

Narbonne Avenue, Eccles

Manchester



£270,000

Narbonne Avenue

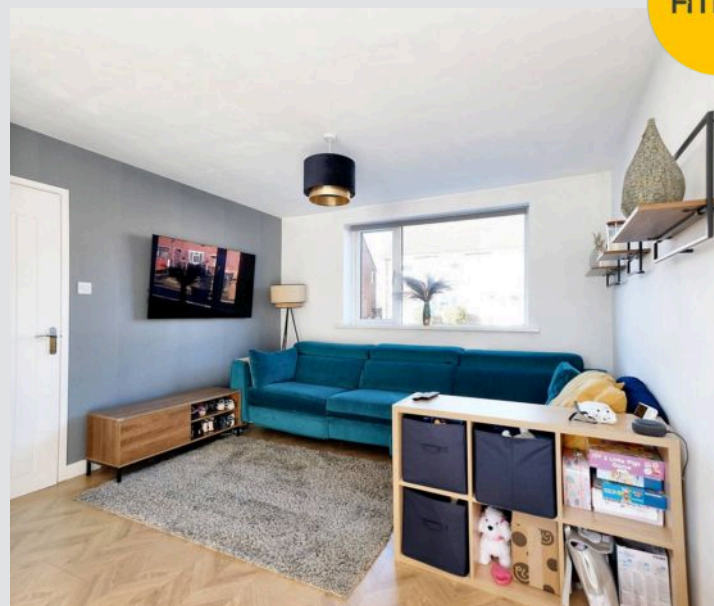
Eccles, Manchester

Renovated terrace property in Ellesmere Park. Ideal for first-time buyers or families. Off-road parking, south-facing garden, modern interior, and close to amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Beautifully Presented Terrace Property, Situated on a Small Cul De Sac Within Ellesmere Park
- Open Plan Element to the Ground Floor
- Timeless Shaker Style Fitted Kitchen
- Three Generously Sized Bedrooms
- Modern Four Piece Family Bathroom Suite
- Off Road Parking to the Front with Electric Charging Point
- South Facing Rear Garden with Brick Built Shed
- The Property has Undergone a Full Renovation Since 2020, Including a Re wire, Re Plumb, New Central Heating System, New Windows & Doors and Solar Panels
- Perfect First Time Buy or Family Home Located Close to Excellent Amenities & Transport Links



Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and understairs storage. Fitted with laminate flooring.

Lounge

11' 5" x 10' 7" (3.48m x 3.23m)

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

Kitchen / Diner

17' 7" x 10' 4" (5.36m x 3.15m)

Featuring complementary fitted units with composite sink, integral gas hob with stainless steel extractor, electric oven and microwave. Space for a fridge freezer. Complete with a double glazed window and laminate flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

15' 3" x 11' 2" (4.65m x 3.40m)

