



8 Burlington Road, Eccles

Manchester



£450,000

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Eccles, Manchester

Charming three bed semi-detached family home in Monton Village. Bay fronted lounge, versatile second reception room, open-plan kitchen/dining, integral garage, and sun-drenched garden. Close to amenities and schools. Ideal family living in prime location. Schedule a viewing today!

Council Tax band: C

Tenure: Freehold

- The Perfect Family Home Tucked Away on a Small Cul De Sac in the Desirable Monton Village
- Bay Fronted Lounge, Second Reception Room & Open Plan Kitchen and Dining Space
- Three Generous Bedrooms
- Family Bathroom Suite
- Imprinted Driveway For Multiple Cars & Integral garage
- Private, Sun Drenched Rear Garden that offers Further Development Potential
- Within Catchment for the Highly Sought After Monton Green Primary School
- Surrounded by a Plethora of Amenities, Green Spaces & Excellent Transport Links



Entrance Hallway

A welcoming entrance hallway entered via a uPVC front door. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with understairs storage and laminate flooring.

Reception Room One

12' 2" x 12' 7" (3.71m x 3.84m)

Featuring a gas fire. Complete with a ceiling light point, French doors and wall mounted radiator. Fitted with laminate flooring.

Reception Room Two

13' 8" x 12' 3" (4.17m x 3.73m)

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

Kitchen / Diner

16' 0" x 14' 9" (4.88m x 4.50m)

A modern kitchen diner featuring complementary wall and base units with granite work top and hot tap. Five ring gas hob with integral oven, grill and microwave. Space for a washer and fridge freezer. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with laminate flooring. Garage access.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Loft access.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

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

Bedroom Two

12' 1" x 11' 2" (3.68m x 3.40m)

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



Bedroom Three

8' 6" x 6' 3" (2.59m x 1.91m)

