

Mirfield Drive, Eccles

Manchester



Offers Over £450,000

Mirfield Drive

Eccles, Manchester

Spacious three bed semi with loft room laid over four floors in Monton Village. Features two receptions, fitted kitchen, utility, cellars, loft room, en suite, family bathroom, and great transport links.

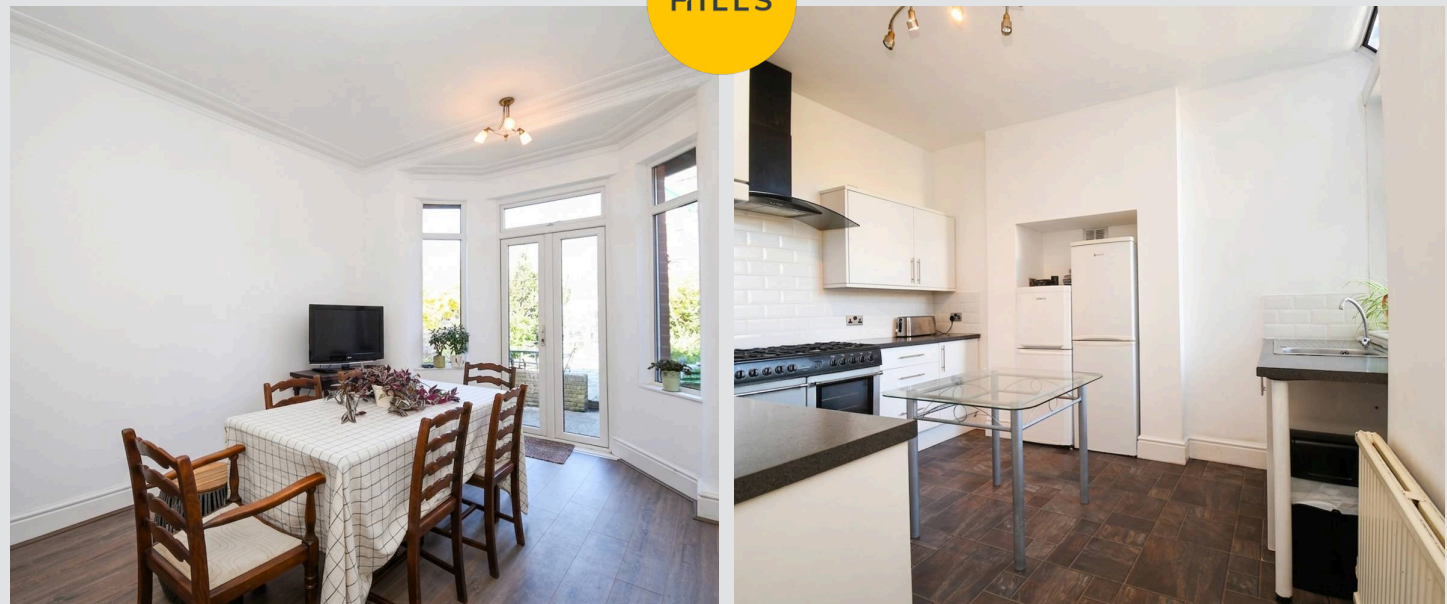
Council Tax band: C

Tenure: Freehold

- Fantastic Family Home Laid across Four Fabulous Floors
- Tucked away on a Cul de Sac within Monton Village
- Bay Fronted Lounge along with a Bright and Spacious Second Reception Room
- Fitted Kitchen and Dining Space, Utility Room and Cellars Suitable for Storage
- Three Generously Sized Bedrooms and Converted Loft Space
- Three Piece Family Bathroom and En Suite to the Guest Room
- Within Catchment for Monton Green Primary School
- Surrounded by a Plethora of Amenities and Excellent Transport Links



HILLS



Entrance Hallway

Lounge

14' 9" x 11' 6" (4.50m x 3.50m)

Dining Room

14' 9" x 10' 10" (4.50m x 3.30m)

Kitchen

11' 10" x 10' 2" (3.60m x 3.10m)

Utility Room

6' 7" x 6' 3" (2.00m x 1.90m)

Cellar

15' 1" x 11' 10" (4.60m x 3.60m)

Landing

Bedroom One

12' 2" x 10' 6" (3.70m x 3.20m)

Bedroom Two

11' 10" x 10' 2" (3.60m x 3.10m)

