

Anson Street, Eccles

Manchester



£225,000

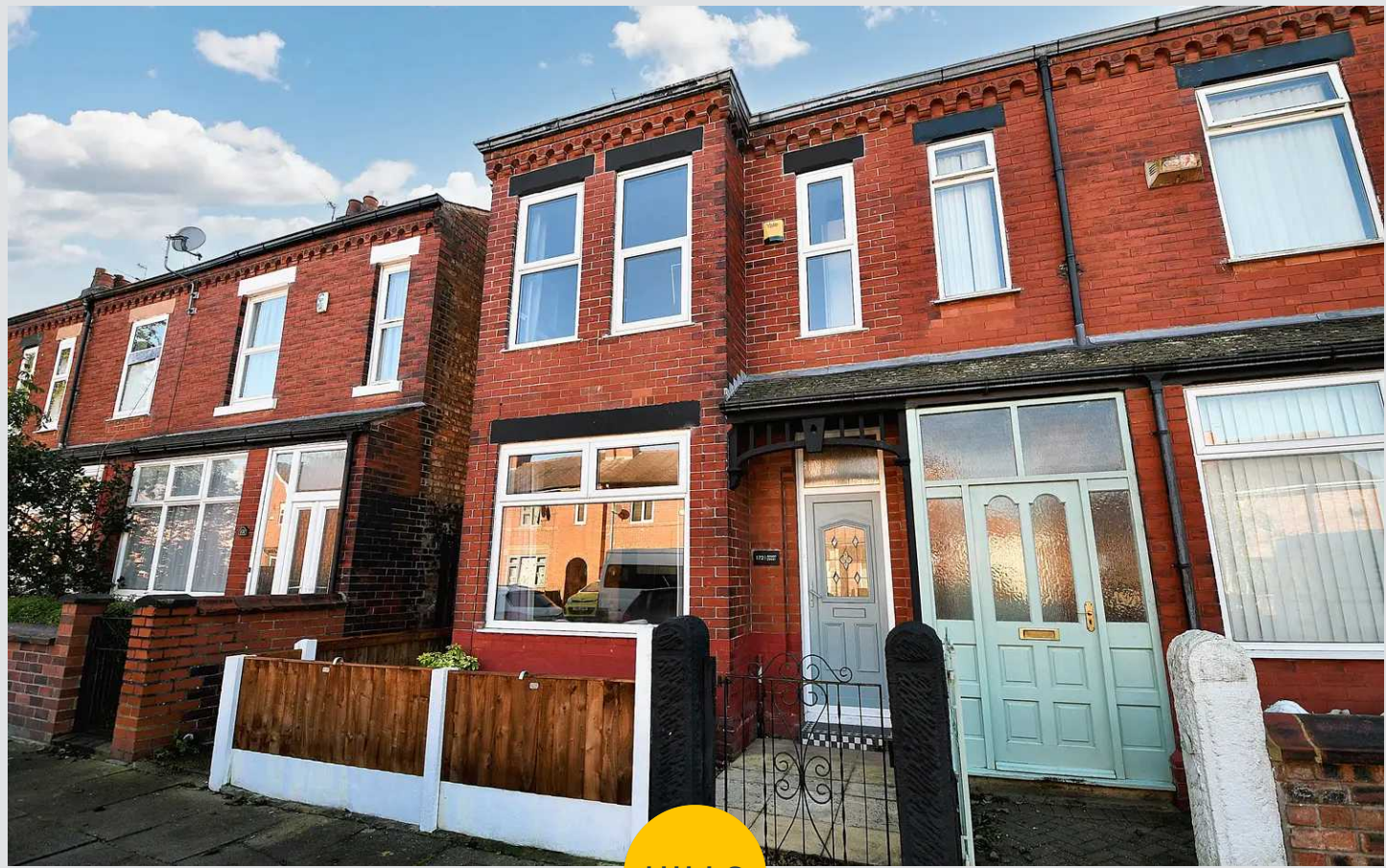
# Anson Street

Eccles, Manchester

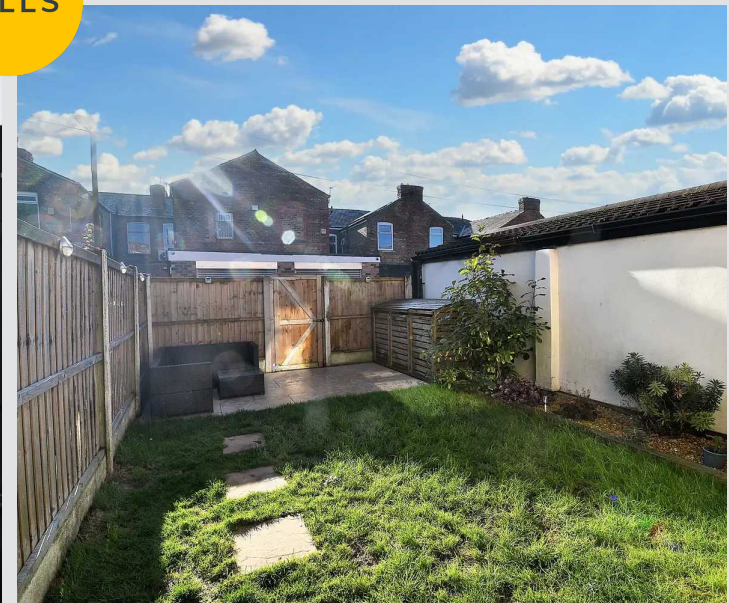
**\*\* WALKING DISTANCE TO MONTON VILLAGE \*\*** Take a look at this **BEAUTIFULLY PRESENTED TWO BEDROOM HOME!** The property has been finished to a **HIGH STANDARD...**

Council Tax band: A

- Walking distance to Monton Village
- Gas central heated and double glazed throughout
- Stunning four-piece bathroom suite complete with a free-standing bath
- Perfect for first time buyers
- Sun-drenched rear garden
- Beautifully presented throughout
- Two double bedrooms and an office



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### Hallway

uPVC entrance door to the front, ceiling light point, wall-mounted radiator and wooden flooring.

### Lounge

Dimensions: 10' 8" x 13' 10" (3.24m x 4.21m). Double glazed bay window to the front, ceiling light point, wall-mounted radiator, gas fire and wooden flooring.

### Kitchen

Dimensions: 13' 4" x 8' 8" (4.07m x 2.63m). Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven, space for a washing machine, space for a fridge/freezer and tiled flooring. Two double glazed windows to the side, ceiling light point, double glazed window to the rear and wall-mounted radiator.

### Dining Room

Dimensions: 12' 11" x 11' 4" (3.94m x 3.45m). Double glazed window to the rear, ceiling light point, wall-mounted radiator, under stairs storage space and wooden flooring.

### First Floor Landing

Ceiling light point, loft hatch and wooden flooring.

