



**Carlton Street, Eccles**

Manchester



Offers in Region of **£450,000**

# Carlton Street

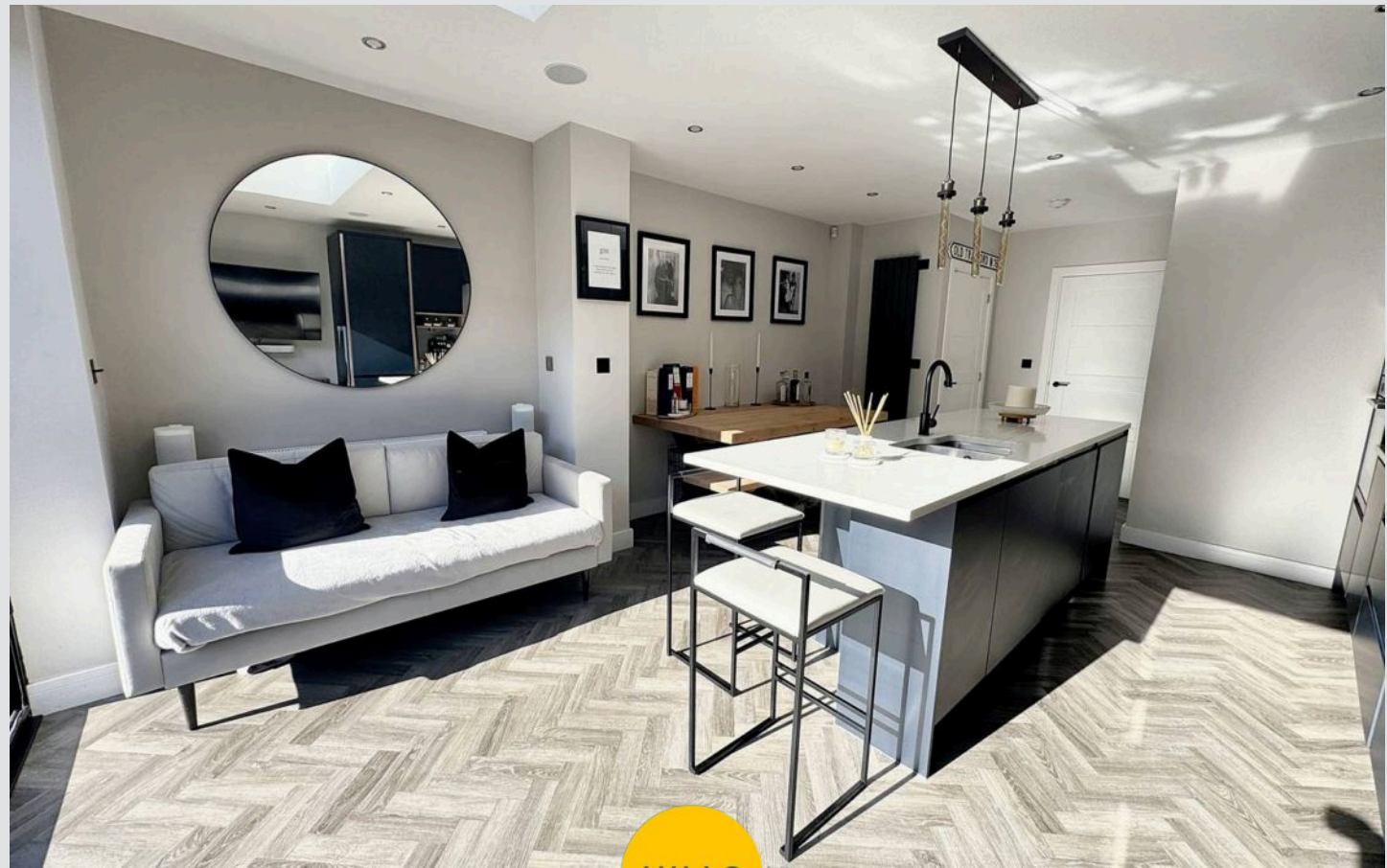
Eccles, Manchester

Take a look at this show home standard four double bedroom semi-detached property, located in the desirable Monton Village! The property is laid over three floors and features a modern indoor / outdoor entertaining space, off road parking and a sun drenched rear garden.