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

Bedroom Two

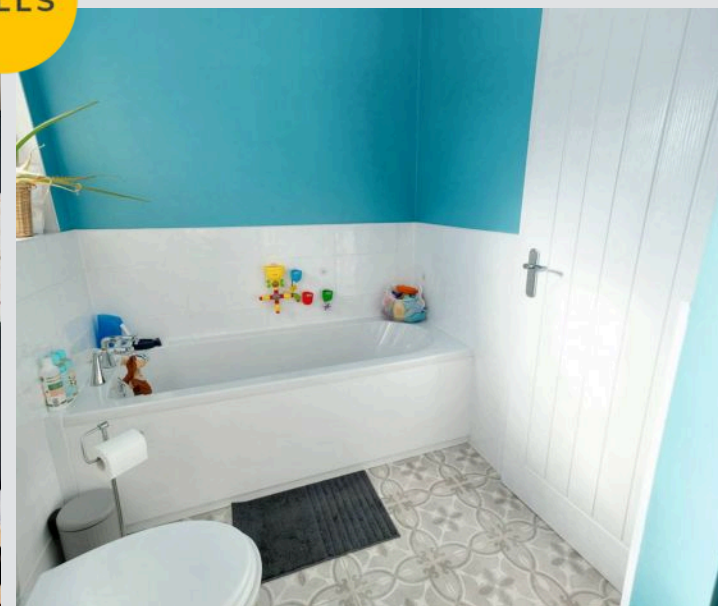
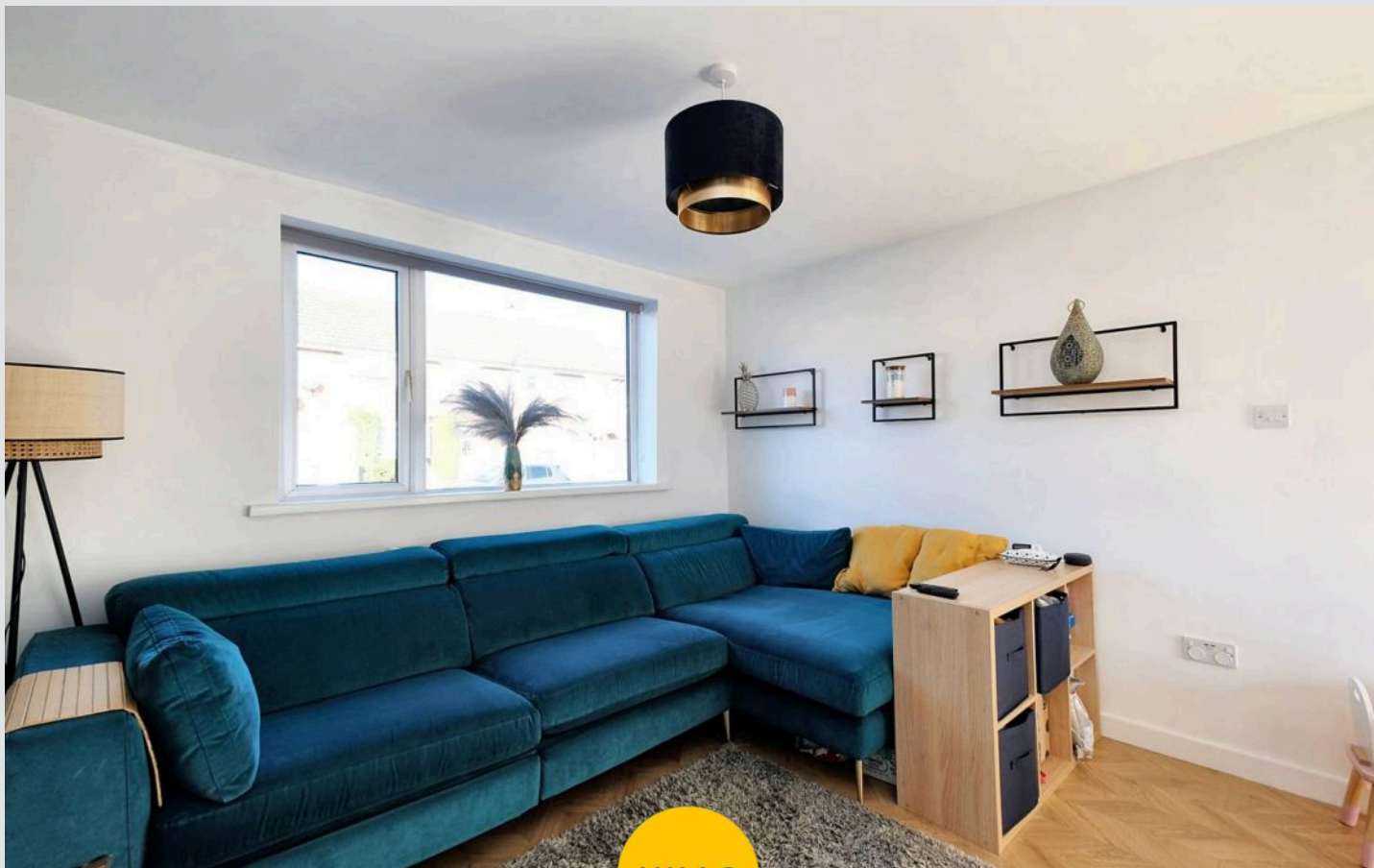
15' 3" x 11' 2" (4.65m x 3.40m)

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

Bedroom Three

9' 7" x 7' 0" (2.92m x 2.13m)