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

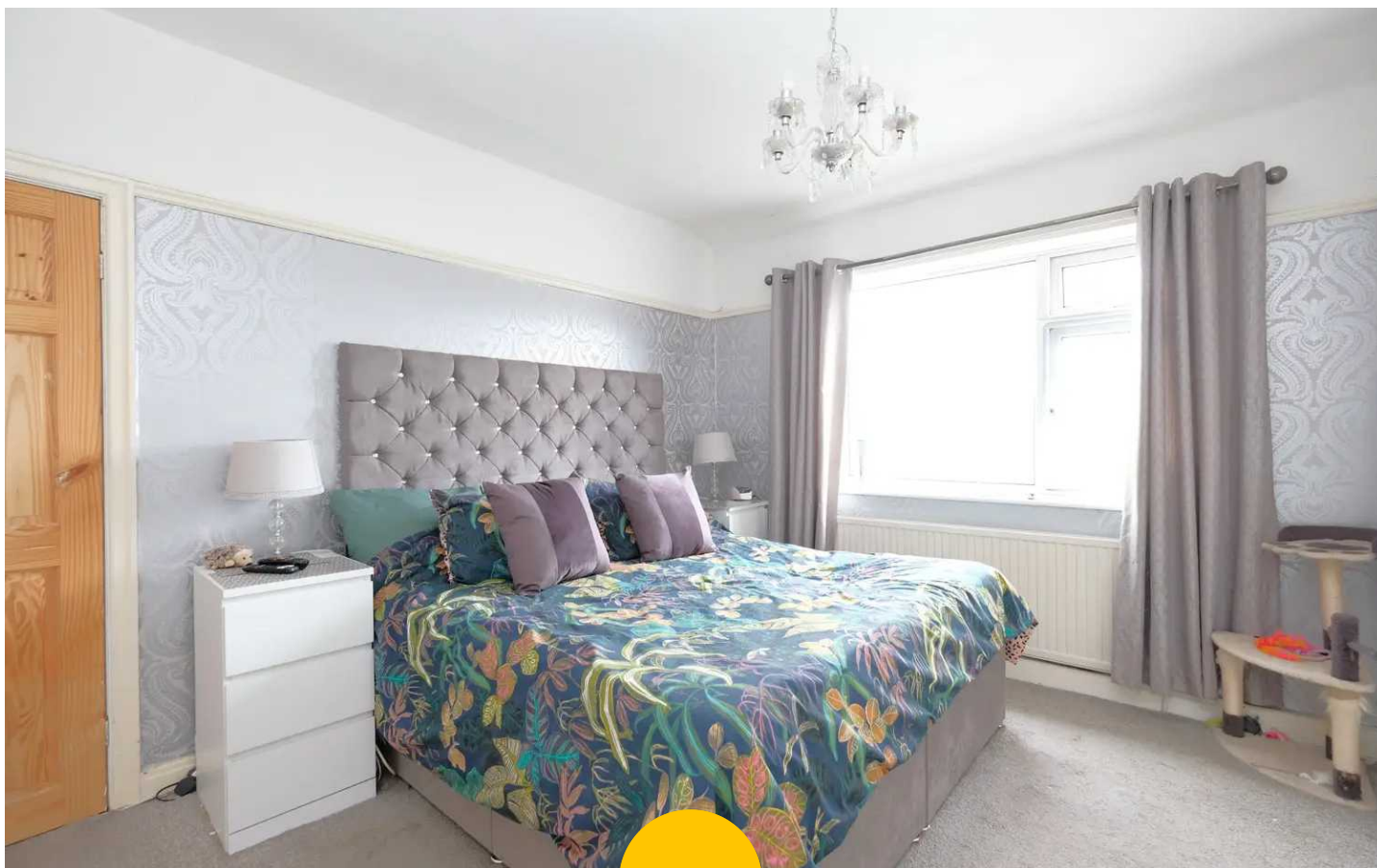
Bathroom

7' 1" x 6' 8" (2.16m x 2.03m)

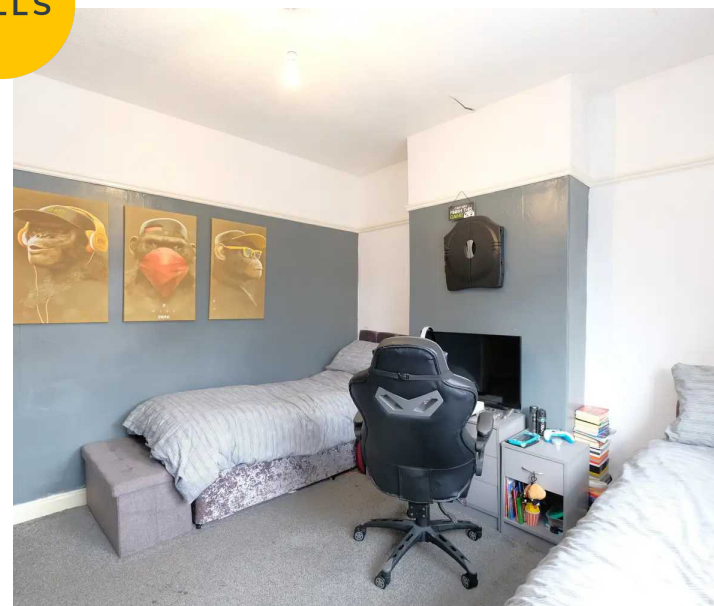
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and built in storage. Fitted with tiled splashback and laminate tiled flooring.

External

To the front of the property is an imprinted driveway for multiple cars. To the rear of the property is an India stone patio with lawn.

