



**Annisdale Close, Eccles**

Manchester



In Excess of **£200,000**

# Annisdale Close

Eccles, Manchester

This property is a PERFECT FIRST BUY ideally positioned on the corner of a CUL DE SAC with OFF ROAD PARKING close to Monton and located within walking...

Council Tax band: A

Tenure: Freehold

- PERFECT FIRST HOME
- ENCLOSED LOW MAINTENANCE GARDEN
- DRIVEWAY FOR OFF ROAD PARKING AND ALLOCATED SPACE IN REAR CAR PARK
- MODERN FAMILY BATHROOM DOWNSTAIRS & SEPARATE W.C. UPSTAIRS
- FANTASTIC TRANSPORT LINKS
- TWO GENEROUS BEDROOMS
- EXCELLENT LOCAL AMENITIES INCLUDING SHOPS, PARKS & SCHOOLS
- CLOSE TO MONTON HIGH STREET
- OPEN PLAN KITCHEN/ LIVING & DINING SPACE



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**Hallway**

Dimensions: 6' 11" x 2' 10" (2.12m x 0.86m). Ceiling light point, composite front door and access to storage cupboard.

**Reception**

Dimensions: 12' 1" x 13' 4" (3.69m x 4.06m). Ceiling light point, double glazed patio doors and vertical wall mounted radiator.

**Kitchen**

Dimensions: 10' 1" x 6' 2" (3.07m x 1.89m). Fitted with a range of wall and base units with complementary work surfaces and integral sink. Integral oven and hob unit with space for fridge-freezer and washing machine. Ceiling light point.

**Landing**

Ceiling light point and access to bedrooms.

**Bedroom One**

Dimensions: 16' 6" x 6' 9" (5.02m x 2.06m). Ceiling light point, double glazed window to the front and wall mounted radiator.

**Bedroom Two**

Dimensions: 13' 5" x 8' 3" (4.09m x 2.52m). Ceiling light point, double glazed window to the rear and wall mounted radiator.

**Upstairs W.C**

Dimensions: 4' 8" x 2' 6" (1.41m x 0.77m). Fitted with a W.C, hand wash basin and heated towel rack. Ceiling spot lights and tiled floor and walls.

**Bathroom**

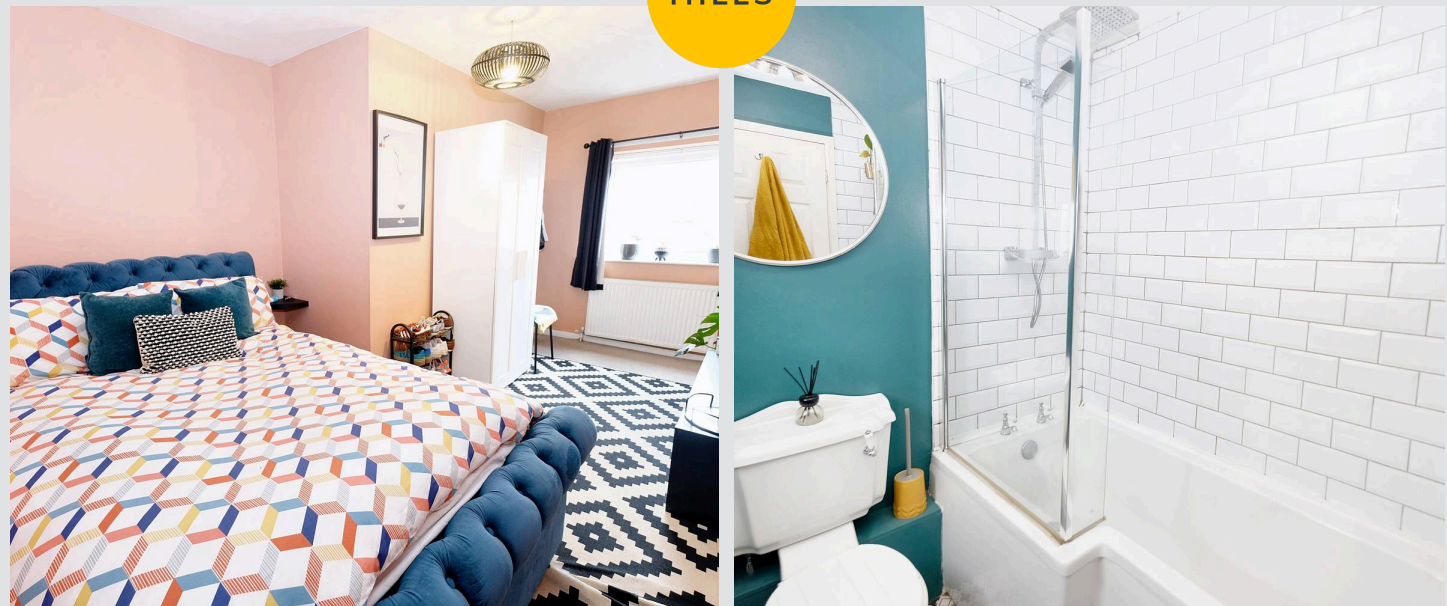
Fitted with a three piece suite including a hand wash basin, W.C and bath with shower over. Ceiling light point, heated towel rack, tiled floor and part tiled walls.

**Externally**

To the front of the property is off road parking and to the rear is a well maintained garden.



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