



Charlton Avenue, Eccles

Manchester



In Excess of £180,000

Charlton Avenue

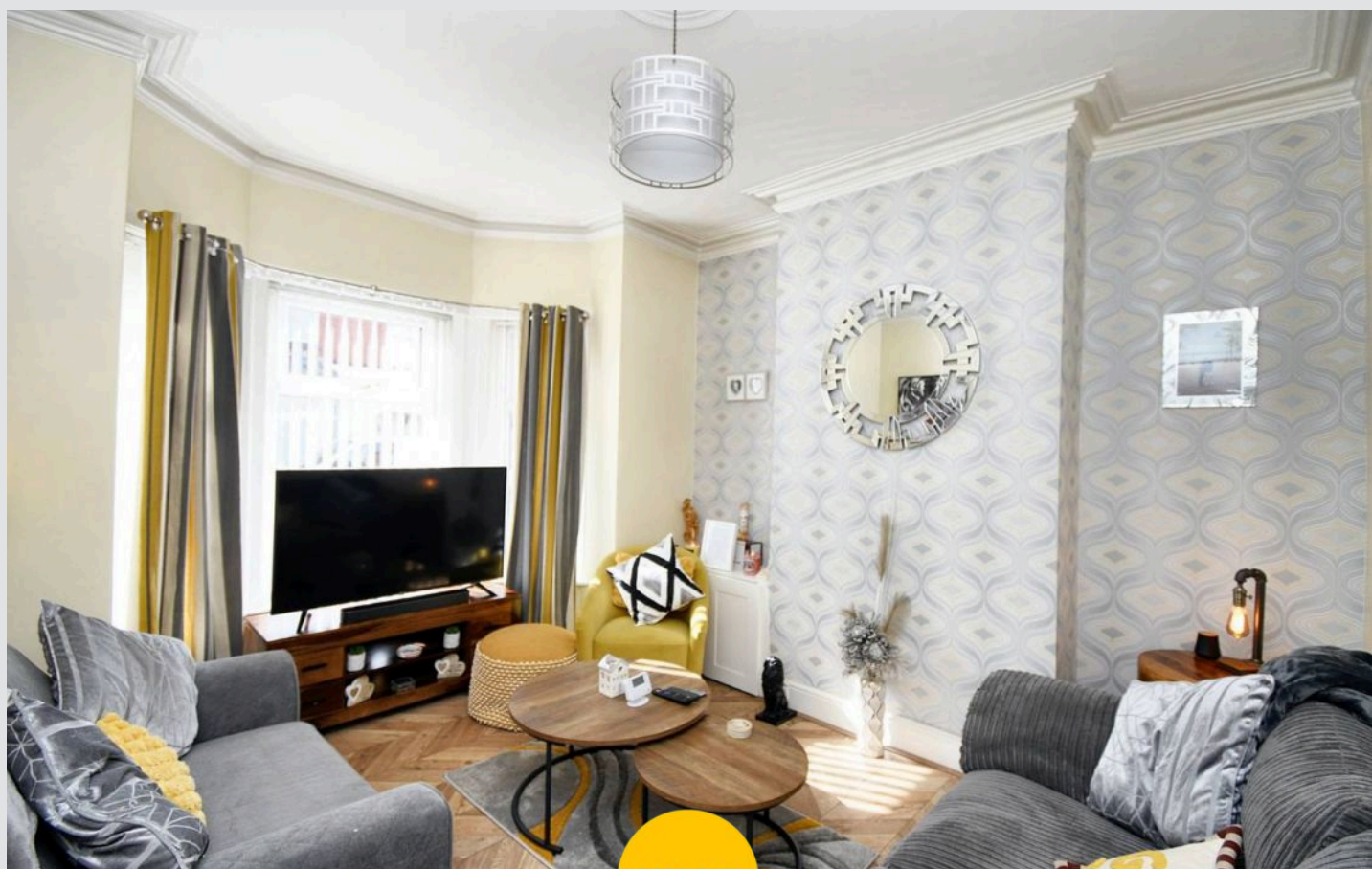
Eccles, Manchester

Charming two bed terraced house in Eccles. Two reception rooms, fitted kitchen, modern bathroom. Low maintenance gardens. Close to amenities and transport links.