Council Tax band: D

Tenure: Freehold

- Beautiful four bedroom family home presented to a show home standard
- Stunning fitted kitchen with integral appliances, and bi-folding doors
- Located in the desirable Monton Village
- Laid over three floors
- Family bathroom, shower room, en-suite & downstairs w.c.
- Low maintenance south facing rear garden
- Off road parking & electric charging point
- Boarded loft space providing additional storage



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**Reception Room One**

15' 8" x 7' 9" (4.77m x 2.36m)

Complete with ceiling spotlights, double glazed window with shutters and wall mounted radiator. Fitted with luxury vinyl tile flooring.

**Kitchen Diner**

13' 5" x 21' 1" (4.10m x 6.43m)

Featuring complementary wall and base units with integral fridge freezer, dishwasher, double oven and hob. Complete with ceiling light point, ceiling spotlights, bi-folding doors to the rear and luxury vinyl tile flooring.

**Utility Room**

3' 0" x 5' 2" (0.91m x 1.58m)

Complete with a ceiling light point, double glazed window and luxury vinyl tile flooring.

**Downstairs W.C.**

4' 9" x 3' 0" (1.45m x 0.91m)

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

**Bedroom One**

13' 6" x 11' 7" (4.11m x 3.54m)

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

**En suite**

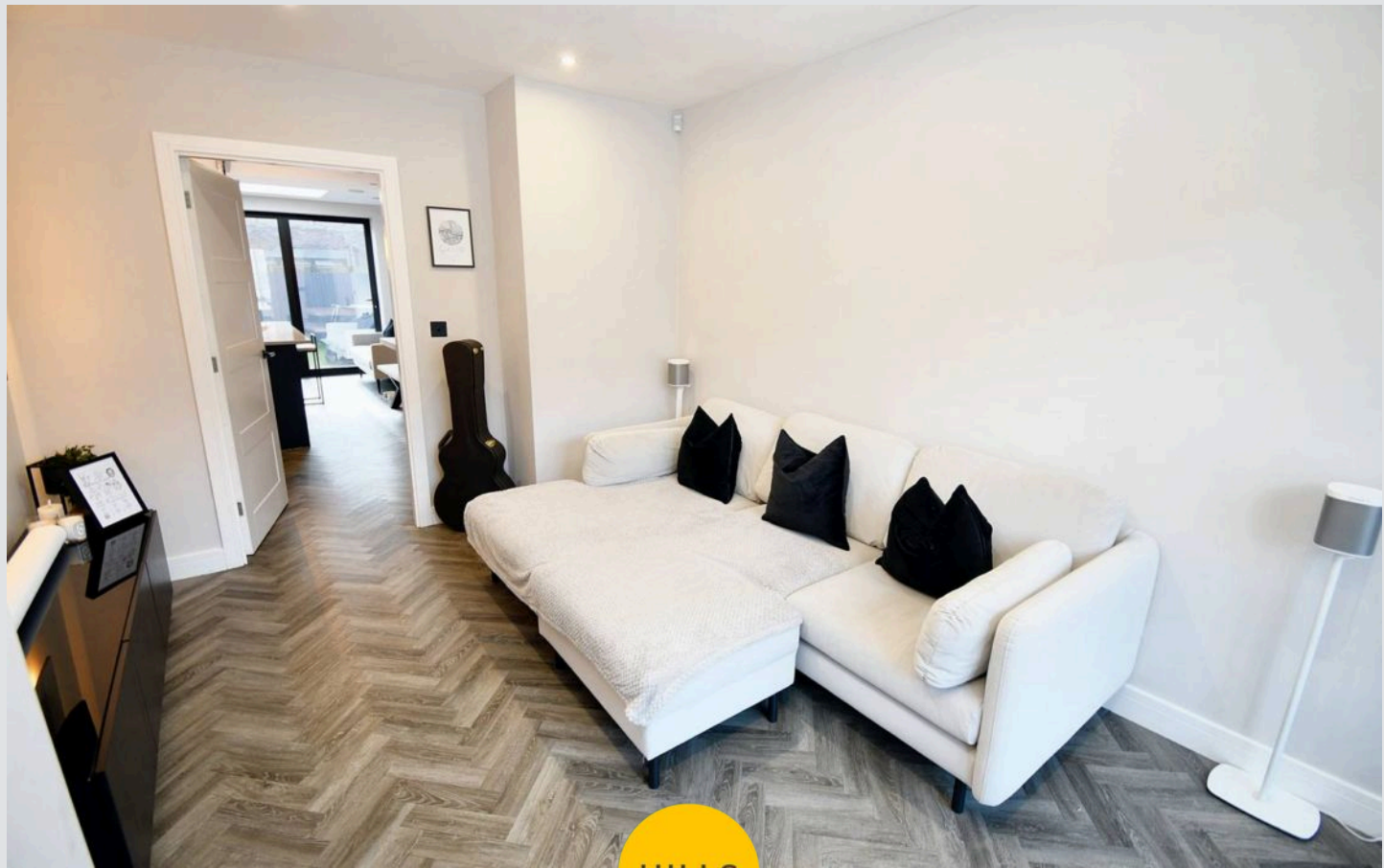
6' 11" x 3' 3" (2.12m x 0.98m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