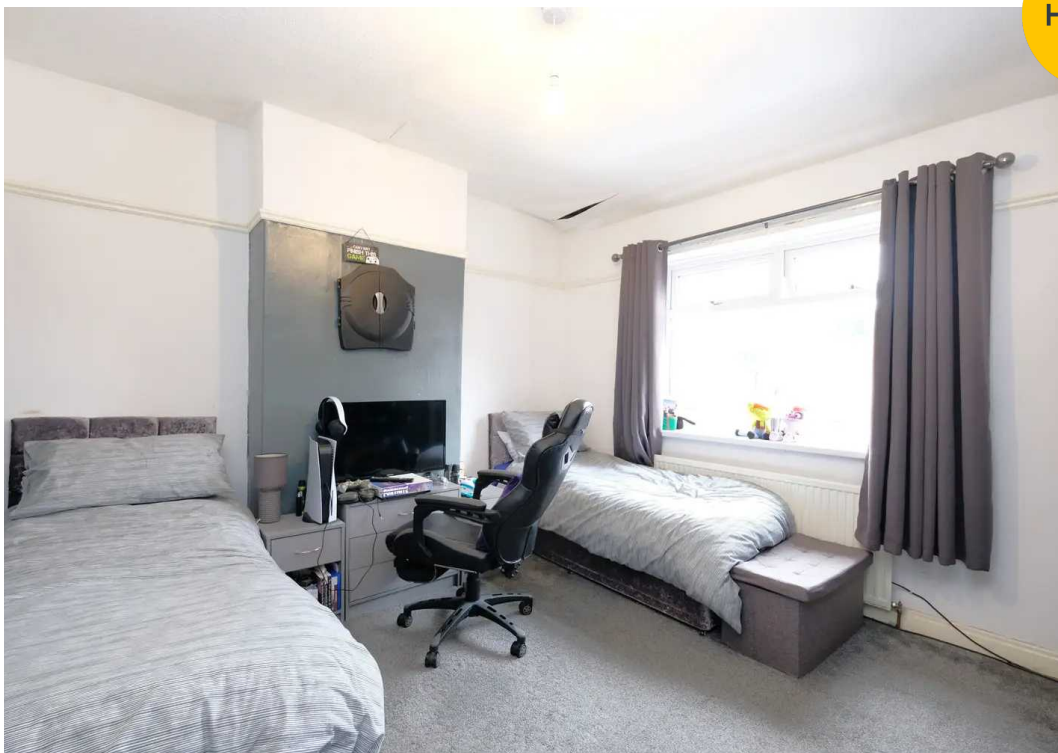


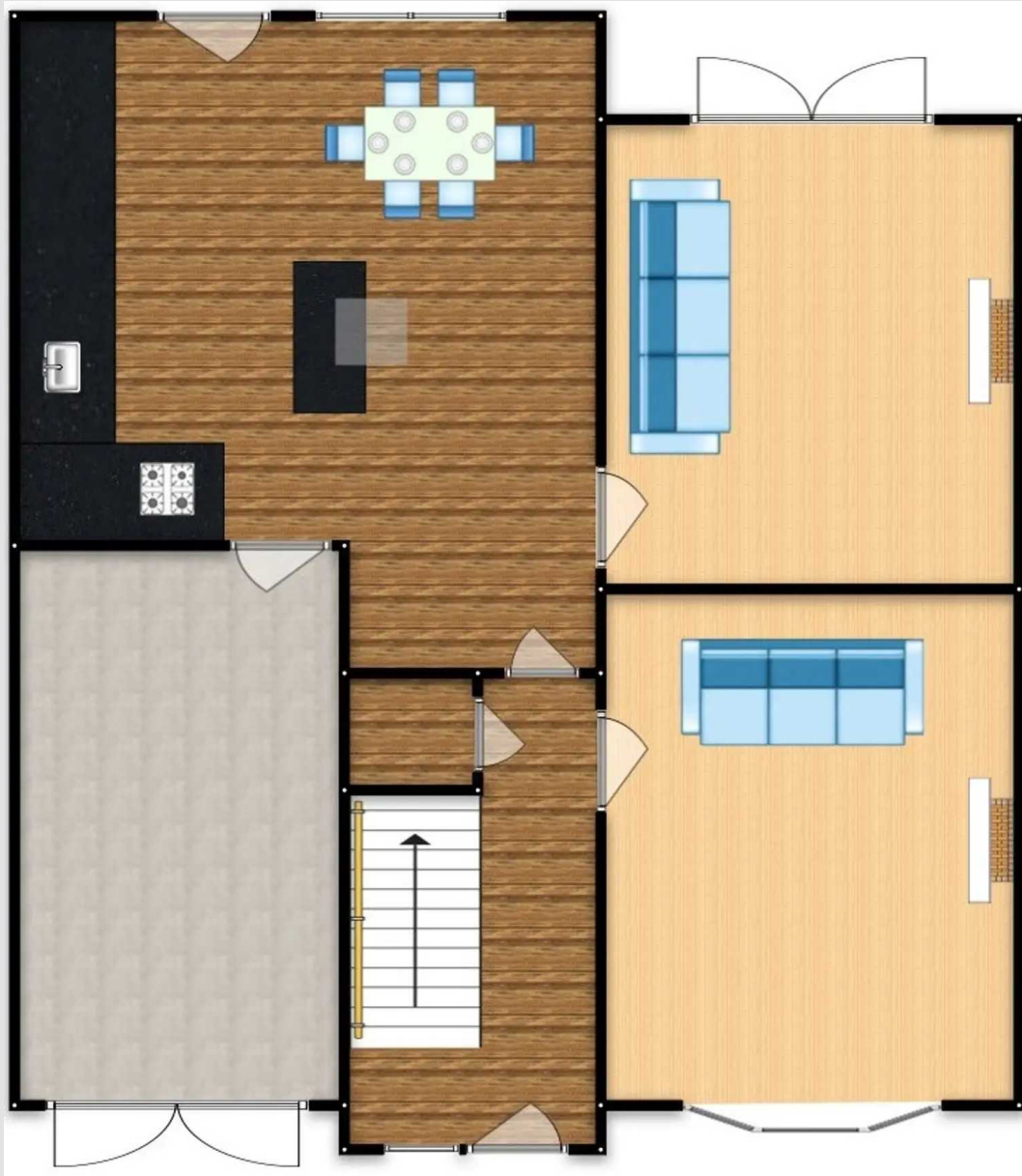
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