



Winster Road, Eccles

Manchester



£315,000

Winster Road

Eccles, Manchester

Fabulous three bedroom semi-detached house on a corner plot. Open plan living, contemporary kitchen, spacious bedrooms, converted loft, gated parking, well-kept gardens. Close to amenities and schools, excellent transport links. Perfect for first-time buyers or families – book a viewing now!

Council Tax band: A

Tenure: Freehold

- Fantastic First Time Buy or Family Home Occupying a Generous Corner Plot
- Open Plan Lounge & Dining Room and Additional Conservatory
- Impressive Open Plan Contemporary Fitted Kitchen
- Three Generous Bedrooms and Fully Converted Loft Room
- Three Piece Family Bathroom with Corner Tub and Guest W.C.
- Well Presented Throughout and Ready to Move Straight In
- Gated Off Road Parking for Multiple Cars
- Well Kept, Private Front, Side and Rear Gardens
- Excellently Located Close to Brilliant Amenities Including Shops, Parks and Local Schools as well as Fantastic Transport Links



Entrance Hallway

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

Lounge

13' 1" x 12' 1" (3.99m x 3.68m)

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

Dining Room

12' 9" x 7' 9" (3.89m x 2.36m)

Complete with a ceiling light point, patio doors and wall mounted radiator. Fitted with laminate flooring.

Kitchen

22' 2" x 13' 5" (6.76m x 4.09m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a washing machine, dryer, electric hob and oven. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with two composite doors and laminate flooring.

Conservatory

Complete with a ceiling light point, double glazed windows and French doors. Fitted with carpet flooring.

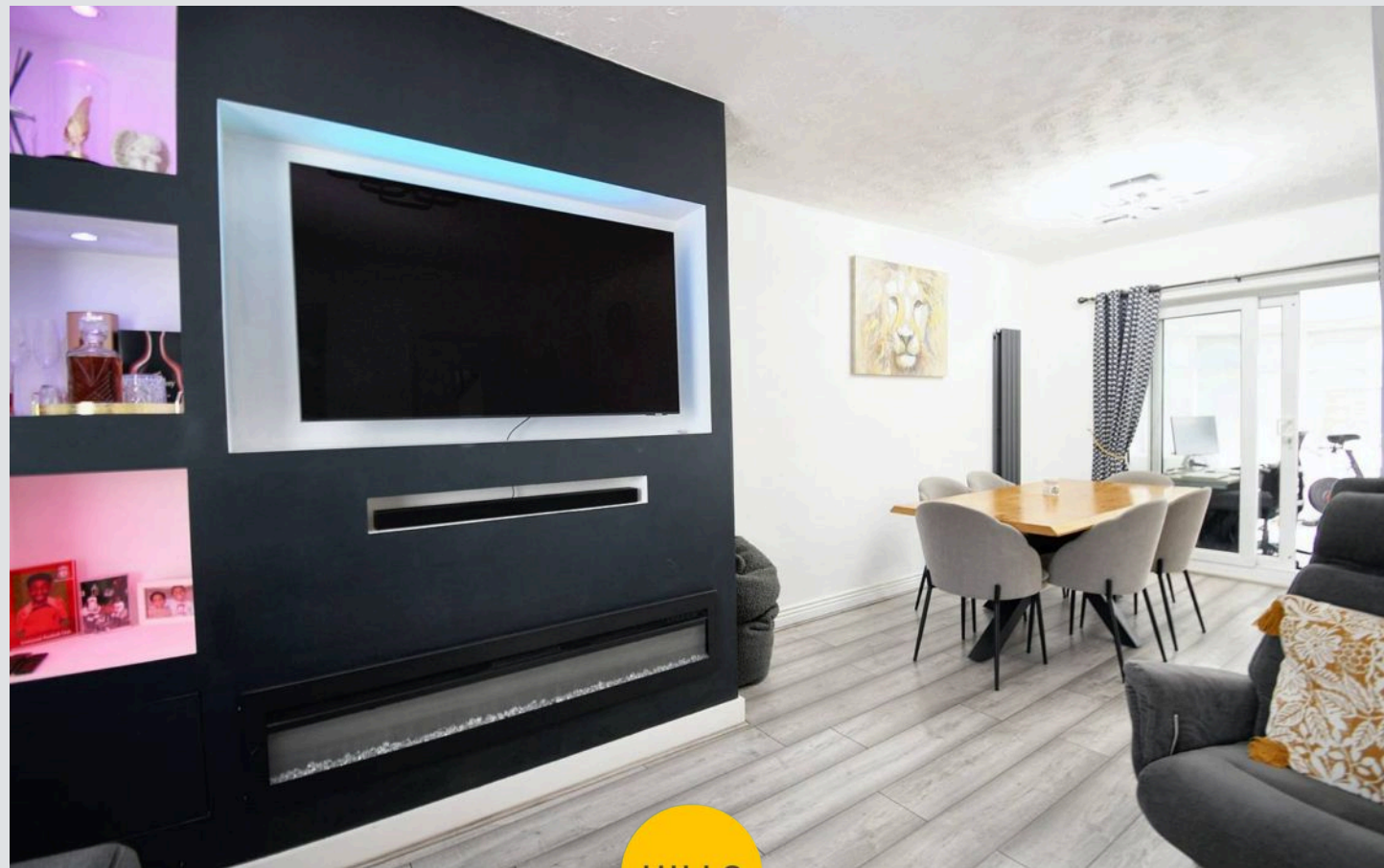
Downstairs W.C.

