



Maple Avenue, Eccles

Manchester



Offers Over £230,000



# Maple Avenue

Eccles, Manchester

Spacious THREE BEDROOM SEMI-DETACHED property coming to the market CHAIN FREE! Benefitting from THREE DOUBLE BEDROOMS, A DRIVEWAY AND 70FT REAR GARDEN!

Council Tax band: A

Tenure: Freehold

- Spacious three bedroom semi-detached property
- Coming to the market CHAIN FREE
- Ideally located between Monton and Worsley Villages
- Approximately 70ft low maintenance rear garden
- Modern three piece bathroom suite
- Fitted kitchen and dining area
- Spacious living area with seperate conservatory
- Driveway and carport to the side of the property
- Cul-de-sac location
- Within easy access of excellent transport links into Salford Quays, Media City and Manchester City Centre



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**Entrance Hallway**

6' 6" x 7' 1" (1.99m x 2.15m)

Complete with a ceiling light point and laminate flooring.

**Reception Room One / Storage**

7' 10" x 5' 8" (2.38m x 1.72m)

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

**Reception Room Two**

17' 8" x 12' 0" (5.38m x 3.65m)

Featuring a gas fire. Complete with a ceiling light point, patio doors and carpet flooring.

**Kitchen**

13' 11" x 12' 0" (4.24m x 3.66m)

Featuring complementary wall and base units with space for a cooker, fridge freezer and washing machine. Complete with a ceiling light point, double glazed window, single glazed window, wall mounted radiator and lino flooring.

**Conservatory**

9' 5" x 8' 7" (2.88m x 2.62m)

Complete with laminate flooring.

**Bedroom One**

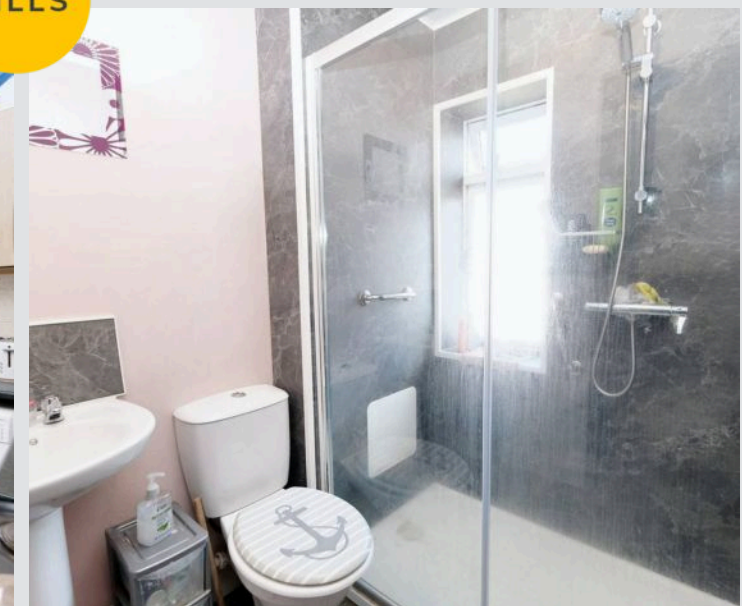
12' 4" x 12' 7" (3.76m x 3.83m)

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

**Bedroom Two**

10' 9" x 9' 11" (3.28m x 3.03m)

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





**Bedroom Three**

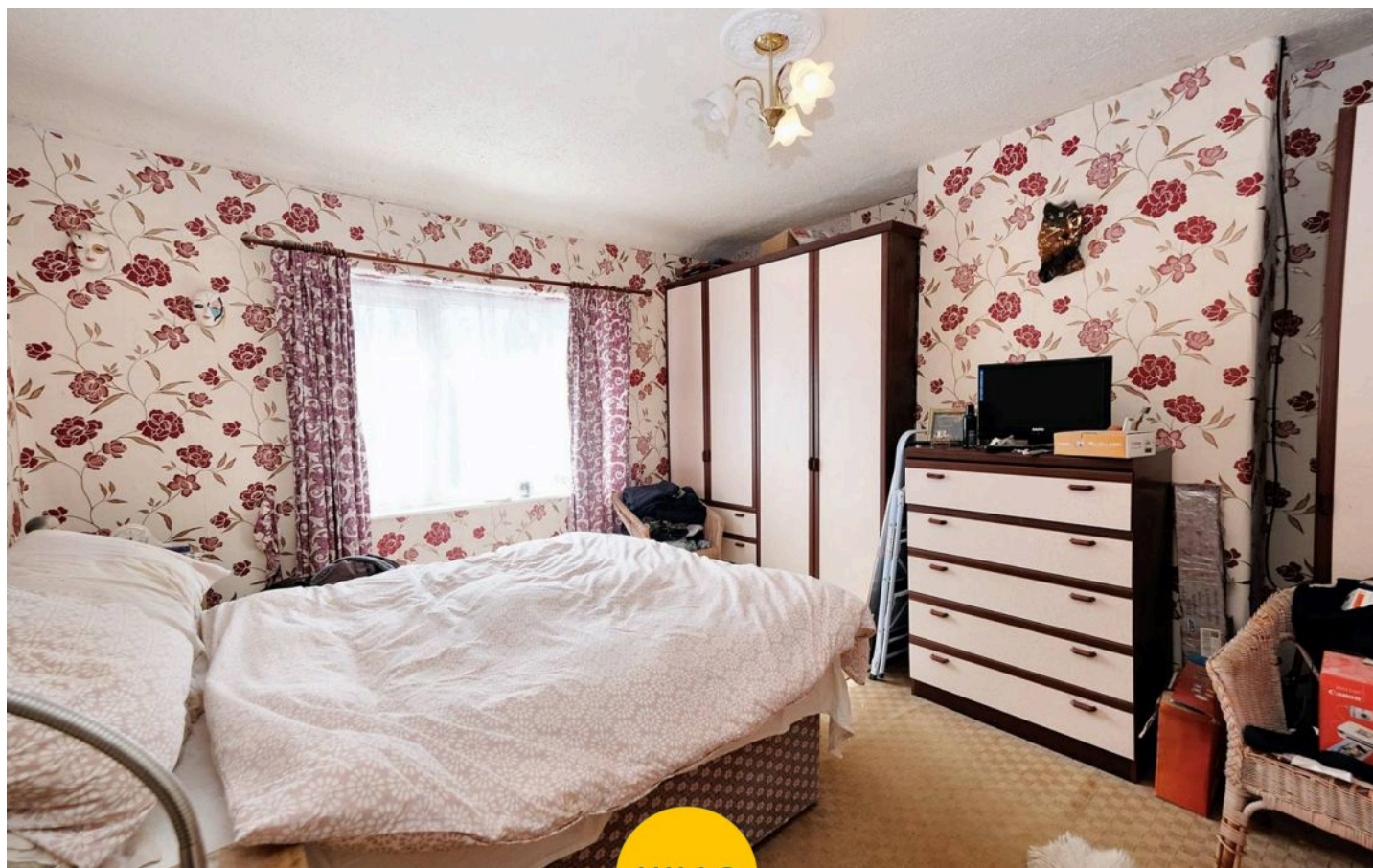
9' 3" x 10' 5" (2.82m x 3.18m)

