

Aqueduct Way, Eccles

Manchester



Offers Over **£325,000**

Aqueduct Way

Eccles, Manchester

Beautifully presented three bed semi-detached property in highly sought-after Countryside development. Elegant & contemporary design with spacious living areas, stylish finishes & fitted wardrobes. Well maintained landscaped rear garden with decked seating area. Excellent location with easy access to amenities & transport links. Perfect for first-time buyers or families. Council Tax band: C

Tenure: Freehold

- Beautifully Presented Throughout
- Located on the Desirable Countryside Development
- Spacious Family Lounge
- Light & Airy Kitchen & Dining Area with Integral Appliances and Utility Cupboard
- Three Generous Bedrooms
- Four Piece Family Bathroom & Downstairs W.C.
- Off Road Parking for Multiple Cars
- Landscaped Rear Garden with Decked Seating Area
- Easily Accessible to Many Local Amenities including The Trafford Centre
- Surrounded by Excellent Transport Links



Entrance Hallway

Complete with a ceiling light point and laminate flooring.

Lounge

14' 7" x 9' 9" (4.45m x 2.97m)

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

Kitchen / Diner

17' 4" x 16' 2" (5.28m x 4.93m)

Featuring complementary wall and base units with integral composite sink, double oven, five ring gas hob and fridge freezer. Stainless steel extractor. Space for a dishwasher. Complete with ceiling spotlights, three Velux windows, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

Downstairs W.C.

6' 1" x 3' 1" (1.85m x 0.94m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled splashback and laminate flooring.

Landing

Complete with a ceiling light point, storage cupboard and carpet flooring. Loft access.

Bedroom One

11' 1" x 8' 7" (3.38m x 2.62m)

