

Kirkman Avenue, Eccles

Manchester



In Excess of £190,000

Kirkman Avenue

Eccles, Manchester

Perfect FIRST TIME BUY or INVESTMENT! Introducing this well presented TWO DOUBLE BEDROOM terrace which features TWO LARGE RECEPTION ROOMS, DOWN STAIRS WC and low maintenance rear yard! Council Tax band: A

Tenure: Freehold

- Perfect First Time Buy Or Investment
- Two Double Bedroom Home
- Two Large Reception Rooms
- Fitted Kitchen & Bathroom
- Ideally Situated On A Quiet Cul De Sac Close To Excellent Local Including Shops, Parks And Good Local Schooling.



HILLS



Reception Room One

12' 4" x 11' 3" (3.75m x 3.42m)

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

Reception Room Two

14' 7" x 13' 4" (4.45m x 4.07m)

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

Kitchen

8' 10" x 8' 2" (2.70m x 2.50m)

Featuring complementary wall and base units with oven and hob. Space for a washing machine. Complete with ceiling spotlights, double glazed window and lino flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

12' 4" x 14' 0" (3.75m x 4.27m)

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

Bedroom Two

13' 5" x 8' 0" (4.08m x 2.45m)

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

Downstairs W.C.

4' 1" x 2' 7" (1.24m x 0.79m)

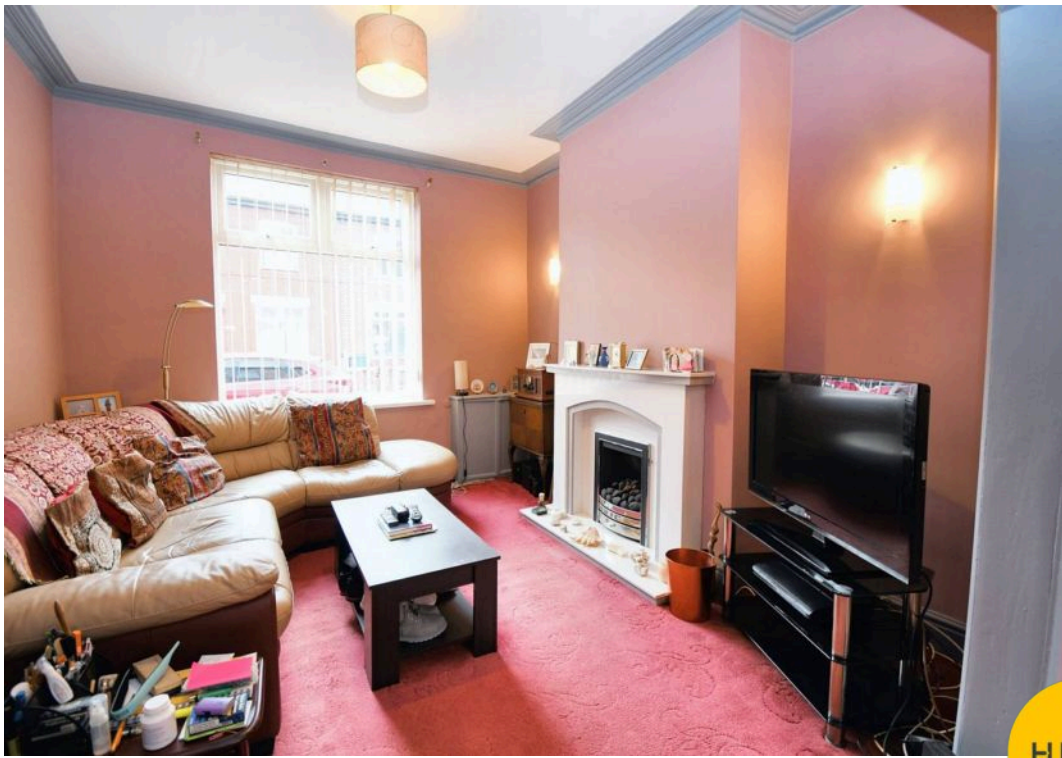
Complete with a W.C. and ceiling spotlights.

