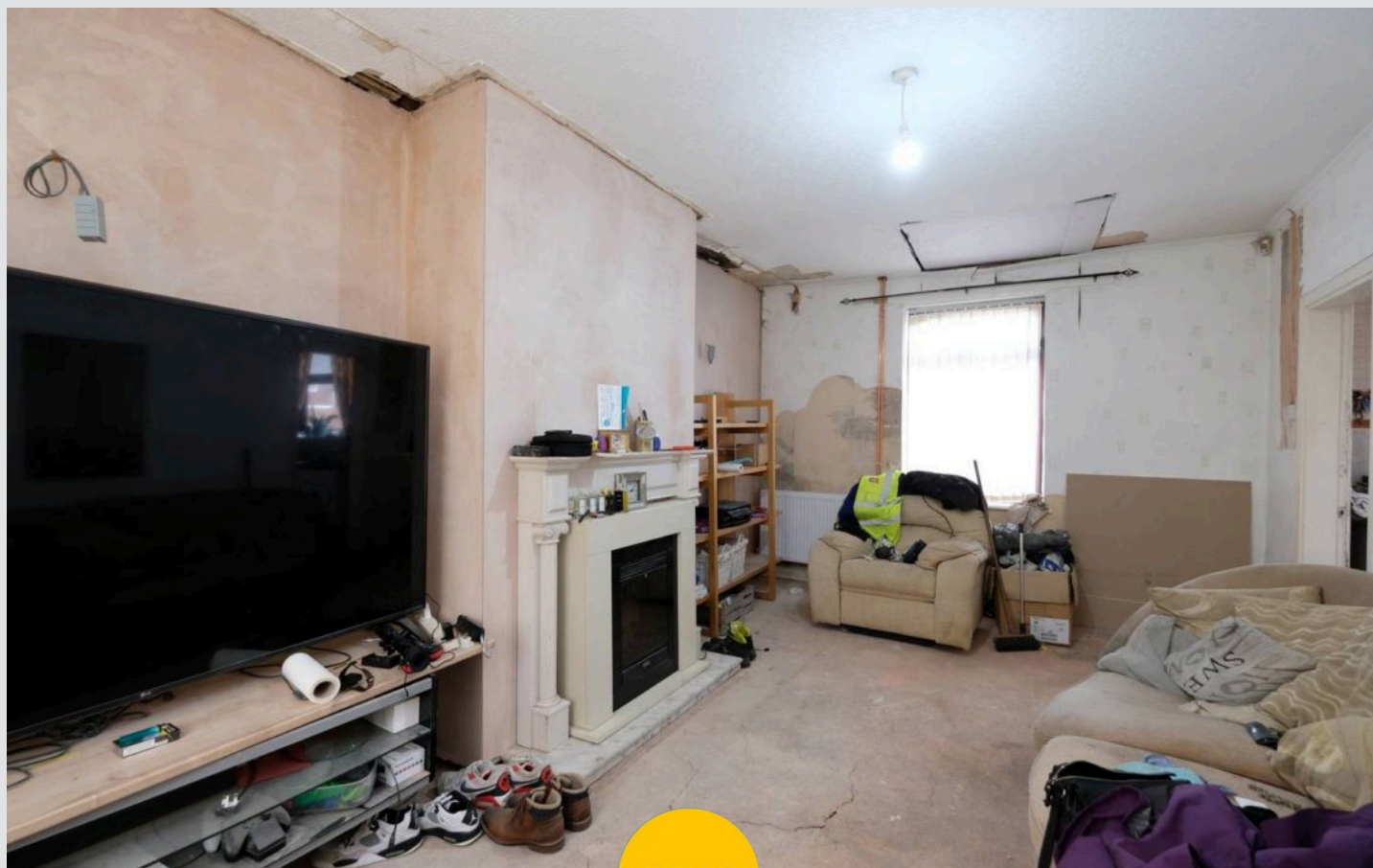
Eccles, Manchester

Generously sized three bedroom end terrace near Monton Village, with potential for further development. Spacious lounge, second reception room, fitted kitchen, gardens, and off-road parking. Priced for modernisation, close to amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Occupying a Generous Corner Plot Offering Potential for Further Development
- Located just a Short Walk from Monton Village
- Two Reception Rooms Offering Versatile Living Spaces
- Fitted Kitchen
- Three Generously Sized Bedrooms, Master Complete with Fitted Wardrobes
- Shower Room & Separate W.C.
- Gardens to the Front & Rear as well as Off Road Parking
- Priced to Reflect the Need of Modernisation
- Surrounded by a Plethora of Amenities & Transport Links



Entrance Hallway

Complete with a ceiling light point.

Lounge

18' 4" x 11' 4" (5.59m x 3.45m)

Featuring an electric fire. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with concrete flooring.

Reception Room Two

12' 1" x 10' 0" (3.68m x 3.05m)

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

Kitchen

15' 1" x 7' 5" (4.60m x 2.26m)

Featuring complementary wall and base units with integral stainless steel sink and electric hob. Space for a fridge freezer and washer / dryer. Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with uPVC door, part tiled walls and carpet flooring.

Landing

Complete with a ceiling light point, double glazed window and storage cupboard. Fitted with hardwood flooring. Loft access.

Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and hardwood flooring.

Bedroom Two

12' 0" x 9' 9" (3.66m x 2.97m)

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



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Bedroom Three

8' 2" x 7' 7" (2.49m x 2.31m)

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

Shower Room

6' 3" x 5' 9" (1.91m x 1.75m)

Featuring a two piece suite including shower and hand wash basin. Complete with a ceiling light point, double glazed window, part tiled walls and hardwood flooring.