5' 4" x 2' 6" (1.63m x 0.76m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.



Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)

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

Bedroom One

12' 1" x 10' 5" (3.68m x 3.18m)

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

Bedroom Two

11' 9" x 9' 7" (3.58m x 2.92m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring. Storage cupboard.

Bedroom Three

8' 9" x 8' 3" (2.67m x 2.51m)

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

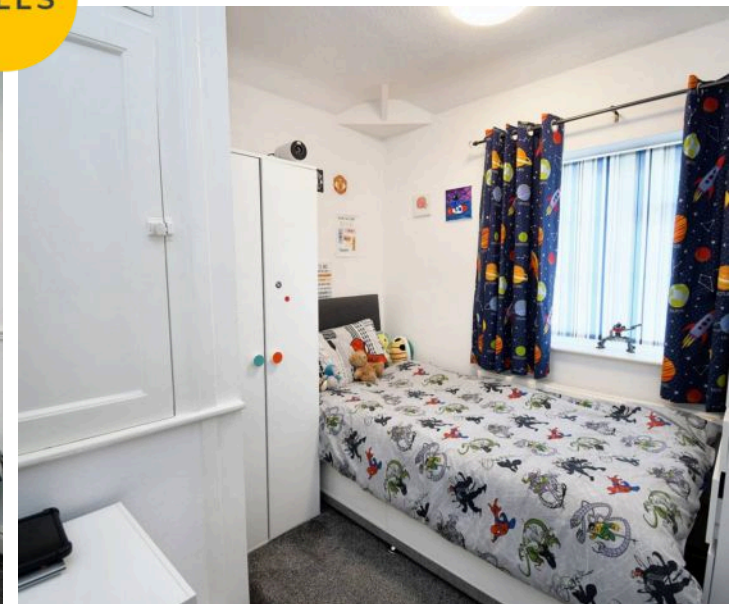
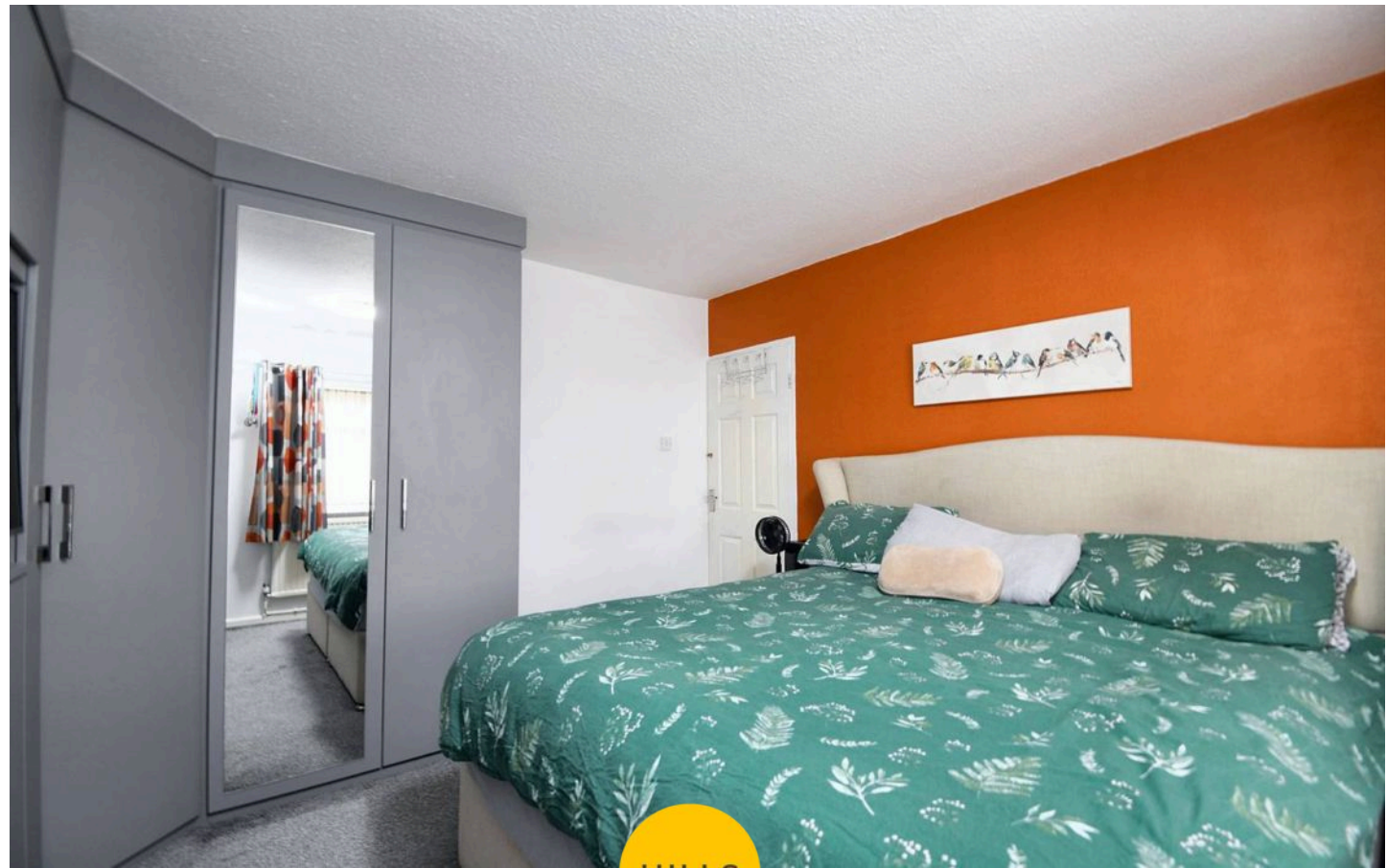
Loft Space

14' 1" x 9' 4" (4.29m x 2.84m)

Complete with ceiling spotlights, Velux window and carpet flooring. Storage in the eaves.

External

To the front of the property is gated off road parking for multiple cars. To the rear of the property is a garden with Indian stone patio, artificial lawn and detached garage.





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.