Council Tax band: A

Tenure: Freehold

- Located on a Quiet Cul De Sac Within Eccles Surrounded by Excellent Local Amenities
- Bay Fronted Lounge and Second Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Three Piece Bathroom Suite Installed in 2022
- Low Maintenance Gardens to the Front and Rear
- Perfect First Time Buy
- Within Walking Distance to The Trafford Centre and Well Served by Public Transport and Motorway Links



Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and storage under the stairs. Fitted with hardwood flooring.

Reception Room One

43' 4" x 38' 8" (13.22m x 11.79m)

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

Reception Room Two

36' 4" x 49' 8" (11.07m x 15.15m)

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

Kitchen

20' 0" x 31' 0" (6.10m x 9.45m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a washing machine and dryer. Complete with a ceiling light point, double glazed window and uPVC door. Fitted with laminate flooring.

Landing

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

Bedroom One

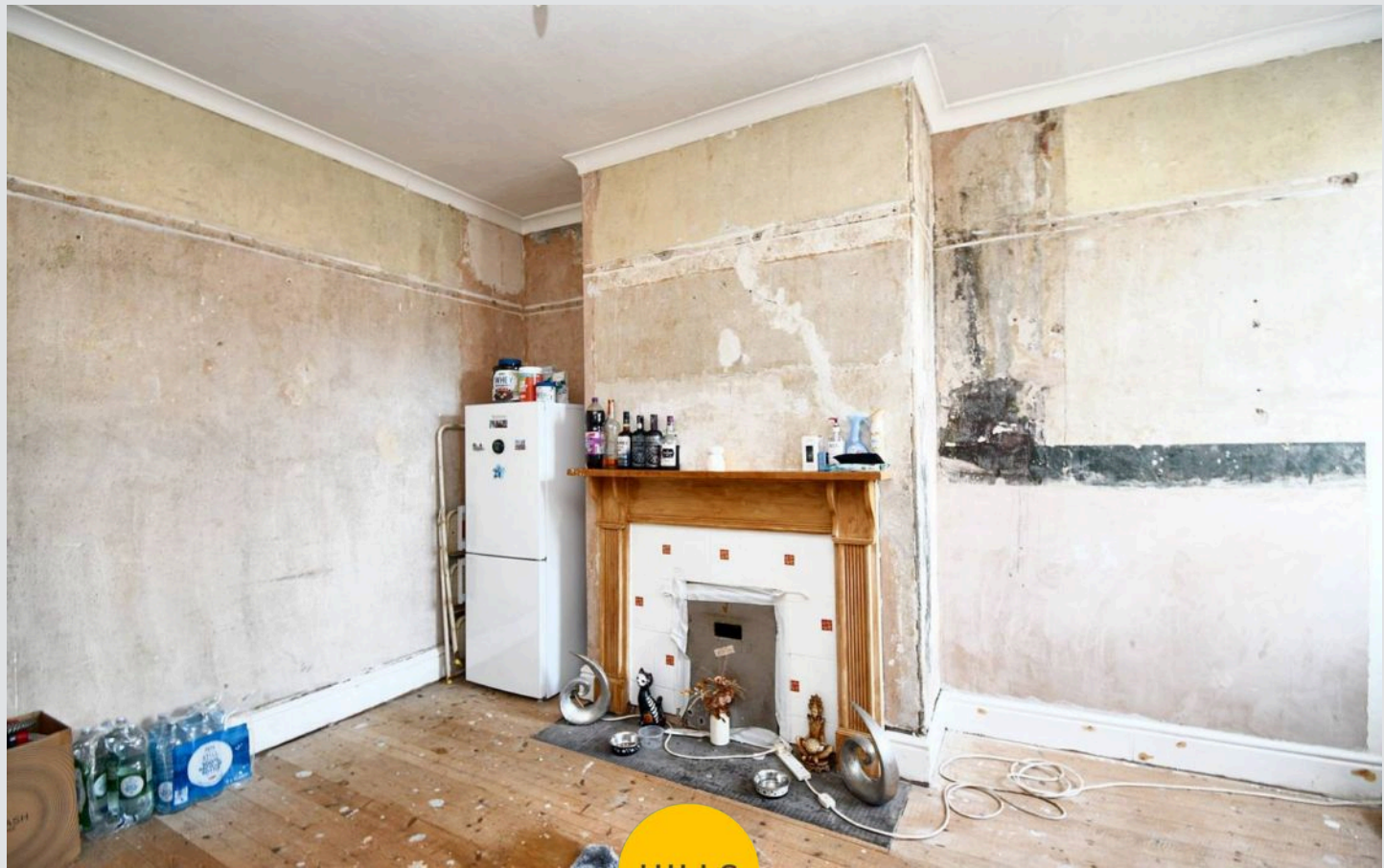
34' 5" x 38' 8" (10.50m x 11.79m)

