

**Belmont Street, Eccles**

Manchester



In Excess of **£280,000**

# Belmont Street

Eccles, Manchester

Beautiful two bed semi-detached property in Monton Village. Open plan layout, modern kitchen, landscaped garden, off-road parking. Ideal for first-time buyers or downsizers. Close to amenities and transport links.

Council Tax band: B

Tenure: Freehold

- Located in the Heart of Monton Village Surrounded by a Plethora of Amenities & Excellent Transport Links
- Beautifully Presented Throughout and Ready to Move Straight in to
- Open Plan Lounge and Dining Room
- Perfect First Time Buy or Downsize
- Modern Fitted Kitchen and Bathroom Suite
- Two Generous Double Bedrooms
- Gated Off Road Parking for Multiple Cars
- Landscaped Rear Garden with Paved Indian Stone Patio & Well Kept Lawn



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### Lounge

19' 3" x 11' 5" (5.87m x 3.48m)

Featuring a gas fire. Complete with two ceiling light points, double glazed window and two wall mounted radiators. Fitted with hardwood flooring. Storage cupboard.

### Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

Featuring complementary wall and base units with ceramic sink, electric hob and oven. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with uPVC door and tiled flooring. Boiler.

### Landing

Complete with carpet flooring. Access to a half boarded and insulated loft.

### Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m)

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

### Bedroom Two

11' 6" x 9' 3" (3.51m x 2.82m)

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

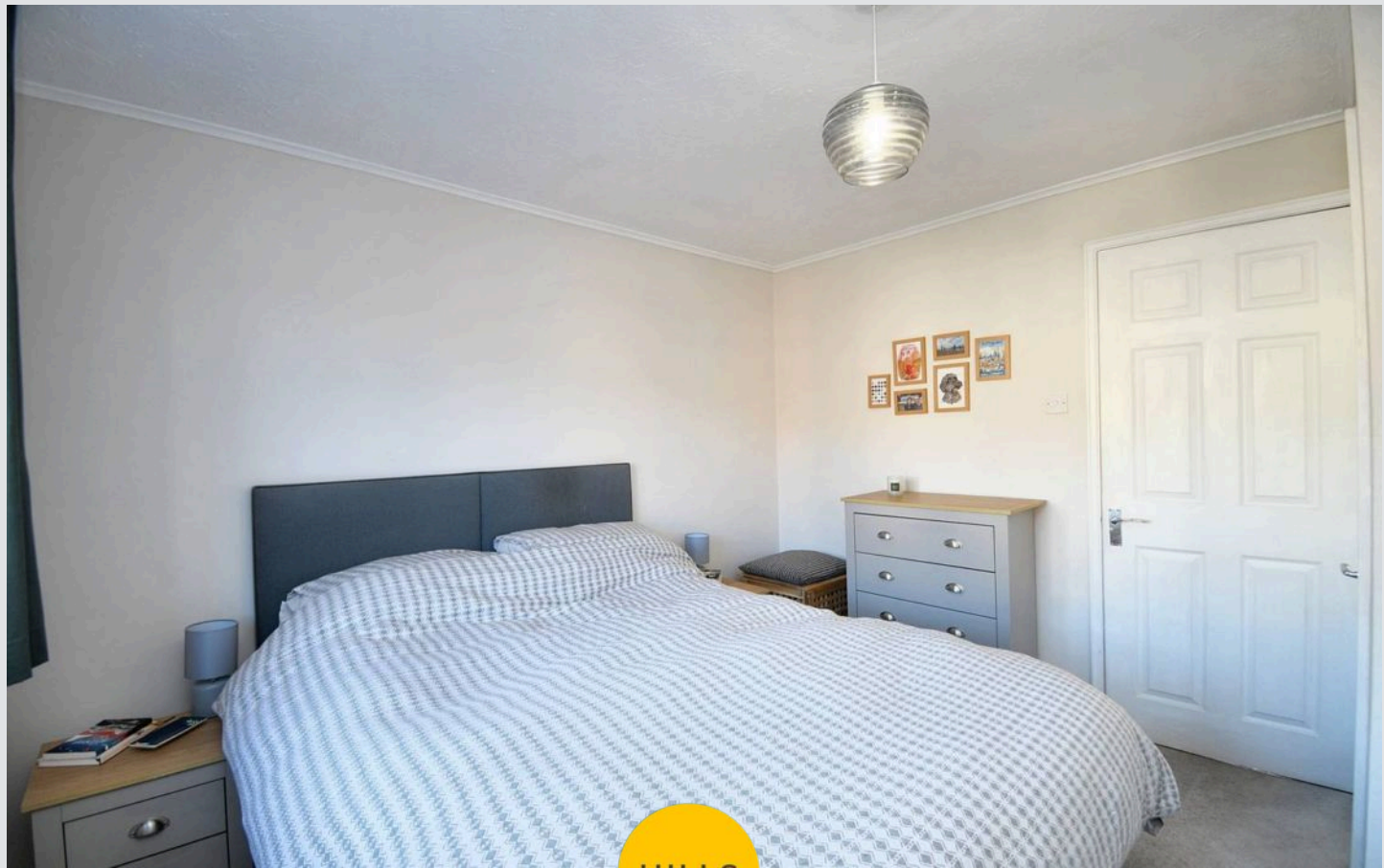
### Bathroom

6' 5" x 5' 3" (1.96m x 1.60m)

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 tiled walls and laminate tile flooring.

