



**New Street, Eccles**

Manchester



In Excess of **£125,000**

# New Street

Manchester

Council Tax band: A

Tenure: Leasehold

- SOLD WITH SITTING TENANTS!
- SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- MODERN FITTED KITCHEN AND BATHROOM
- OPEN PLAN LOUNGE AND KITCHEN
- SPACIOUS THROUGHOUT
- EN-SUITE TO THE MASTER BEDROOM
- ALLOCATED RESIDENT PARKING
- Ample storage throughout
- CLOSE TO EXCELLENT LOCAL AMENITIES



HILLS



**Entrance Hallway**

6' 1" x 11' 0" (1.86m x 3.36m)

Complete with a ceiling light point, wall mounted radiator and laminate flooring. Storage cupboard.

**Lounge**

11' 7" x 8' 9" (3.53m x 2.67m)

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

**Kitchen**

8' 8" x 8' 6" (2.65m x 2.59m)

Featuring complementary wall and base units with cooker and extractor. Space for a fridge freezer and washing machine. Complete with a ceiling light point, double glazed window and tiled flooring.

**Bathroom**

8' 11" x 6' 9" (2.71m x 2.06m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, half tiled walls and tiled flooring.

**Bedroom One**

14' 0" x 9' 1" (4.27m x 2.77m)

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

**En suite**

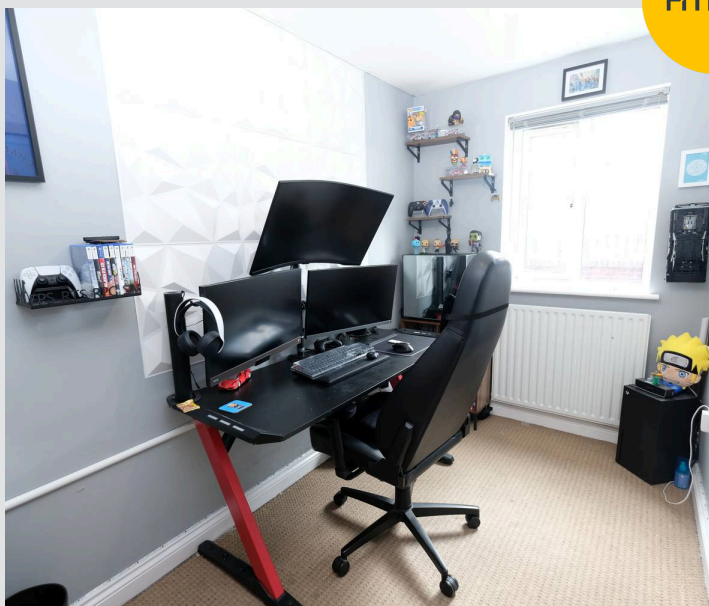
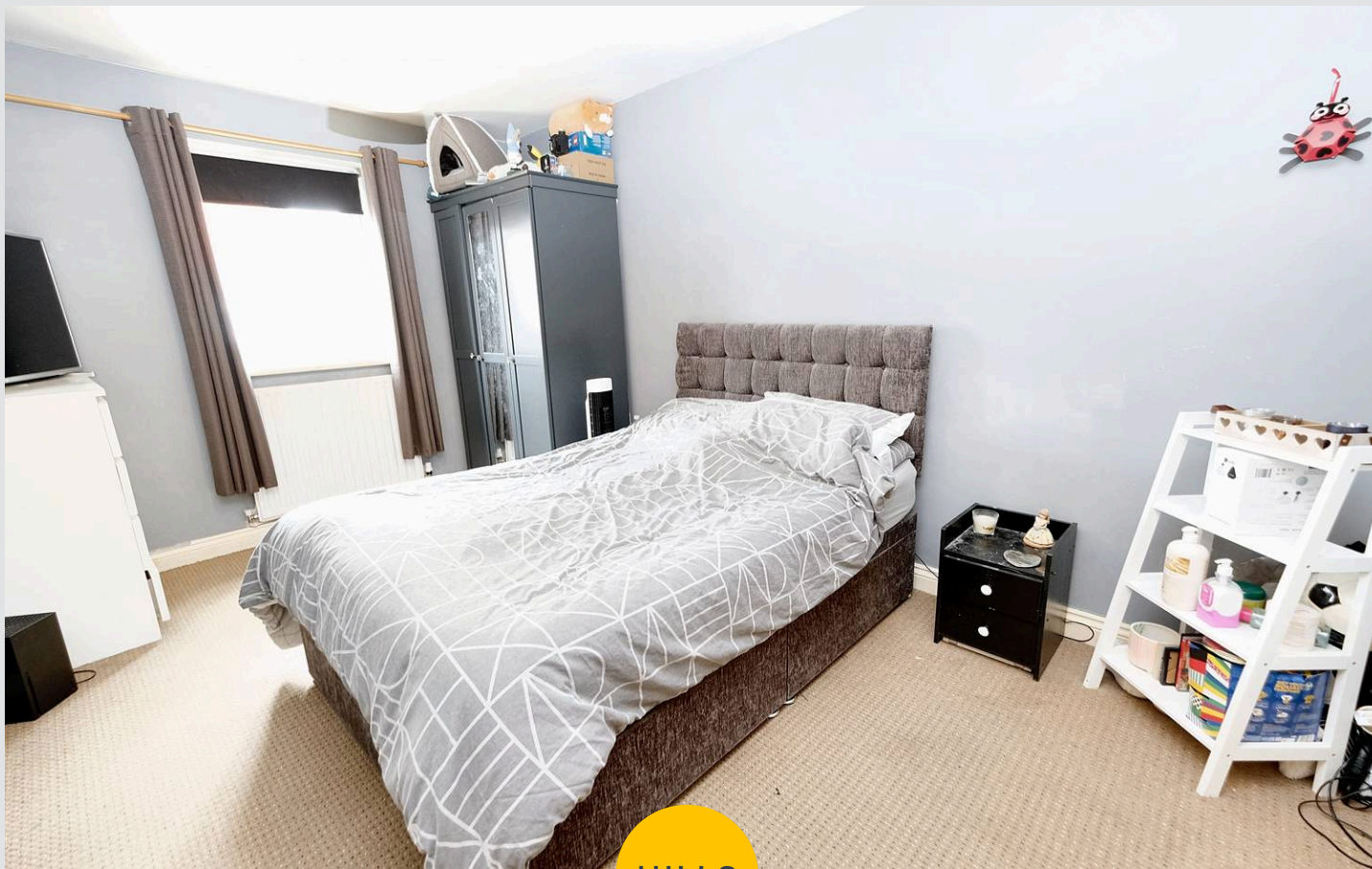
3' 6" x 8' 3" (1.06m x 2.51m)

