

Crawford Street, Eccles

Manchester



In Excess of £335,000

# Crawford Street

Eccles, Manchester

**\*\*BEAUTIFUL PERIOD THREE BEDROOM HOME IN THE HEART OF MONTON VILLAGE\*\***

Council Tax band: TBD

- Stunning three bedroom period property in the heart of Monton village
- Two reception rooms, with a modern fitted kitchen and dining space complete with under floor heating
- Four-piece bathroom including walk in rain shower
- Approx. 45ft sun drenched rear garden laid to lawn and not overlooked
- Popular location, located just off Monton Road and close to a host of bars, restaurants and amenities
- Built in Sonos sounds system. Log burner in the family lounge
- Freehold title
- Residents parking



### Entrance Hallway

A welcoming entrance hallway complete with a composite door to the front, ceiling light point, wall mounted radiator and stunning tiled floors.

### Lounge

Dimensions: 14' 9" x 10' 7" (4.504m x 3.237m). A warm and welcoming family lounge complete with a large double glazed bay window to the front, ceiling light point and a wall mounted radiator. A cast iron fire surround and log burner acts as an excellent focal point of this great room. Original stripped wooden floors.

### Kitchen

Dimensions: 13' 7" x 8' 9" (4.132m x 2.666m). Fitted with a modern range of wall and base units with complimentary granite work top surfaces and integrated sink and drainer unit. Integrated oven, five-ring gas hob and extractor and integrated microwave, washing machine, dryer, dishwasher and space for a fridge/freezer. Double glazed window to the rear, inset ceiling spotlights, hot water tap, under floor heating and tiled floors.

### Dining Room

Dimensions: 11' 0" x 14' 10" (3.363m x 4.516m). This dining space is an excellent entertaining and dining space and comes complete with double glazed patio doors to the rear with integrated blinds, ceiling light point and inset ceiling spot lights. Underfloor heating connected to the wave wifi system, storage cupboard and tiled floors. Opening into the kitchen



### Landing

Ceiling light point, loft access and carpeted floors.

### Bedroom One

Dimensions: 14' 3" x 11' 11" (4.339m x 3.634m). Two double glazed windows to the front, ceiling light point, wall mounted radiator and carpeted floors.

### Bedroom Two

Dimensions: 12' 6" x 9' 0" (3.816m x 2.748m). Double glazed window to the rear, ceiling light point, fantastic back to brick chimney breast and original tiled floor. Wall mounted radiator and stripped and painted original wood floors.