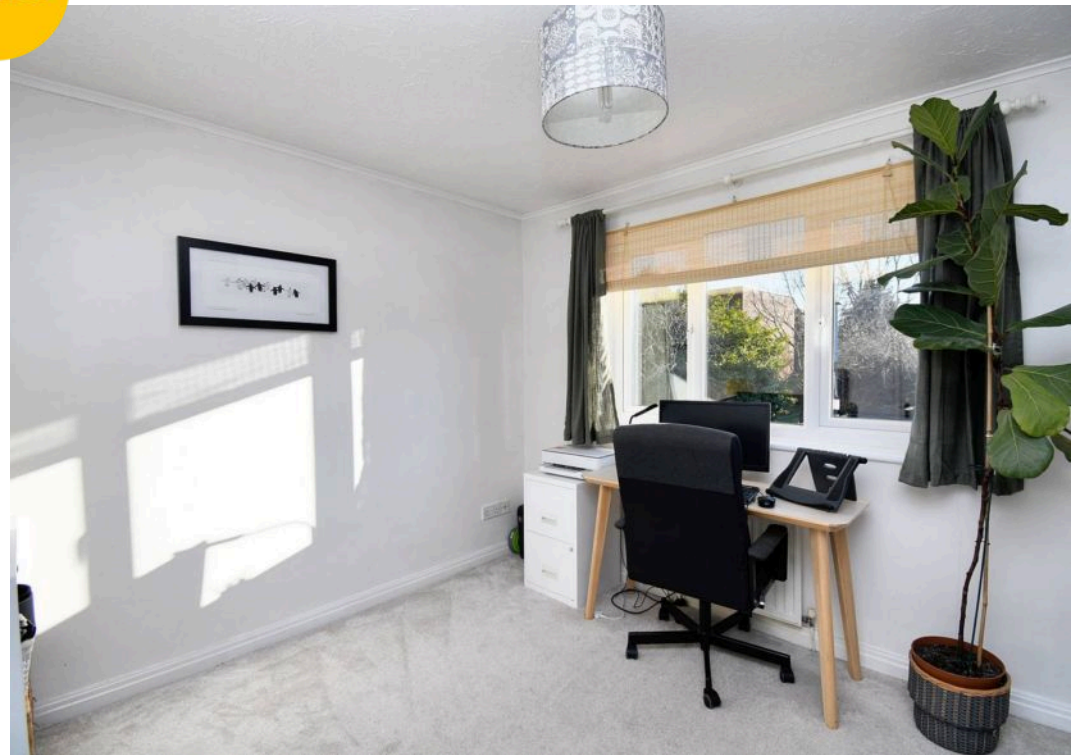
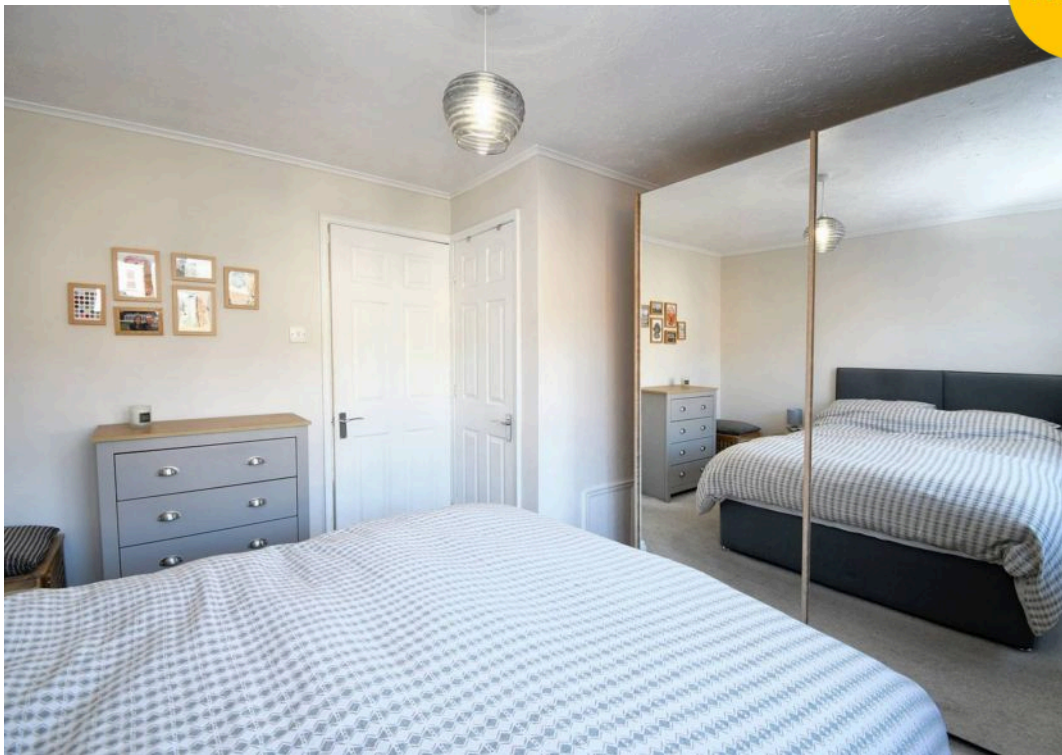
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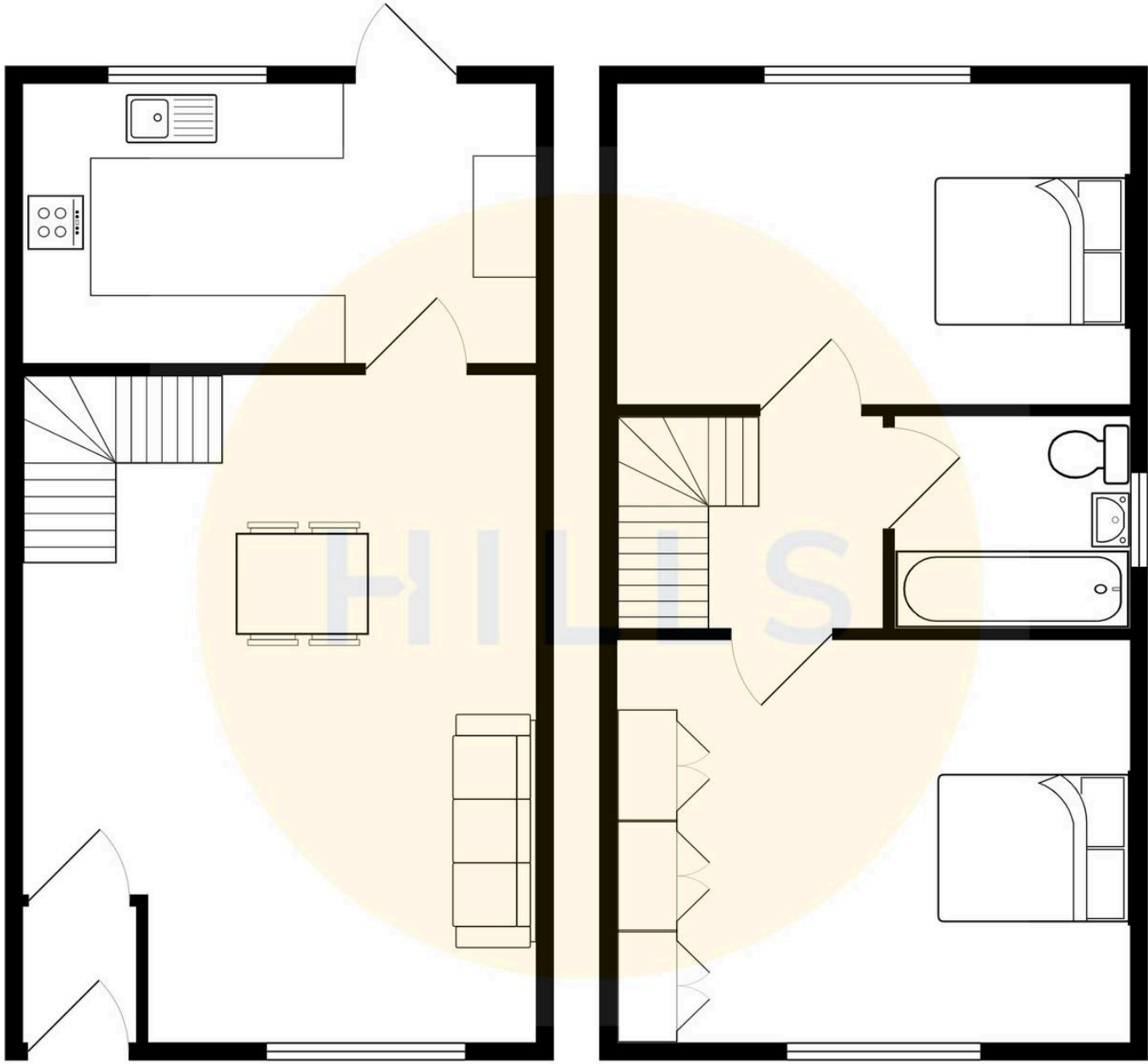
To the rear of the property is a garden with Indian stone paving, lawn with planted borders and gated access to the front. Off road parking for two cars.





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