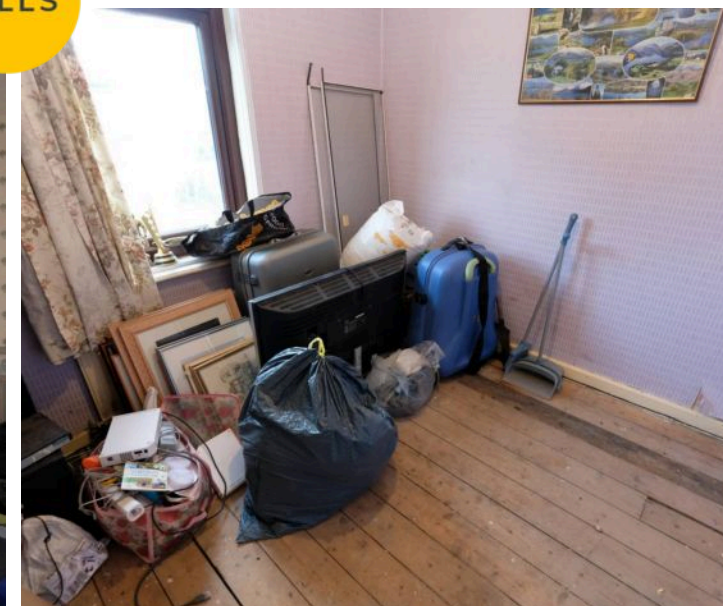
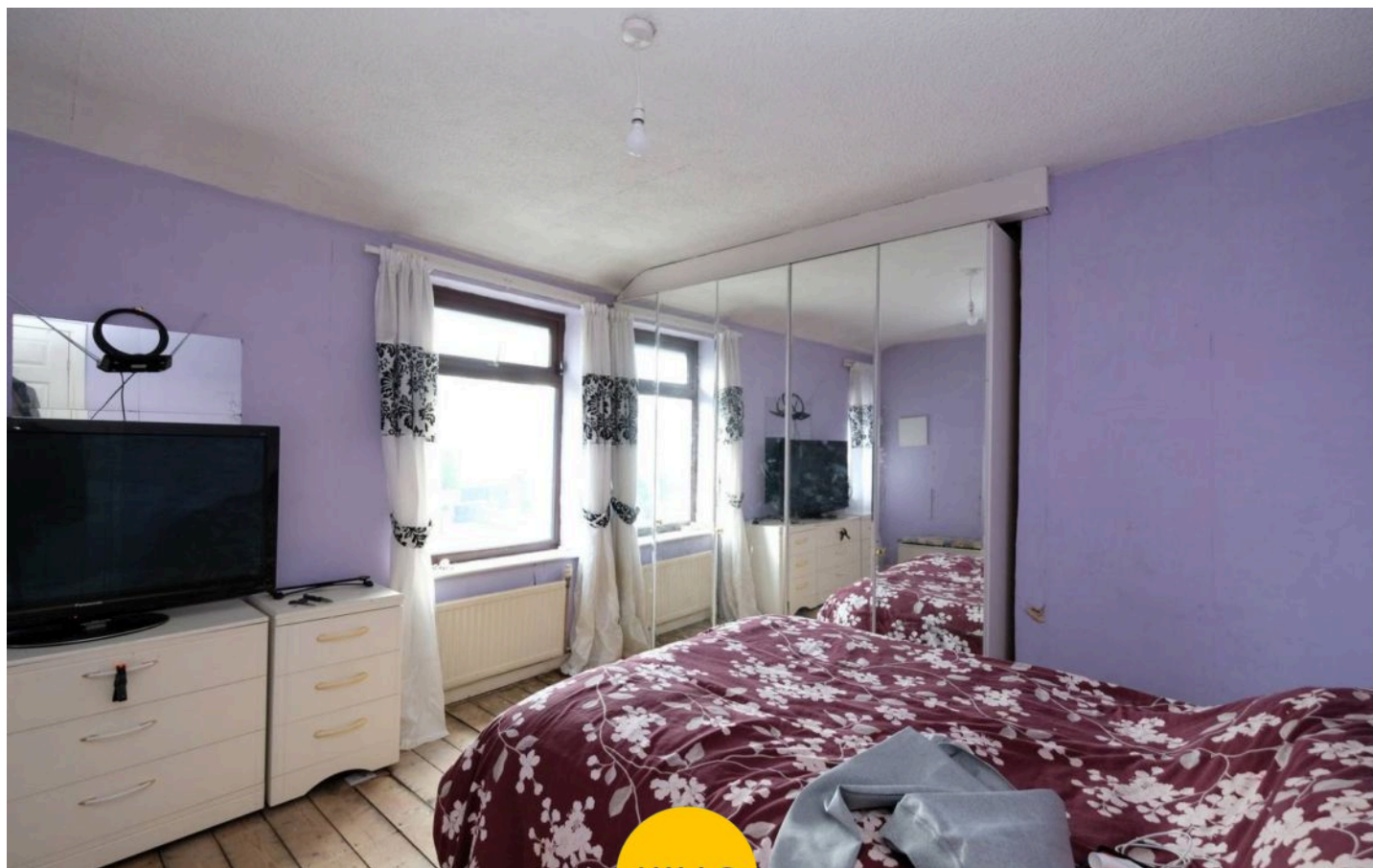
W.C.

5' 0" x 2' 6" (1.52m x 0.76m)

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

External

To the front of the property is gated off road parking and a paved low maintenance garden with planted borders and central raised planter. To the rear of the property is a garden with central lawn bordered by a paved patio.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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