



HILLS
SOLD

Ivy Street, Eccles
Manchester



Offers in Region of £160,000

Ivy Street

Eccles, Manchester

Prime location two bed terraced property overlooking the park. Spacious lounge, open plan kitchen/dining, utility room. Generous master bedroom, sunny garden. Close to amenities, great potential for homebuyers and investors.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Terrace Property Overlooking the Park
- Spacious Lounge
- Open Plan Fitted Kitchen and Dining Space
- Lean To Extension used as a Utility Room
- Two Double Bedrooms
- Three Piece Bathroom Suite
- Low Maintenance Paved Garden to the Rear
- Excellently Located Close to Brilliant Amenities & Transport Links
- Perfect First Time Buy or Investment



HILLS



Lounge

13' 4" x 12' 1" (4.06m x 3.68m)

Entered via a hardwood front door. Featuring an electric fireplace. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen

12' 2" x 11' 8" (3.71m x 3.56m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a fridge freezer, cooker and dishwasher. Storage beneath the stairs. Complete a ceiling light point, double glazed window and wall mounted radiator. Fitted with hardwood door, part tiled walls and lino flooring.

Lean To

11' 0" x 5' 8" (3.35m x 1.73m)

Plumbing for a washer/dryer. Complete with a hardwood door, double glazed window and tiled flooring.

Landing

Complete with two ceiling light points and carpet flooring. Fitted with carpet flooring.

Bedroom One

13' 4" x 12' 3" (4.06m x 3.73m)

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

Bedroom Two

11' 9" x 6' 1" (3.58m x 1.85m)

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

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

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



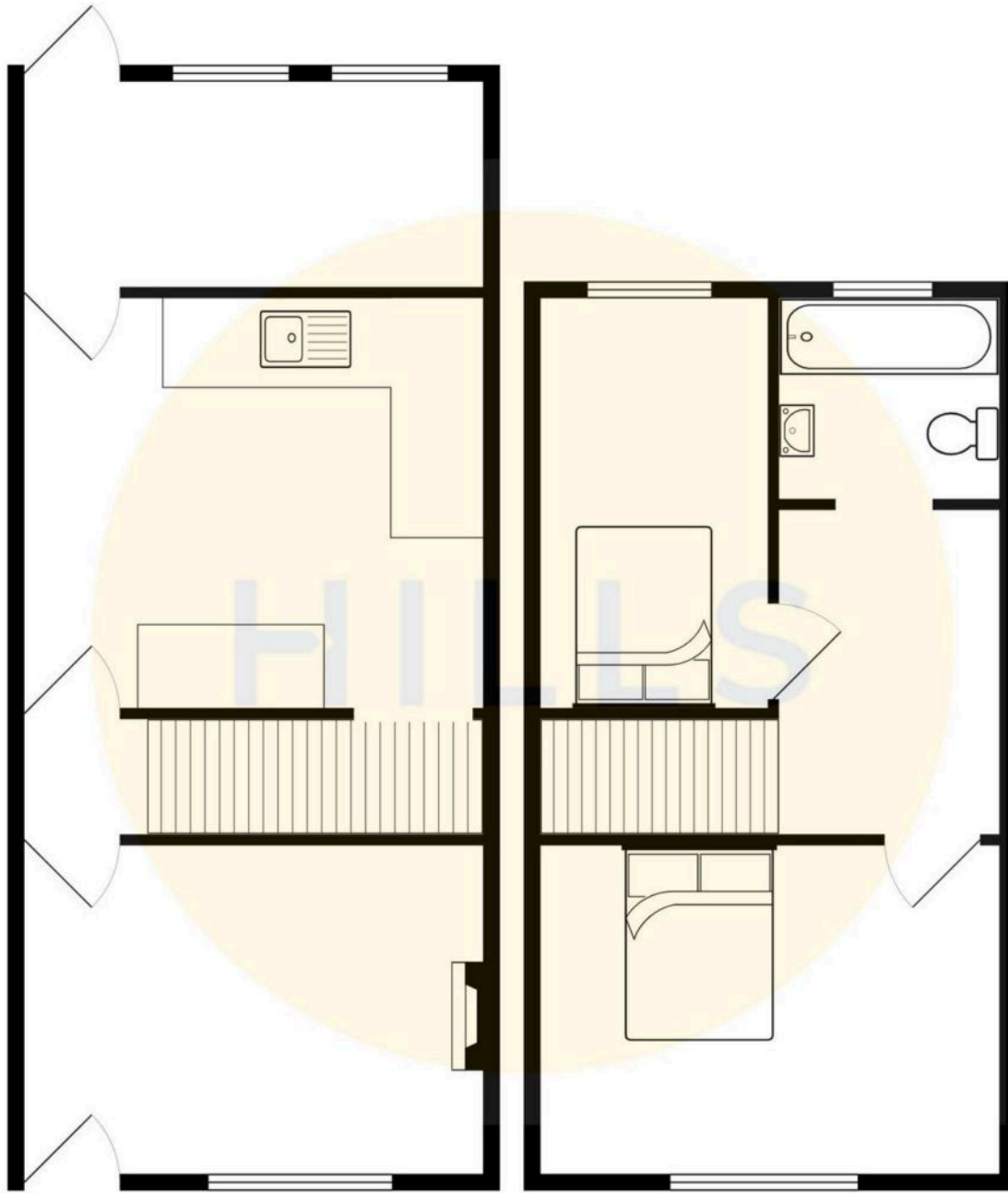
HILLS





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.