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

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

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



Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

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

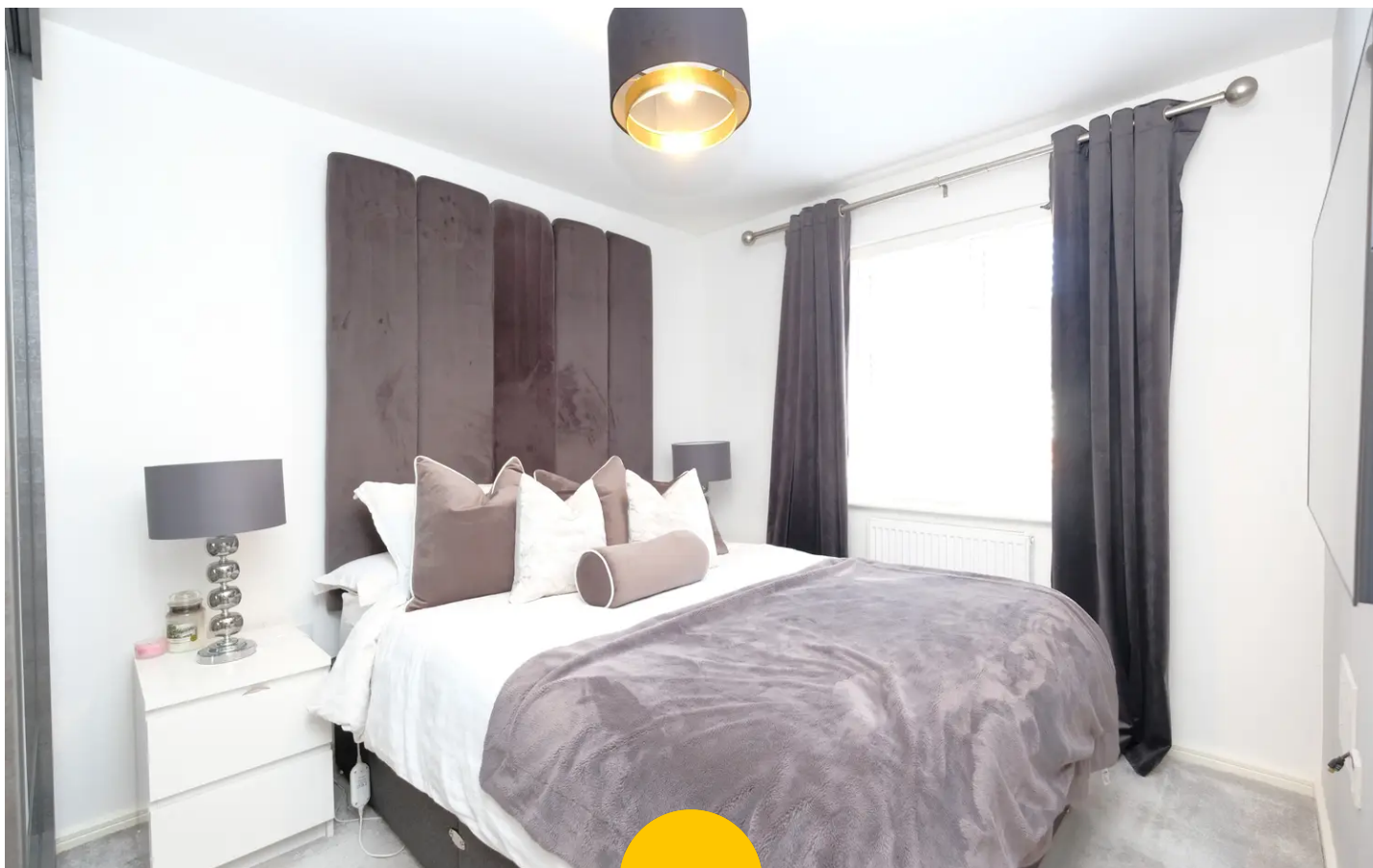
Bathroom

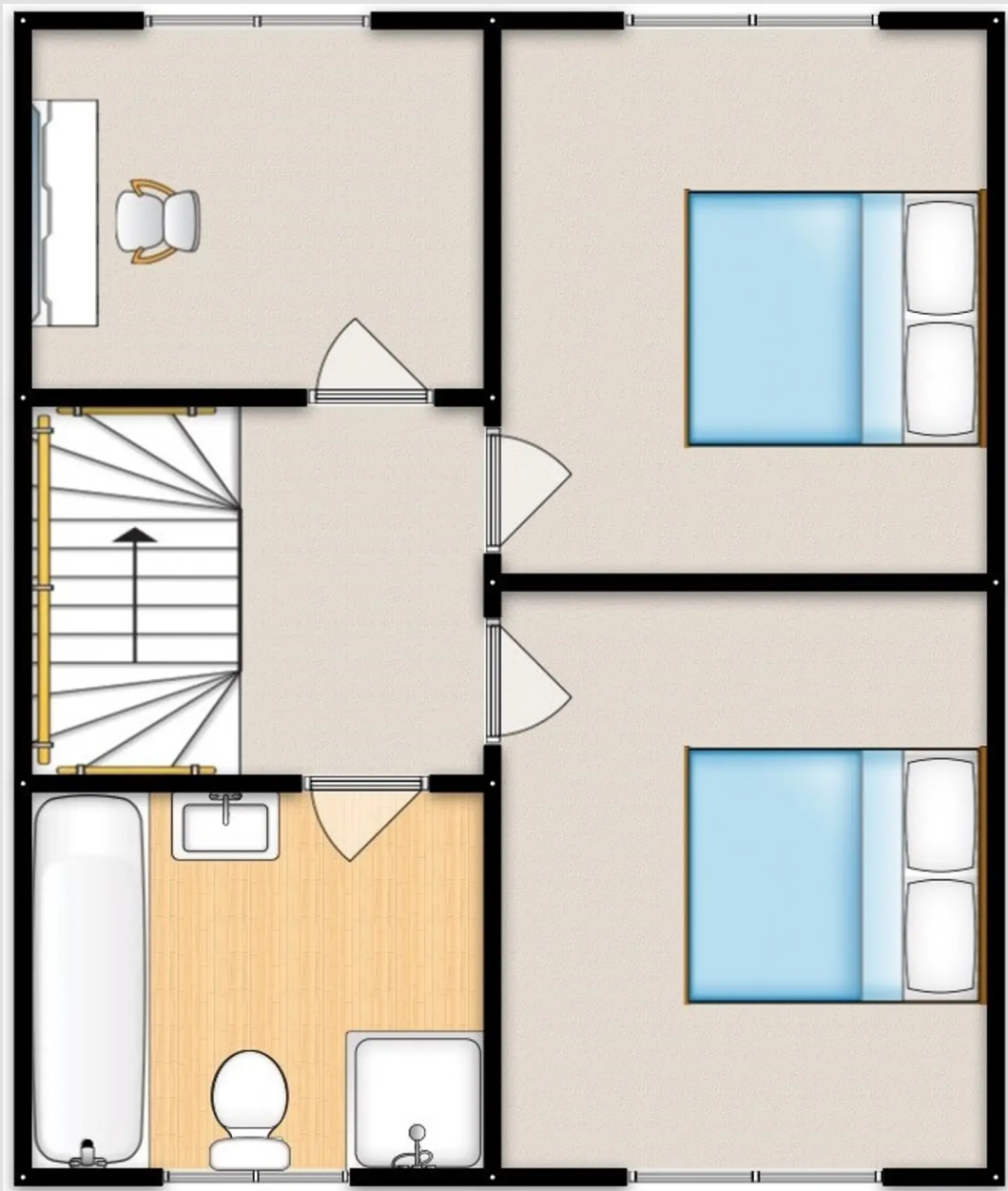
8' 4" x 6' 1" (2.54m x 1.85m)

A modern bathroom featuring a four-piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with part tiled walls and laminate flooring. Ventilator.

External

Driveway providing off road parking for two cars. To the rear of the property is a paved patio with lawn, wooden shed and raised deck area. Gated access.







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.