### Bedroom Three

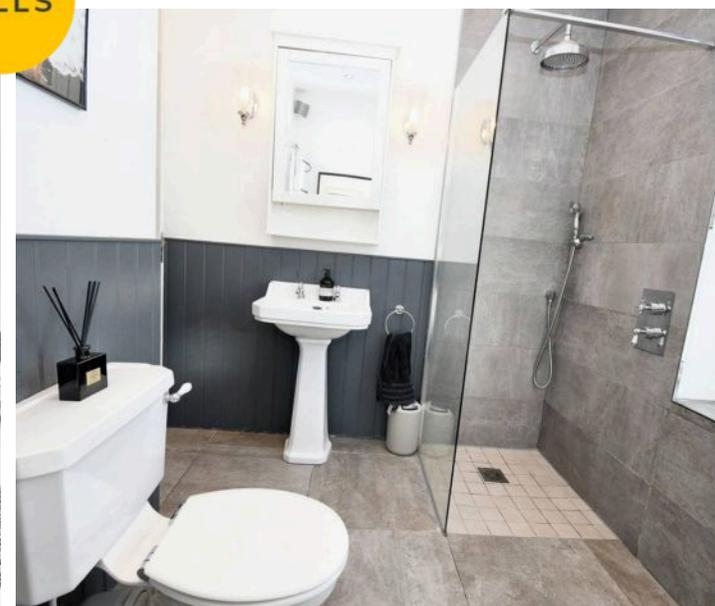
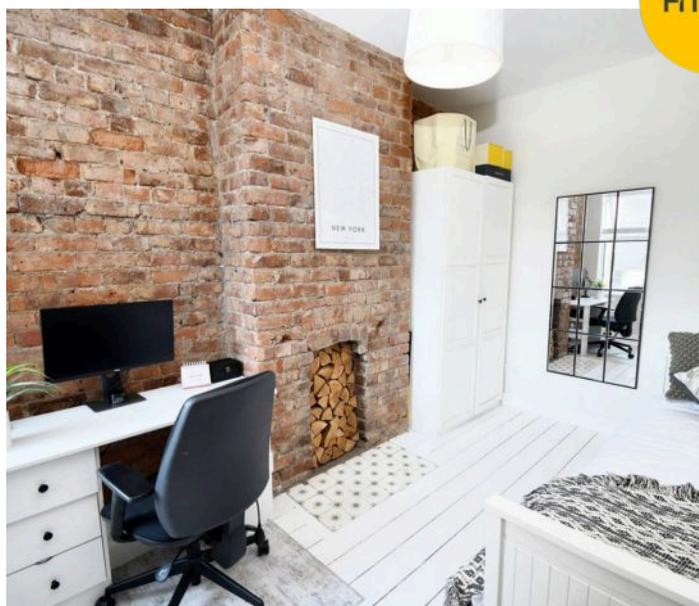
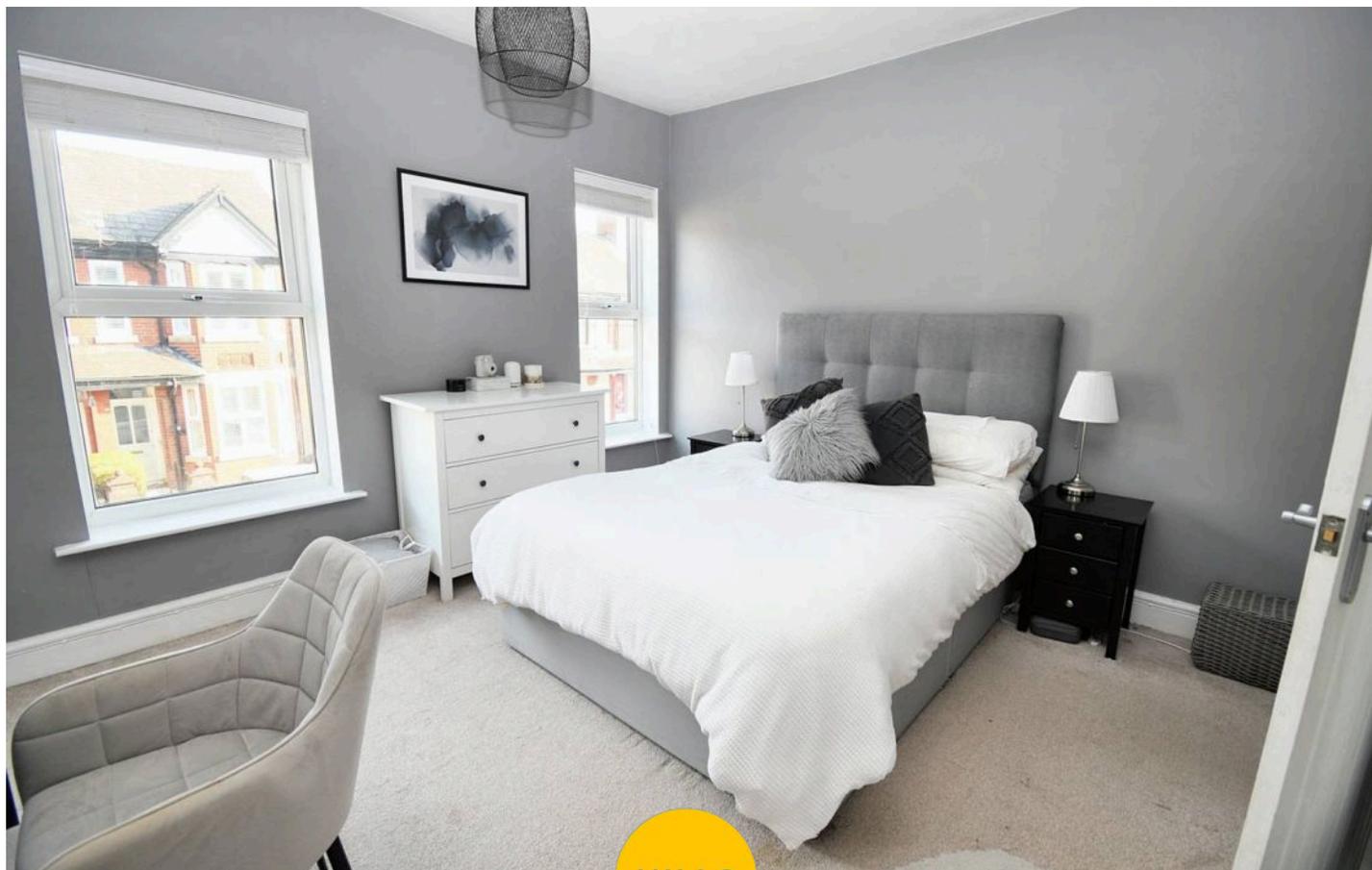
Dimensions: 6' 8" x 5' 10" (2.020m x 1.778m). Double glazed window to the side, ceiling light point, wall mounted radiator and carpeted floors. Would make the ideal home office or nursery

### Bathroom

Dimensions: 8' 9" x 6' 4" (2.670m x 1.941m). Fitted with a fantastic four piece suite comprising of low level WC, pedestal hand wash basin, free standing bath and walk in shower. Double glazed window to the rear, ceiling spotlights, wall mounted radiator, part tiled walls and tiled floors.