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



Bathroom

9' 0" x 5' 7" (2.74m x 1.70m)

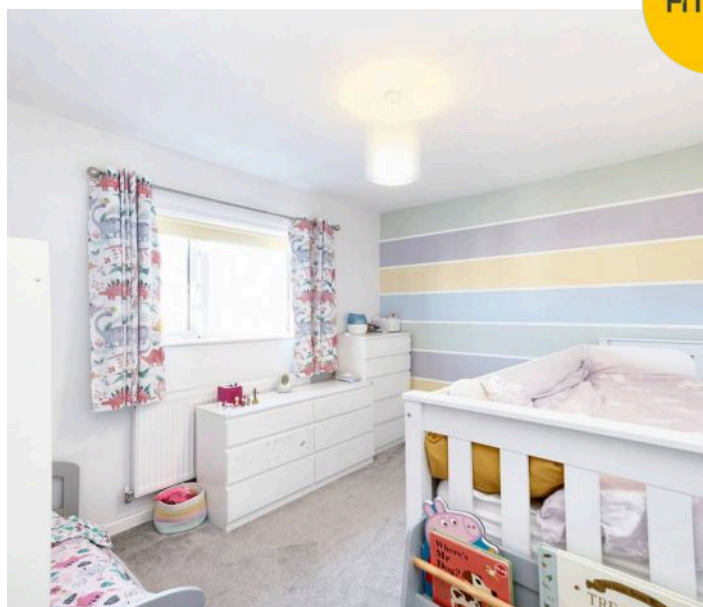
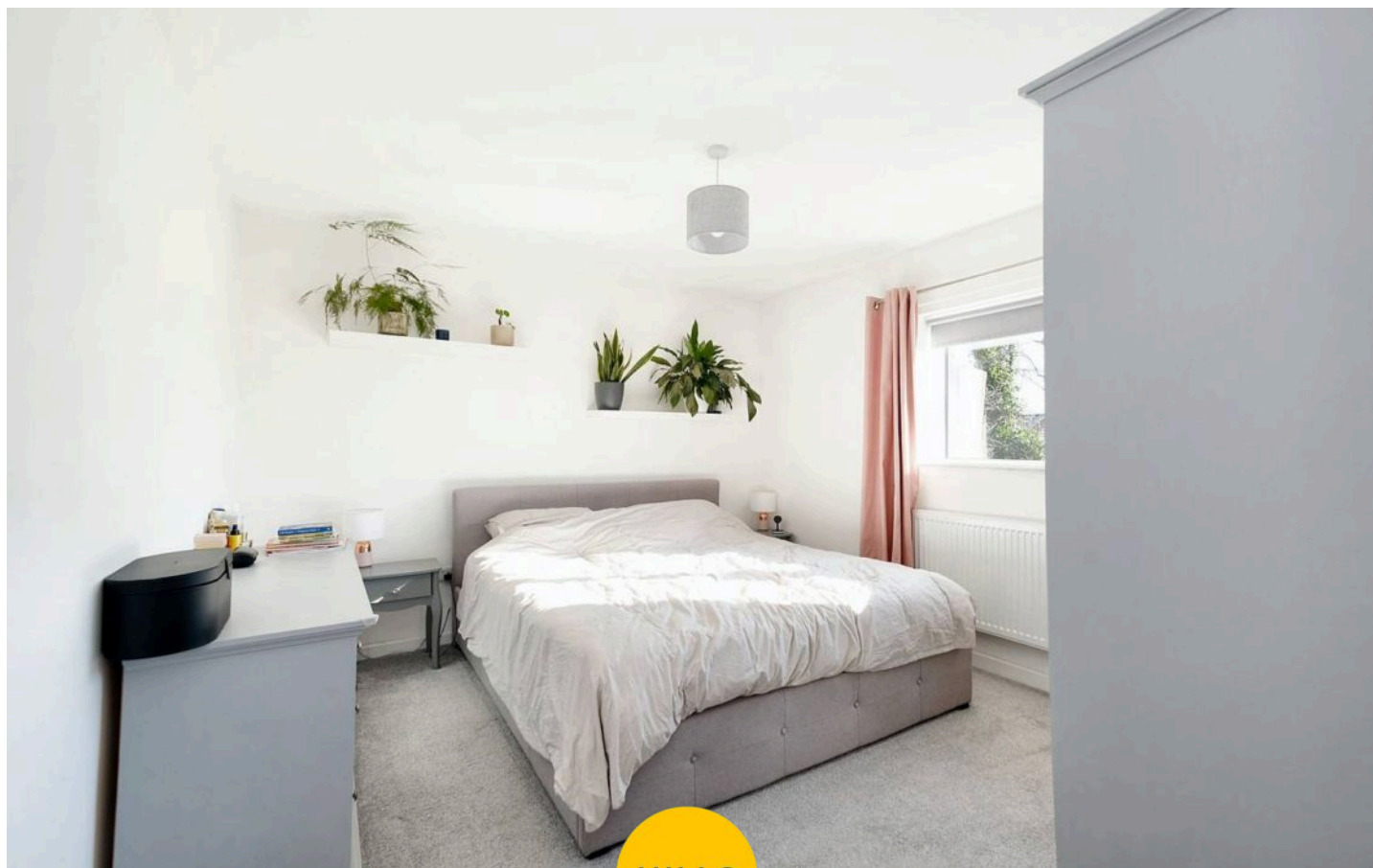
Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring.