**Bedroom Two**

13' 5" x 9' 3" (4.10m x 2.83m)

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



**Bedroom Three**

6' 4" x 11' 6" (1.93m x 3.51m)

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

**Bedroom Four**

10' 4" x 13' 5" (3.14m x 4.10m)

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

**Bathroom One**

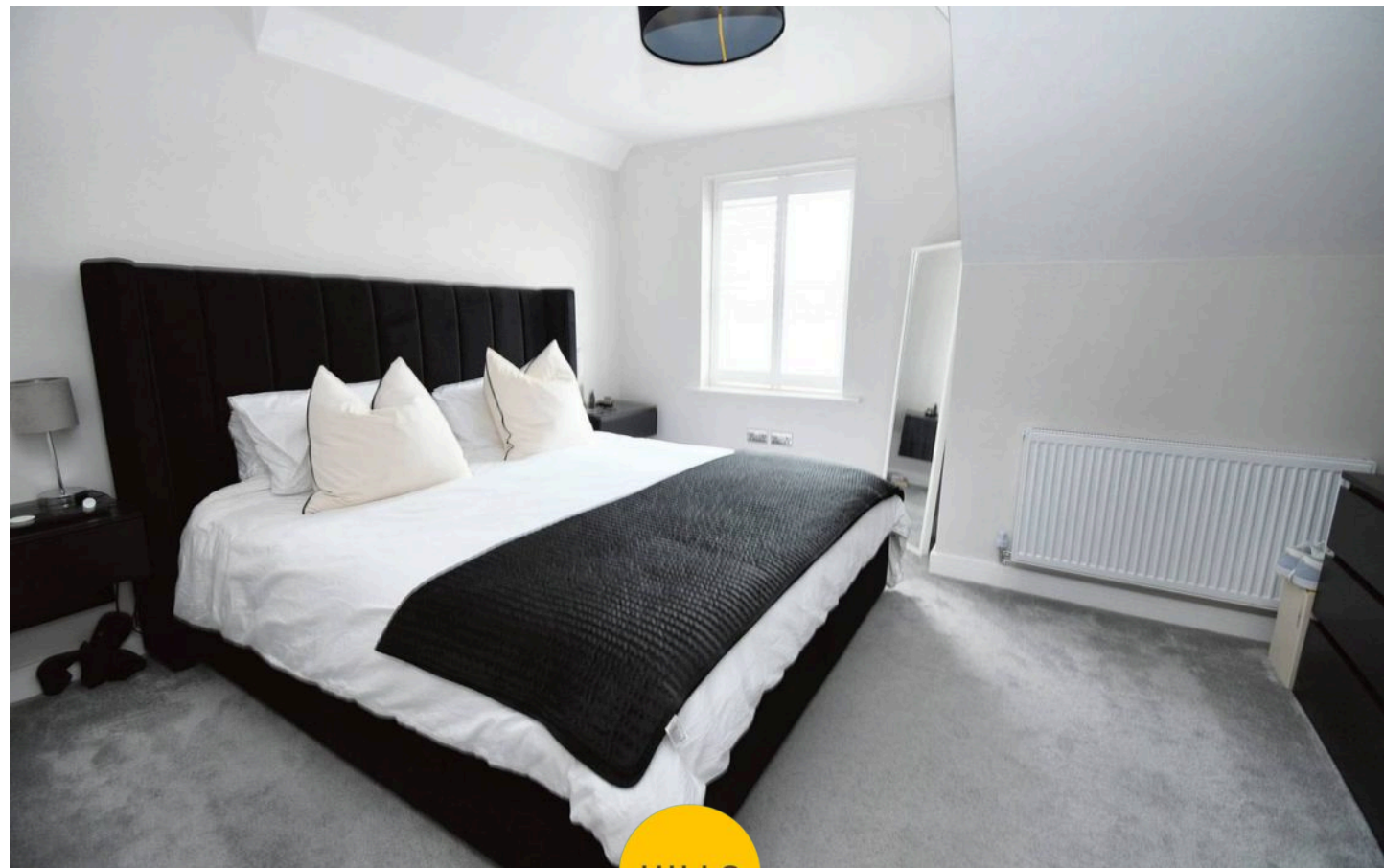
6' 5" x 7' 1" (1.95m x 2.16m)

