

**Belper Road, Eccles**

Manchester



Offers in Region of **£285,000**

# Belper Road

Eccles, Manchester

Stunning three bed semi-detached house in sought-after Peel Green area. Extended family home with modern open plan kitchen/living/dining space, luxury wet room, and well-maintained gardens. Convenient location with easy access to amenities and transport links. Perfect blend of charm and practicality.

Council Tax band: A

Tenure: Freehold

- Extended Family Home Situated in the Popular Peel Green Area
- Spacious, Yet Cosy lounge
- Impressive 28ft Open Plan, Kitchen/Living & Dining Space
- Three Generous Double Bedrooms
- Stunning Wet Room to First Floor & Three Piece Bathroom Suite to Ground Floor
- Occupying a Large Corner Plot with well Maintained Front, Side Lawned Gardens & Stoned Rear Garden
- Gated Off Road Parking & Detached Garage
- Excellently Located with Walking Distance to Amenities & Public Transport Links and Well Served by Local Motorway Links



HILLS



### Entrance Hallway

A welcoming entrance hallway entered via uPVC front door. Complete with ceiling spotlights, understairs storage and wall mounted radiator. Fitted with tiled flooring.

### Lounge

13' 3" x 11' 1" (4.04m x 3.38m)

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

### Reception Room Two

18' 8" x 14' 5" (5.69m x 4.39m)

Complete with ceiling spotlights, four double glazed windows and wall mounted radiator. Fitted with a uPVC door, French doors and tiled flooring.

### Kitchen

20' 2" x 9' 9" (6.15m x 2.97m)

Featuring modern wall and base units with composite sink, gas hob, electric oven and grill. Integral washer and wine rack. Complete with ceiling spotlights, part tiled walls and tiled flooring.

### Bathroom

9' 7" x 6' 7" (2.92m x 2.01m)

Featuring a modern three-piece suite including bath, hand wash basin, vanity unit and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and flooring.

### Landing

Complete with a double glazed window and carpet flooring. Loft access.

### Bedroom One

12' 4" x 11' 9" (3.76m x 3.58m)

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



HILLS



**Bedroom Two**

11' 9" x 9' 2" (3.58m x 2.79m)

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

**Bedroom Three**

9' 2" x 7' 7" (2.79m x 2.31m)