Bedroom Three

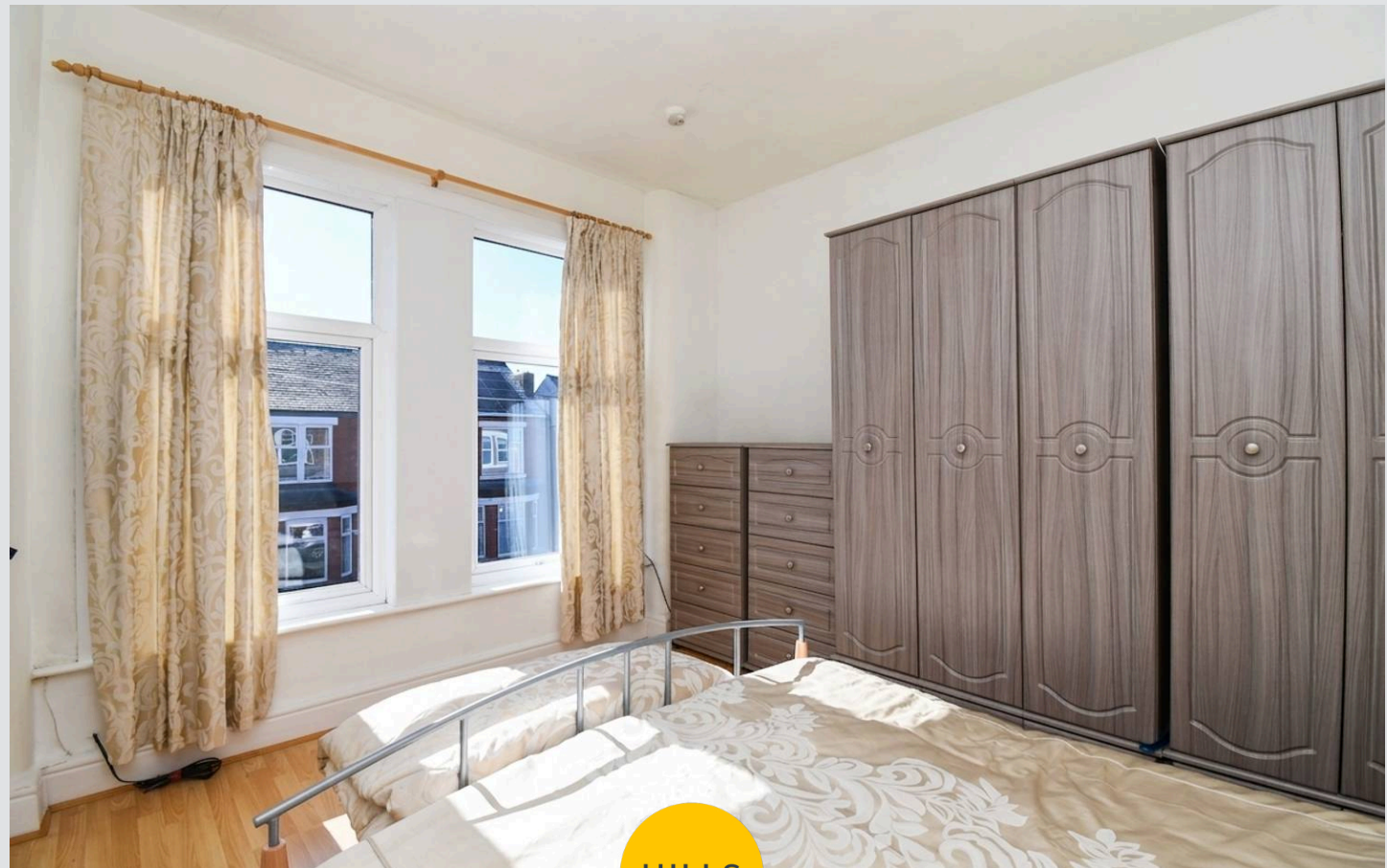
12' 2" x 10' 10" (3.70m x 3.30m)