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

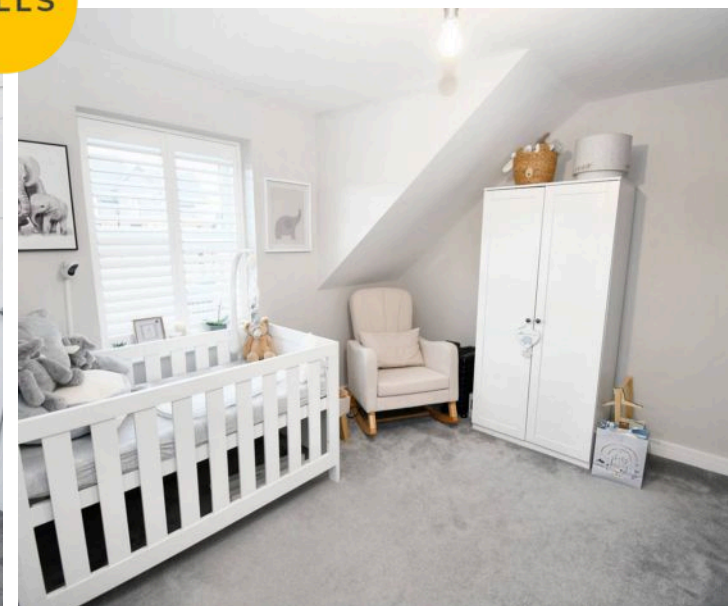
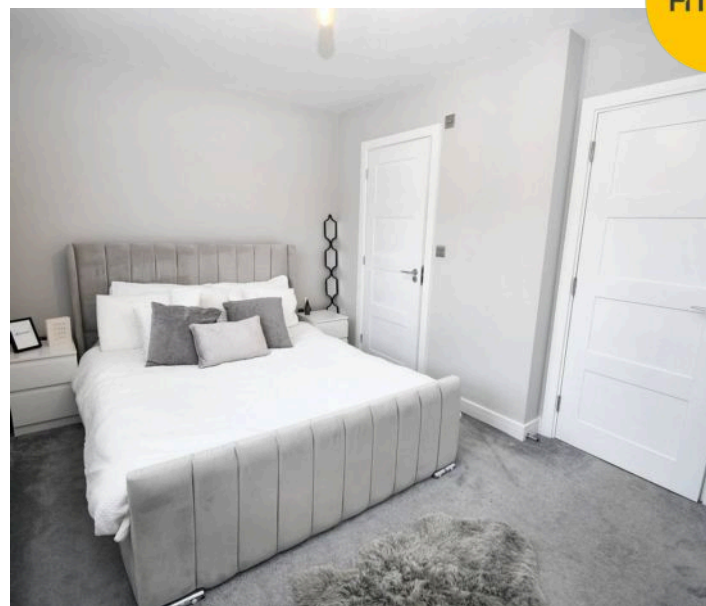
**Bathroom Three**