### Bedroom One

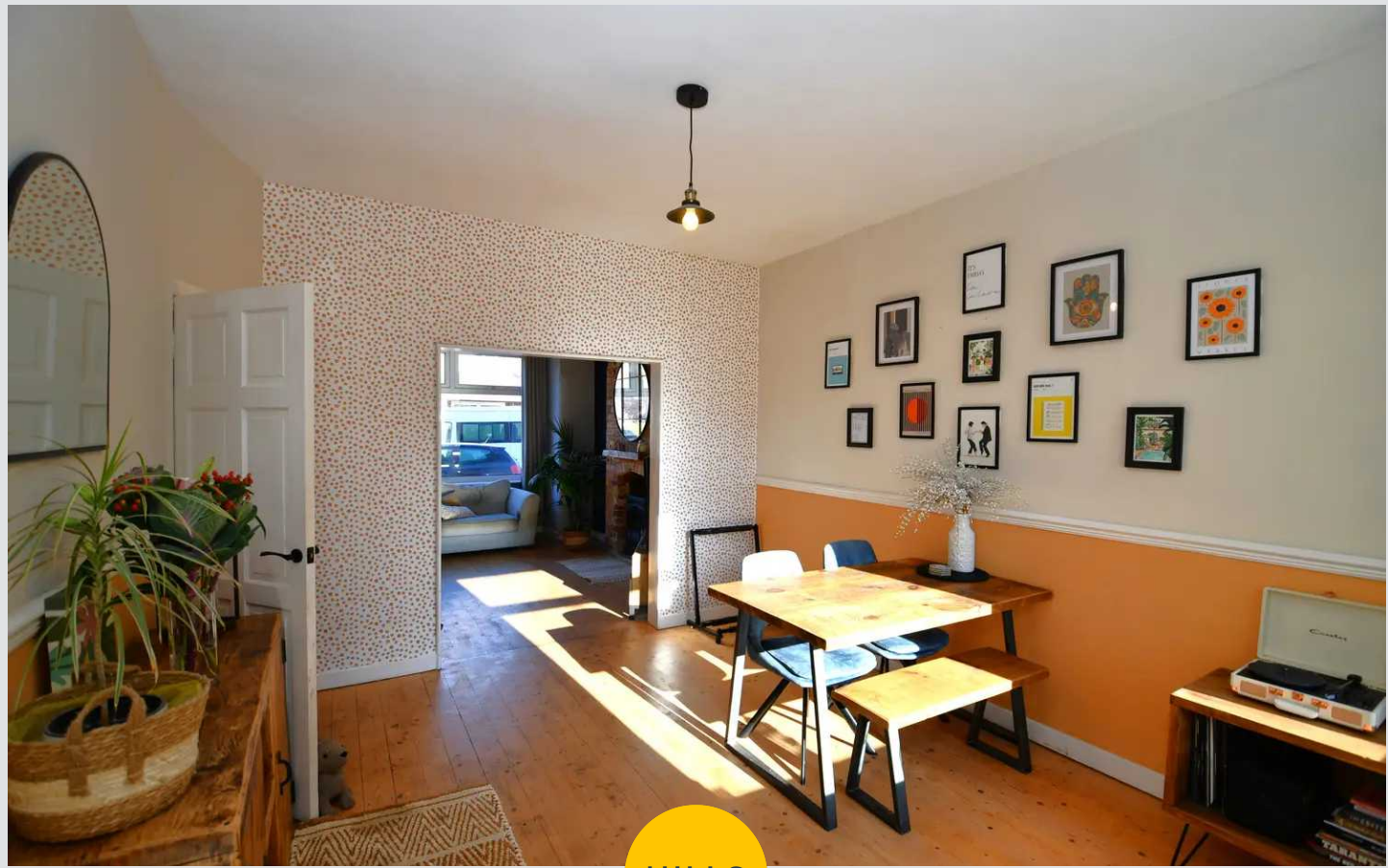
Dimensions: 13' 9" x 14' 8" (4.18m x 4.46m). Three double glazed windows to the front, ceiling light point, wall-mounted radiator and wooden flooring.

### Bedroom Two

Dimensions: 9' 4" x 12' 11" (2.84m x 3.94m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

### Office

Dimensions: 5' 7" x 4' 11" (1.70m x 1.50m). Double glazed window to the side, ceiling light point, wall-mounted radiator and wooden flooring.