Featuring a iron fire surround with tiled hearth. Complete with a ceiling light point with fan, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

31' 1" x 42' 4" (9.48m x 12.91m)

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



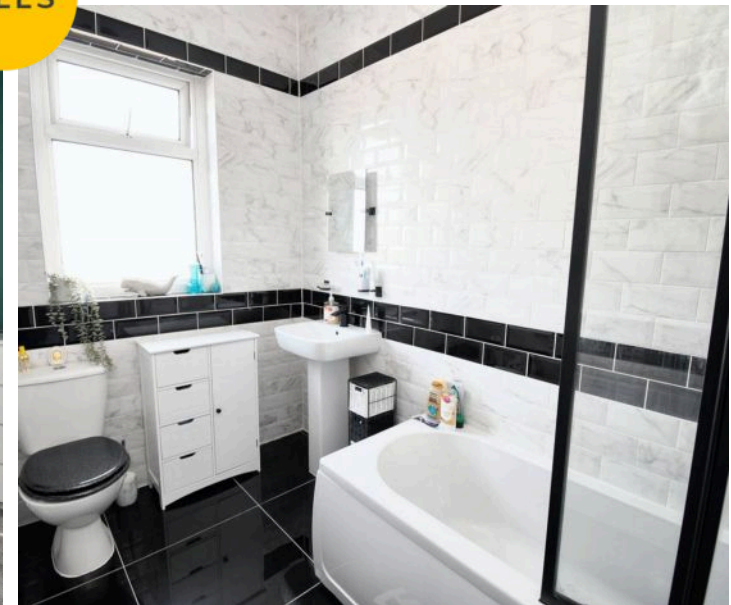
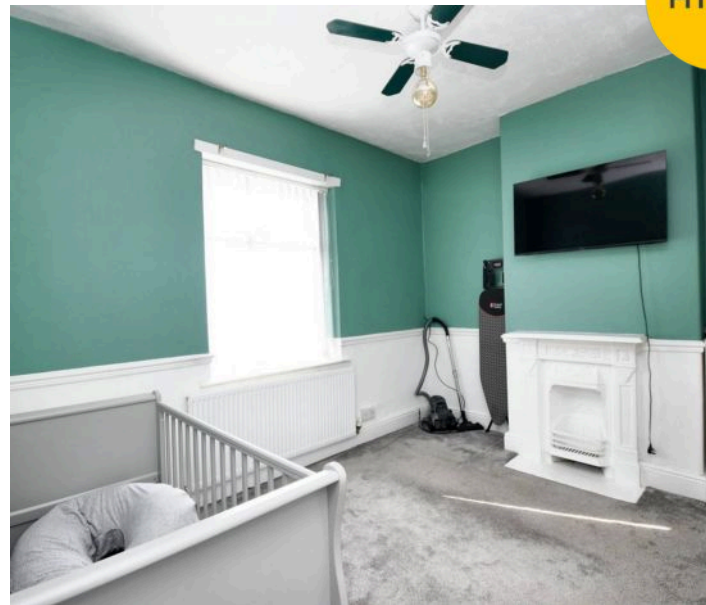
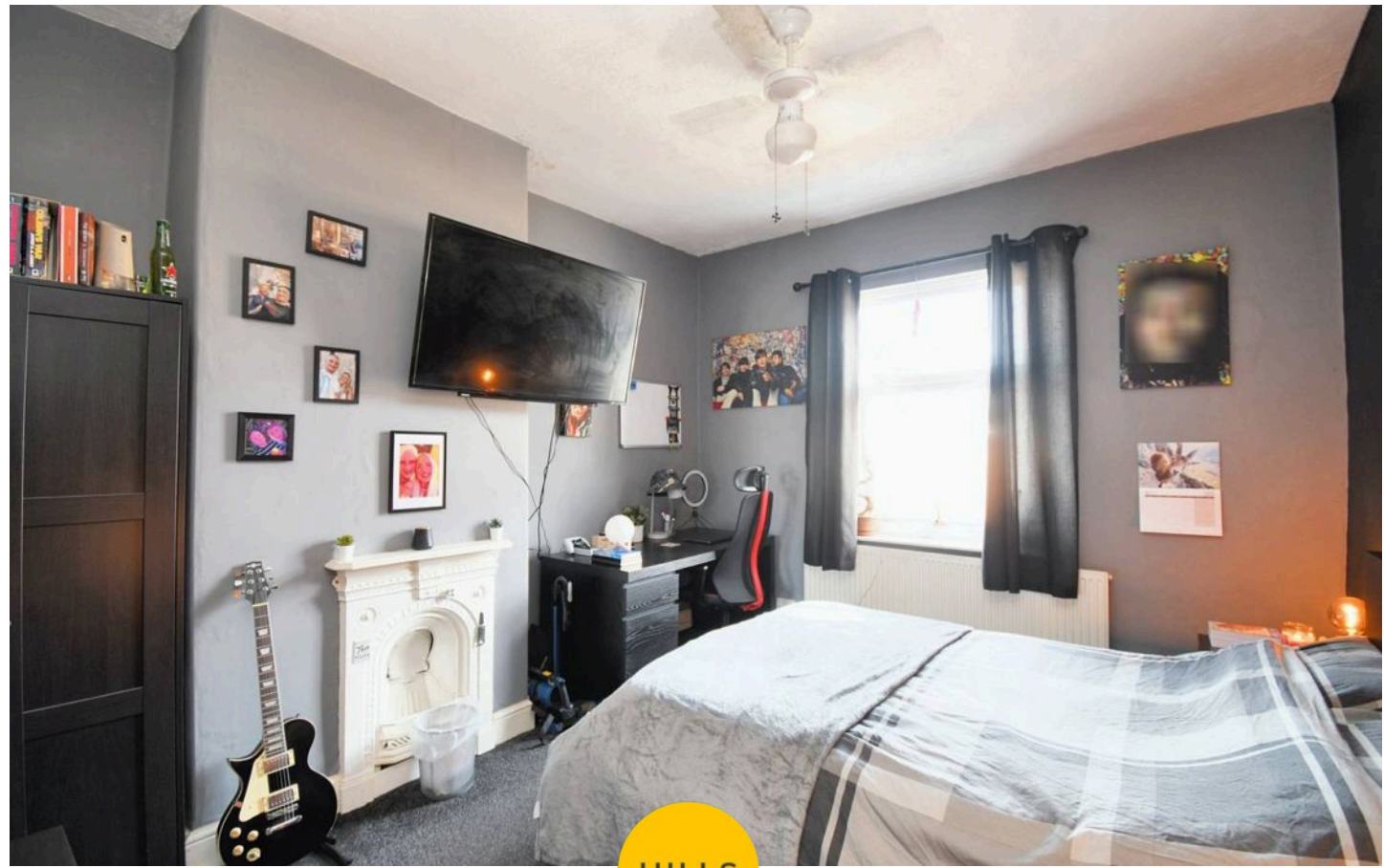
Bathroom

19' 10" x 32' 8" (6.05m x 9.95m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring. Loft access.

External

To the rear of the property is a York stone paved yard with paved seating area and gated rear access.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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