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

**Shower Room**

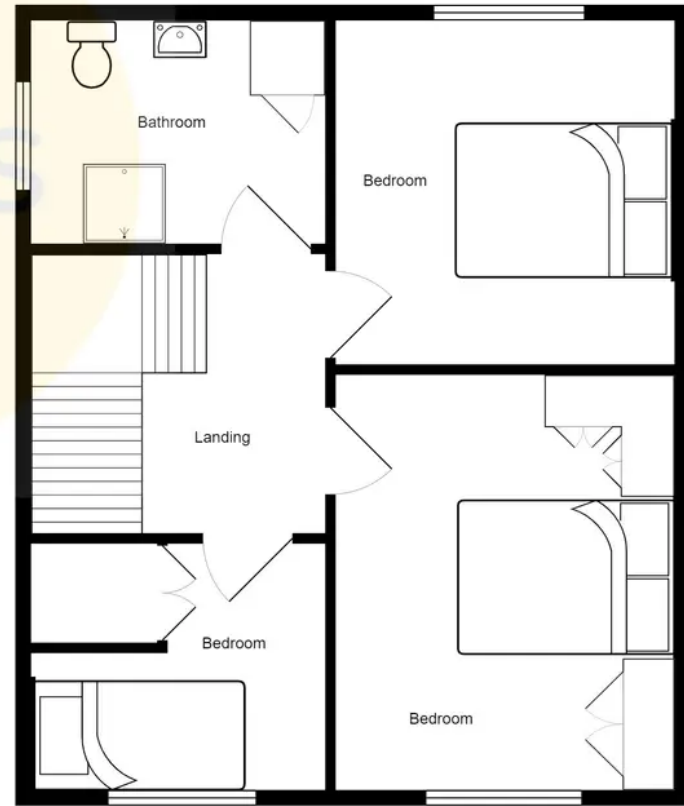
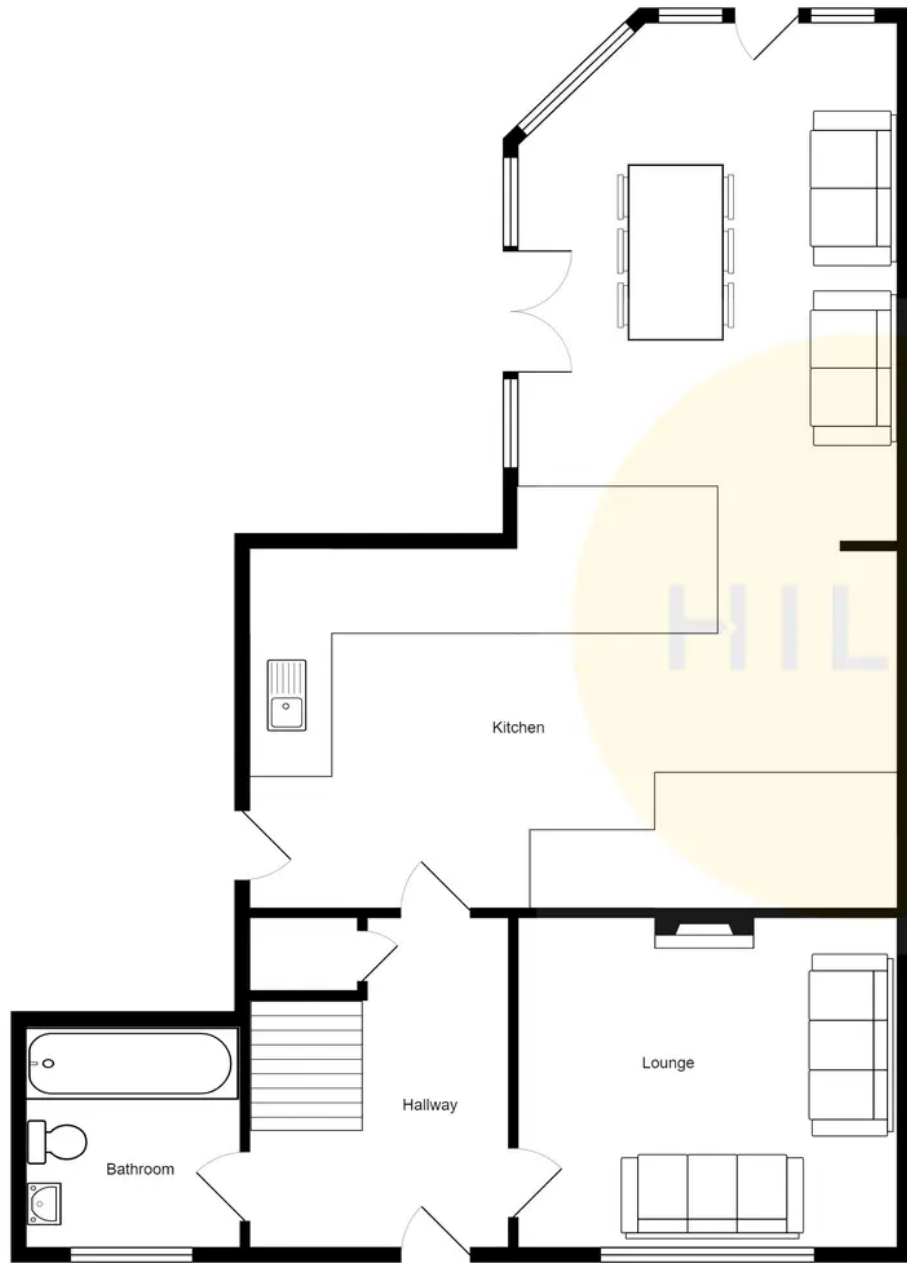
8' 1" x 6' 5" (2.46m x 1.96m)

Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring. Boiler under 10 years old.

**External**

To the front of the property is gated off road parking and detached garage with lawn. To the rear of the property is a low maintenance stoned garden.







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