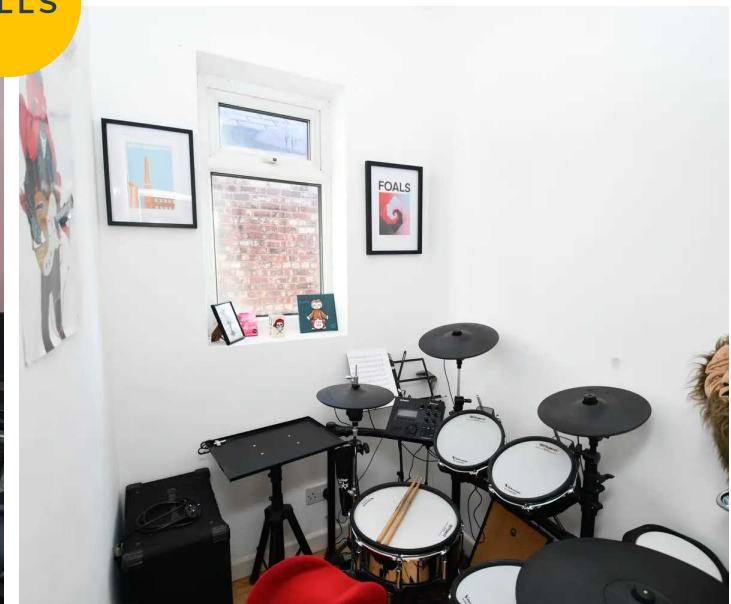
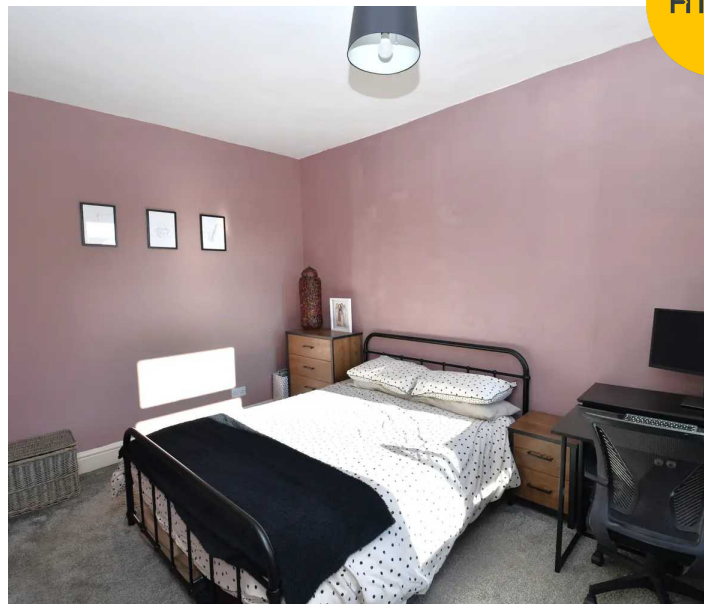