### Externally

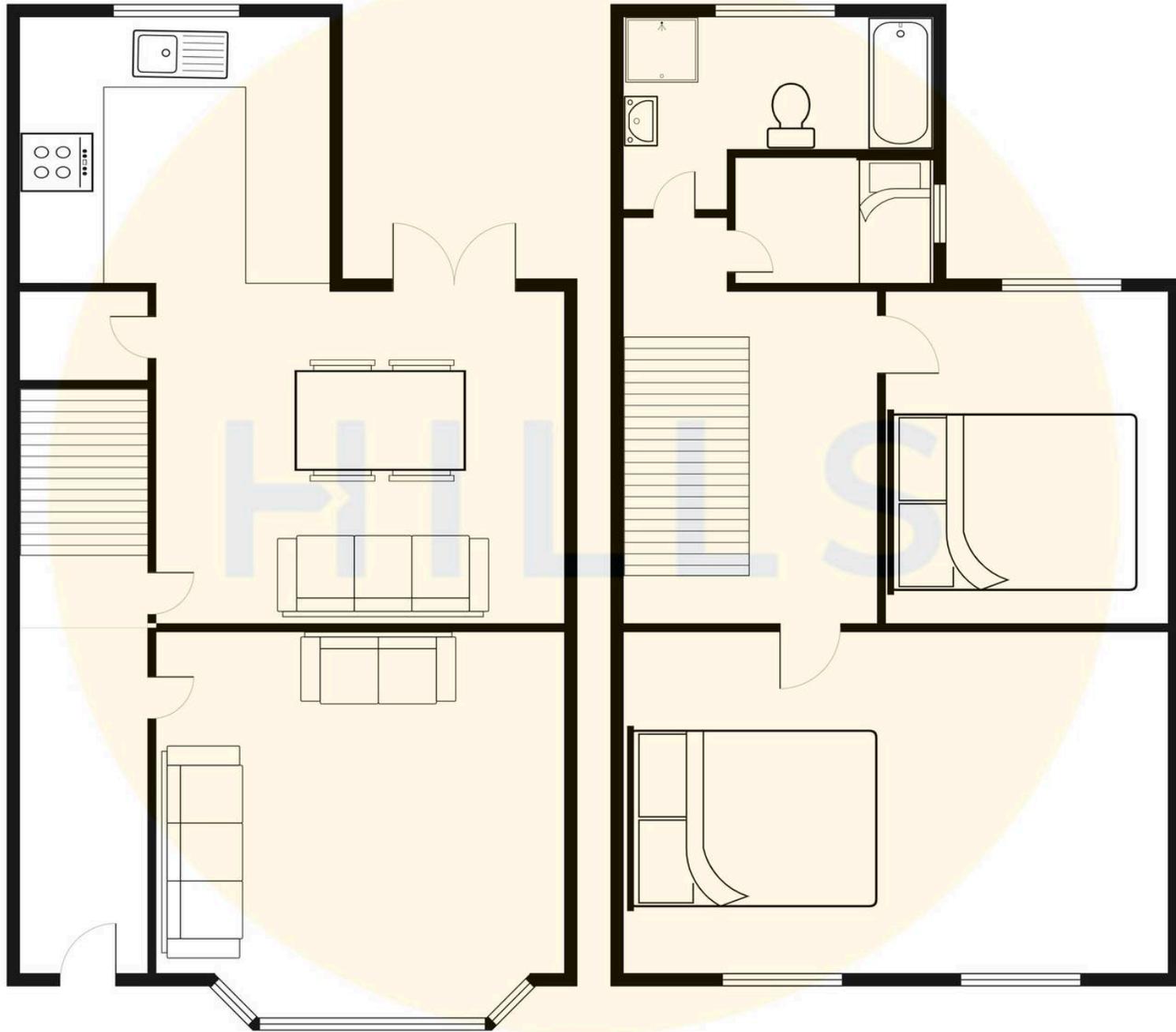
To the front of the property is a flagged path and low maintenance garden set behind a low lying brick built wall and gate. To the rear is an approx. 45ft rear garden that comes with a rustic grey patio area and garden laid to lawn. Outside tap. Outside power point all surrounded by flowering borders and wood panel fencing. Shed. The rear benefits from the sun into the afternoons and is not overlooked to the rear





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