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

**Bathroom**

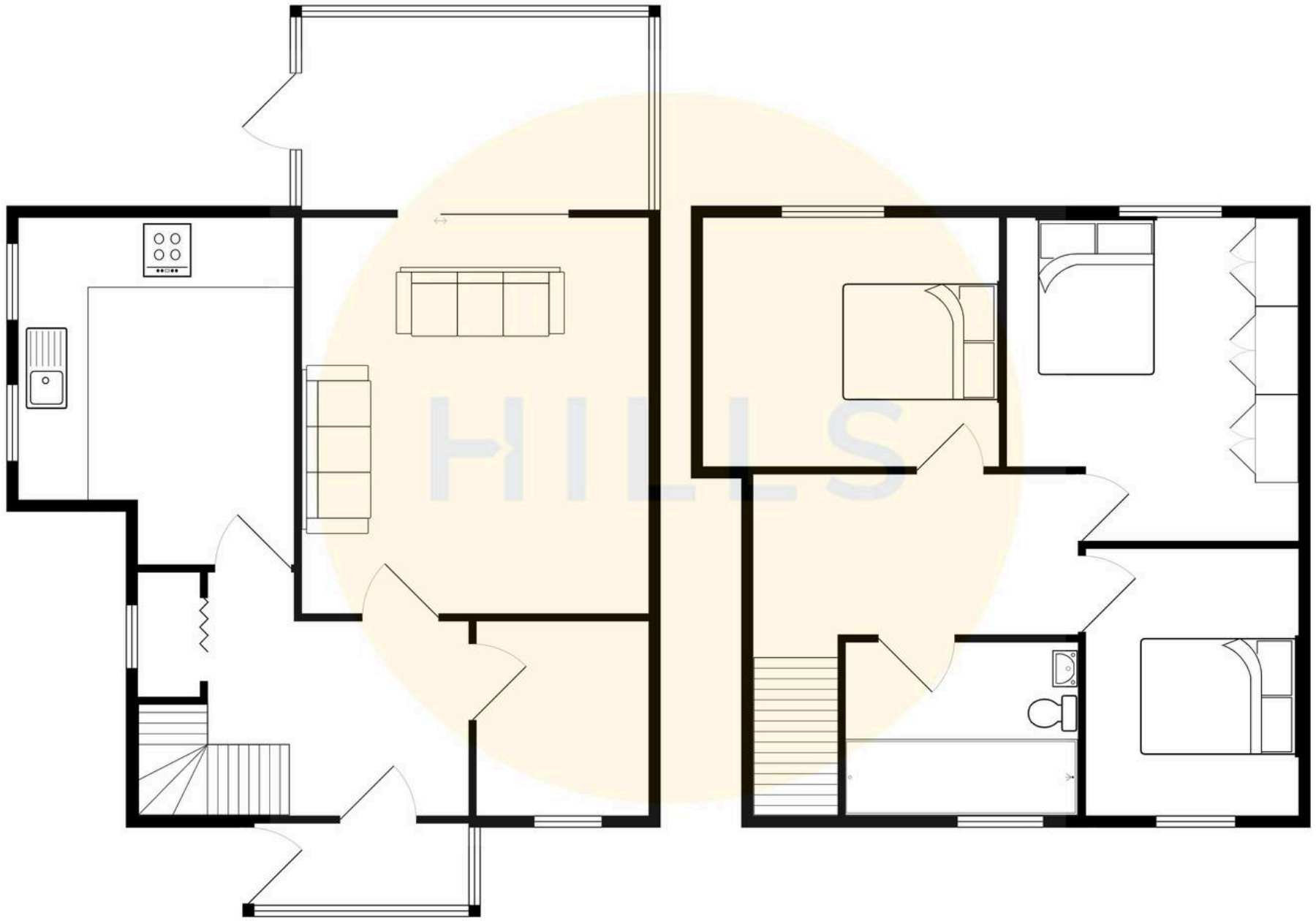
7' 1" x 5' 10" (2.16m x 1.79m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.



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## Hills | Salfords Estate Agent

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