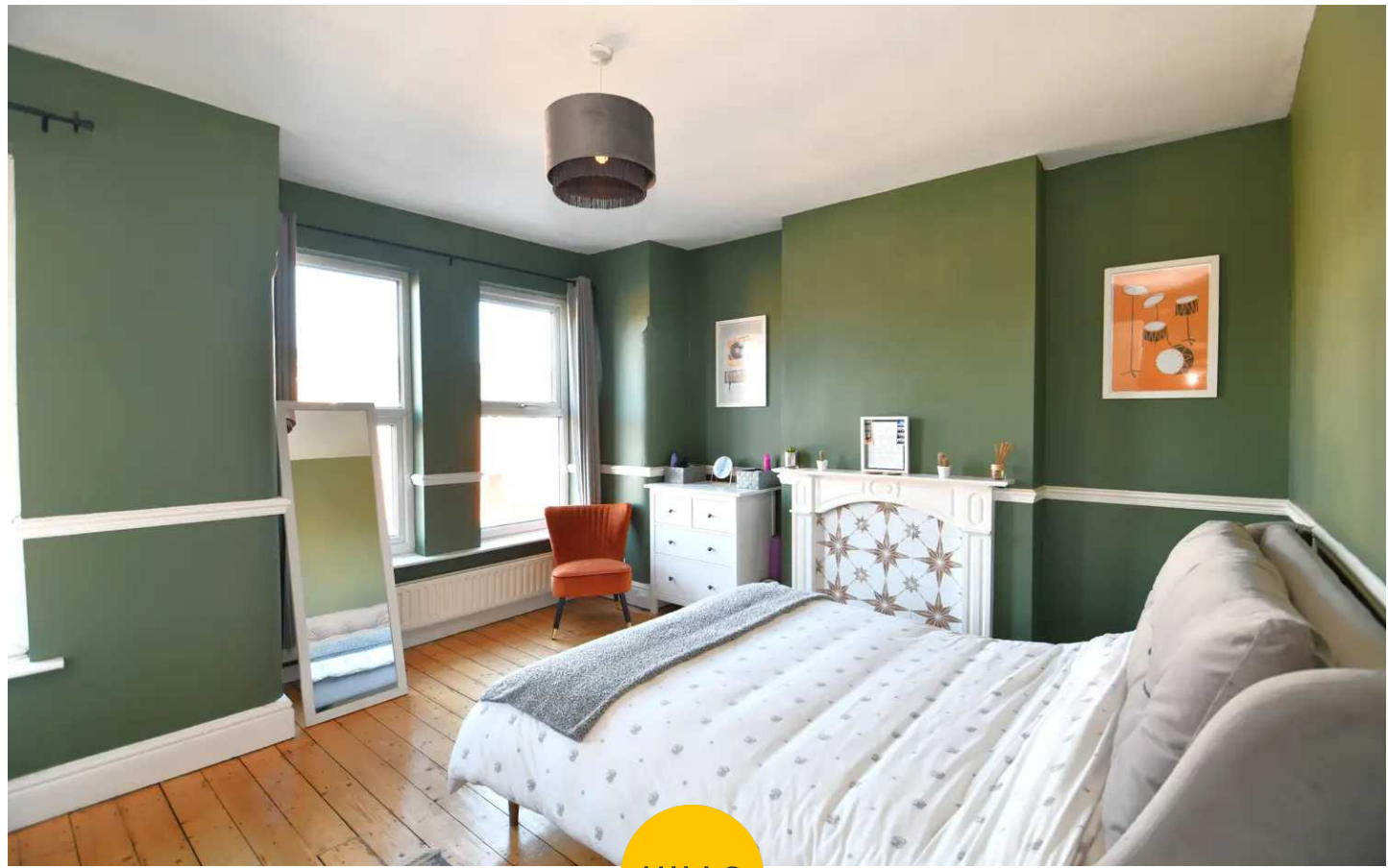