Loft

Boarded loft space with access via dropdown ladder. Boiler.

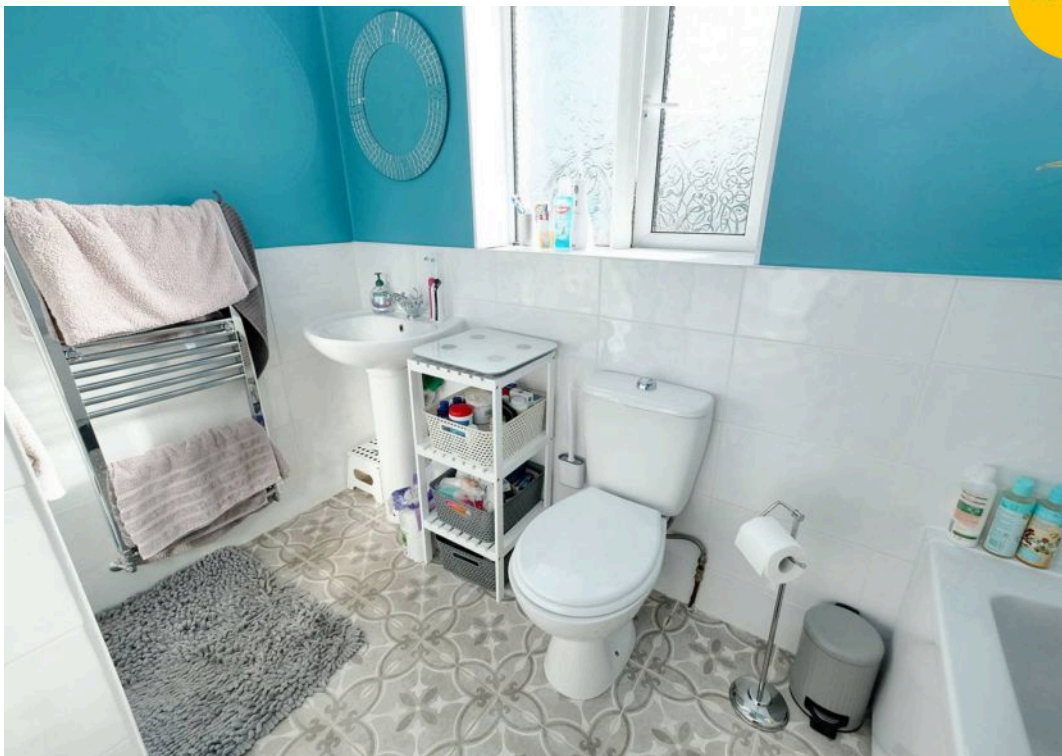
External

To the front of the property is a tarmac drive with block paved border and paved path to the front door. To the rear of the property is a garden with paved patio, lawn and stoned play area. Gated access.





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