Bathroom

9' 5" x 6' 2" (2.87m x 1.88m)

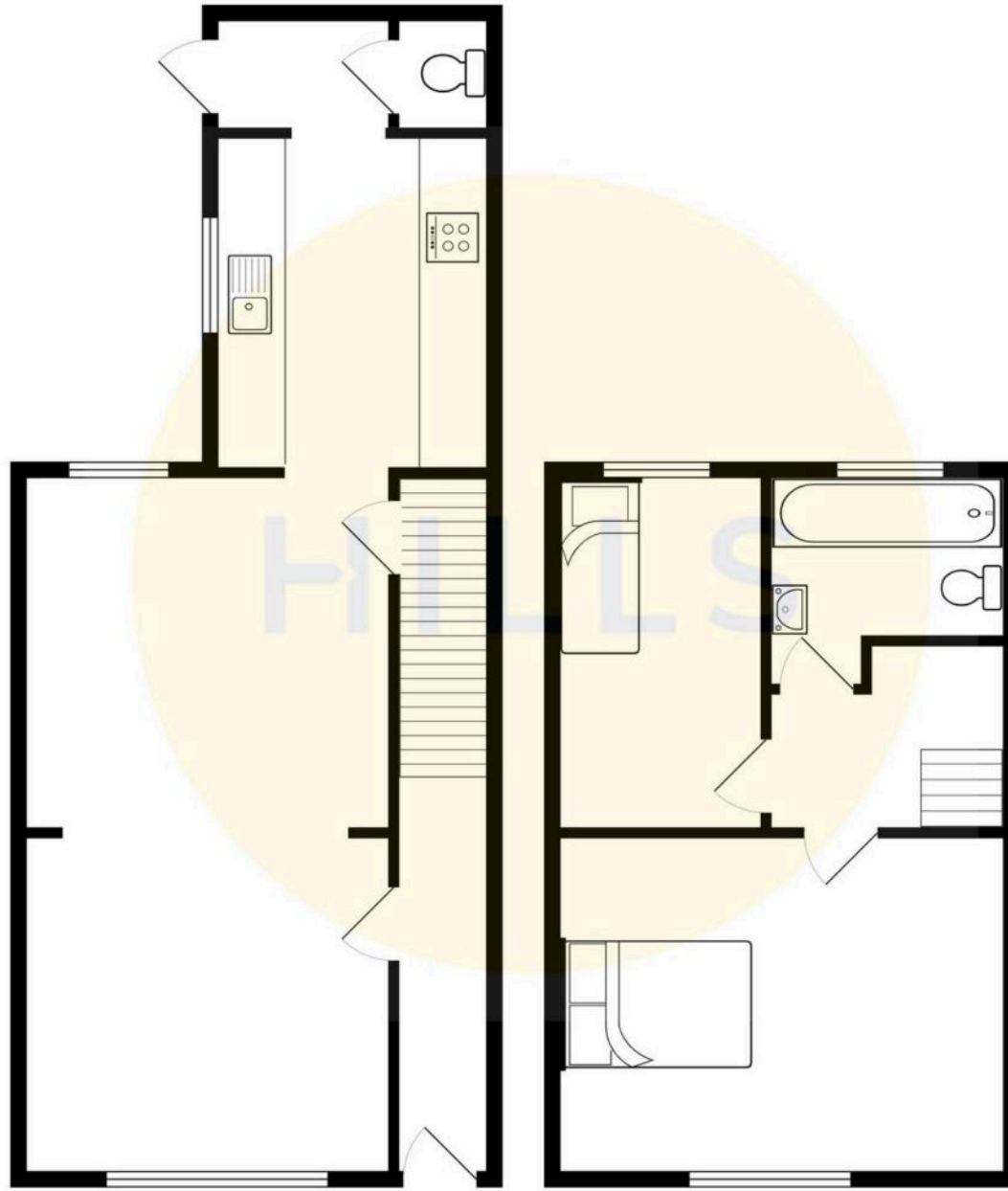
Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and towel radiator. Fitted with tiled walls and flooring.





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.