### Family Bathroom

Dimensions: 7' 11" x 8' 6" (2.41m x 2.59m). Fitted four piece bathroom suite comprising of low level WC, pedestal hand wash basin, bath and a shower cubicle. Double glazed window to the rear, ceiling light point, wall-mounted towel radiator, tiled splashbacks and tiled flooring.

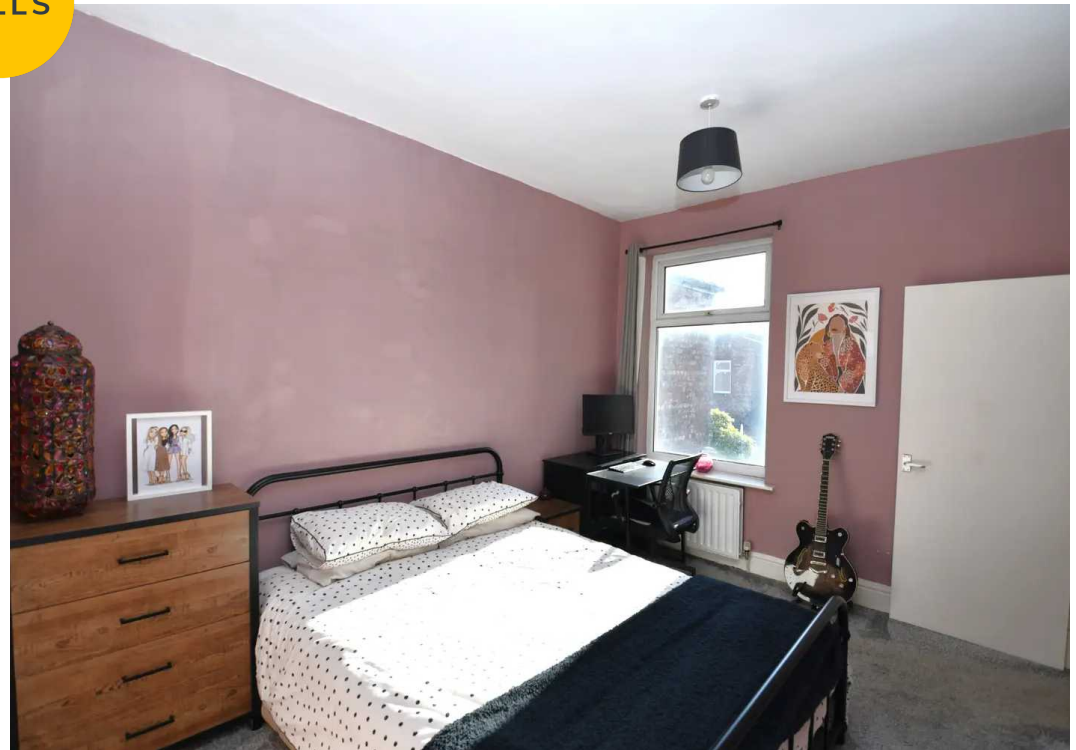
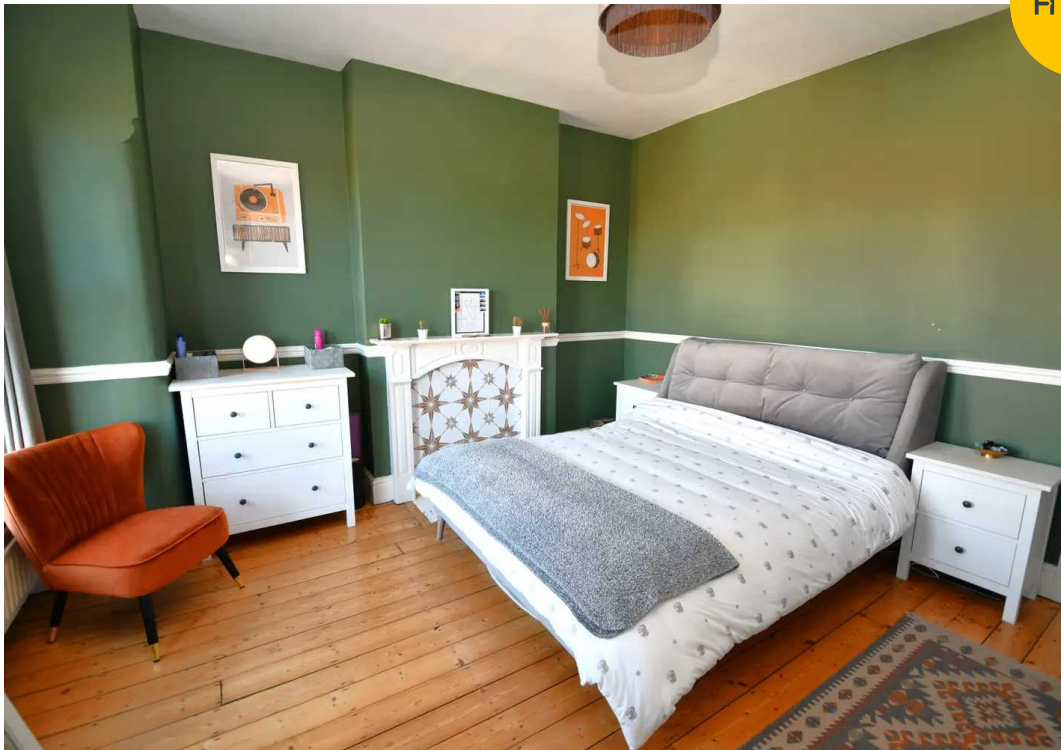
### Externally