6' 4" x 5' 5" (1.93m x 1.66m)

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



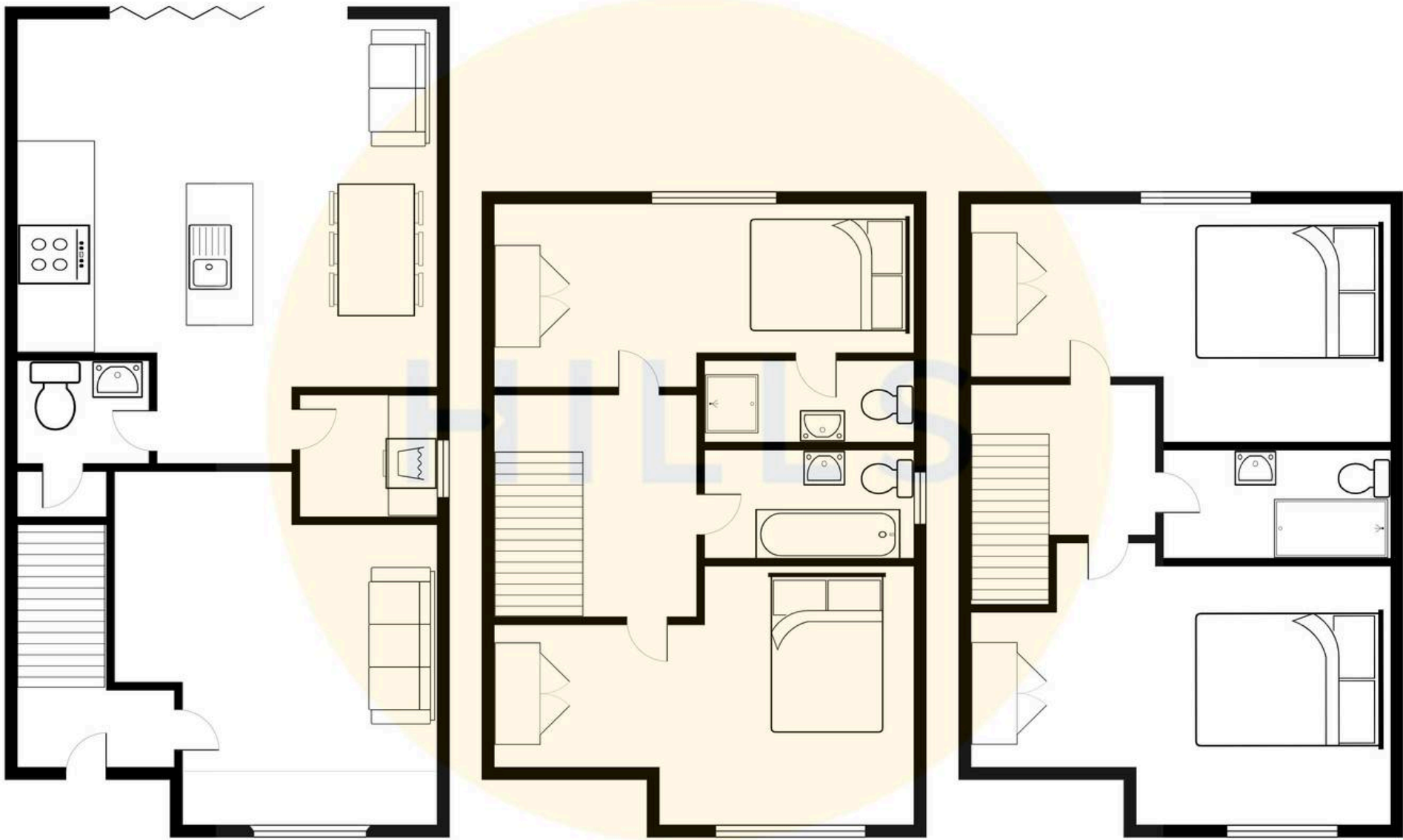
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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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