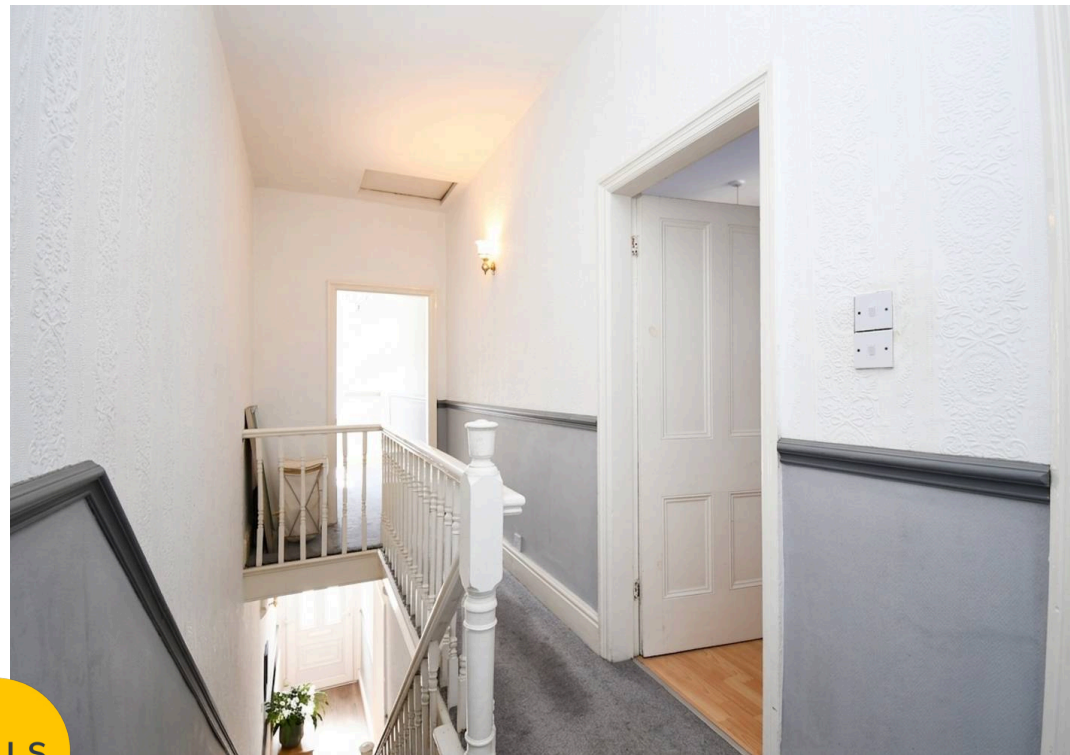
Bathroom

5' 11" x 5' 3" (1.80m x 1.60m)

Loft Room

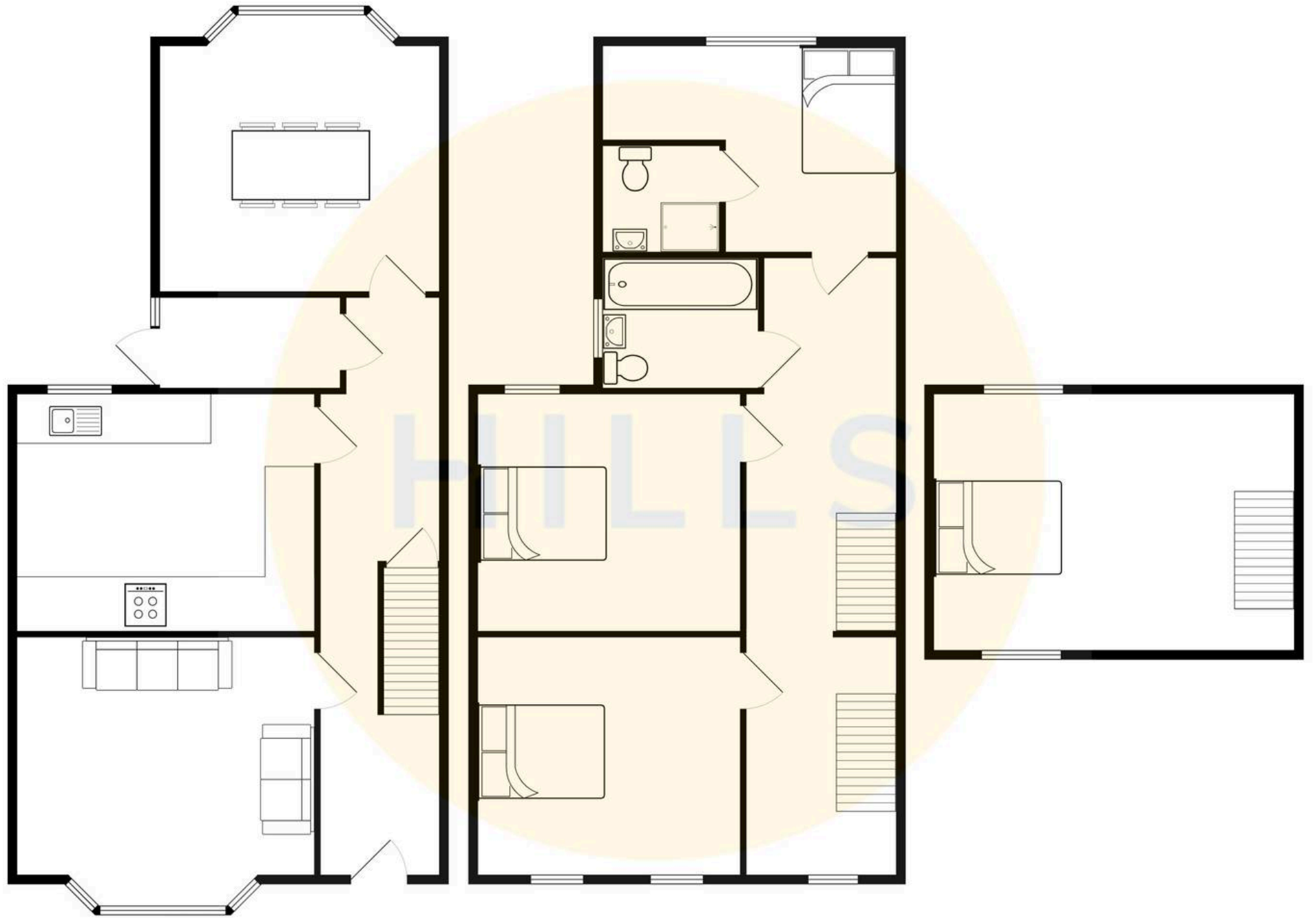
15' 5" x 12' 2" (4.70m x 3.70m)





HILLS







HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.