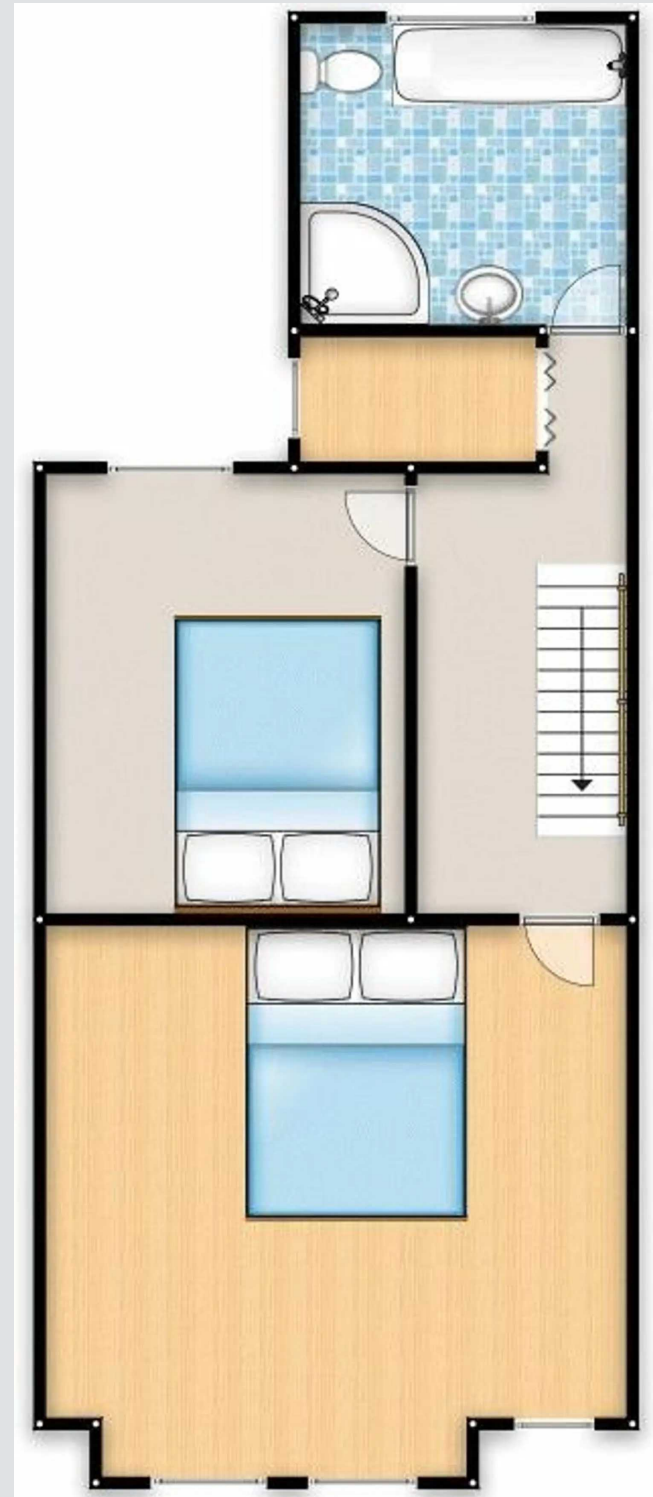
To the front is a small flagged garden set behind a low lying brick built wall and gate. To the rear there is a good size laid to lawn garden which benefits from the sun for most of the day.





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