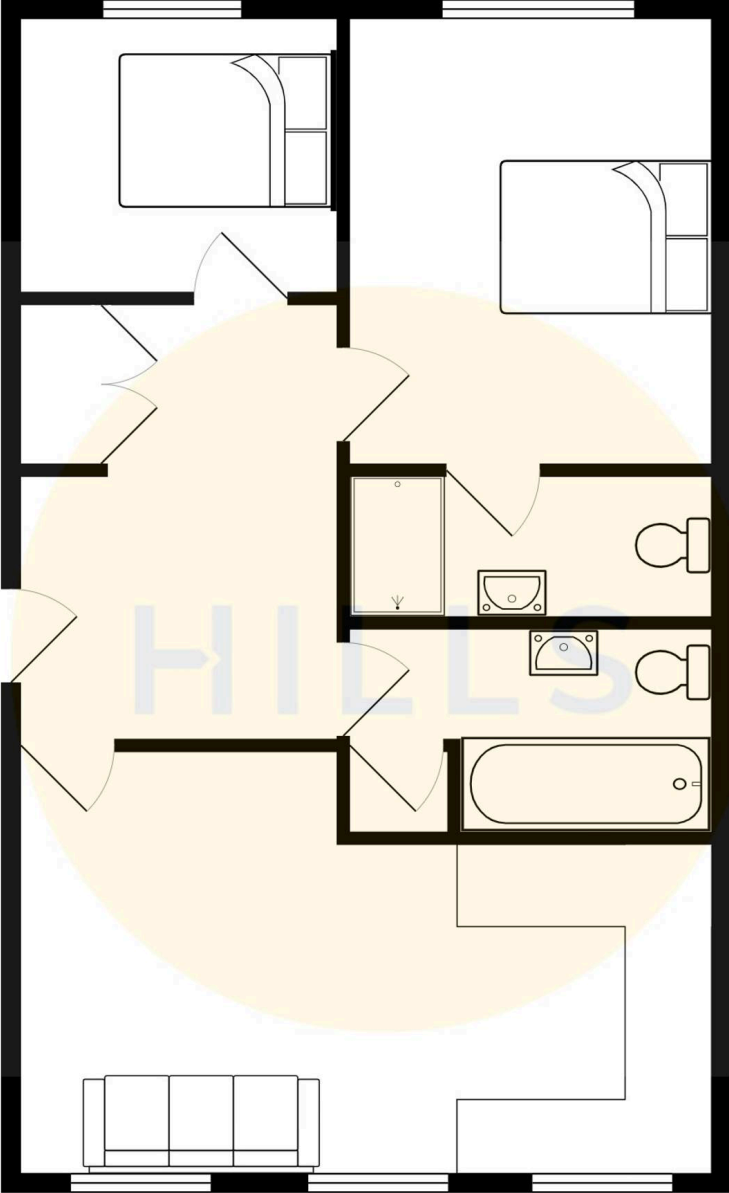
Featuring a three piece suite including bath, hand wash basin and W.C. Complete with half tiled walls and tiled flooring.

**Bedroom Two**

9' 8" x 5' 10" (2.95m x 1.79m)

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







## Hills | Salfords Estate Agent

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