



Chichester Lane, Eccles

Manchester



Offers Over £280,000



# Chichester Lane

Eccles, Manchester

\* PERFECT FIRST BUY OR FAMILY HOME \* LOCATED ON THE DESIRABLE BRIDGEWATER DEVELOPMENT \* WELL PRESENTED THROUGHOUT \* the ground floor of this property...

Council Tax band: C

Tenure: Leasehold

- CLOSE TO EXCELLENT LOCAL SCHOOLING
- SURROUNDED BY MANY LOCAL AMENITIES & TRANSPORT LINKS
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS W.C.
- OFF ROAD PARKING FOR MULTIPLE CARS
- FANTASTIC FIRST BUY OR FAMILY HOME
- THREE GENEROUS BEDROOMS
- ENCLOSED LOW MAINTENANCE REAR GARDEN WITH ARTIFICIAL LAWN & DECKING
- BAY FRONTED LOUNGE
- MODERN FITTED KITCHEN & DINING AREA
- LOCATED ON THE DESIRABLE BRIDGEWATER DEVELOPMENT
- WALKING DISTANCE TO MONTON



### Entrance Hall

Ceiling light point, laminate wood effect flooring and access to the W.C and lounge.

### Lounge

Dimensions: 16' 2" x 15' 8" (4.92m x 4.77m). Double glazed box bay to the front, inset lighting and a wall mounted radiator. Under stair cupboard, stairs to the 1st floor landing and access into the kitchen.

### Kitchen/Diner

Dimensions: 15' 7" x 10' 7" (4.75m x 3.22m). Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in oven, hob and extractor. Built in dishwasher, fridge and freezer, with space and plumbing for a washing machine. Inset lighting, double glazed window, wall mounted radiator and ample space for a dining table. French doors open onto the sun-drenched and well maintained garden to the rear.

### Downstairs W/C

Low level W.C, hand wash sink, double glazed window to the front and a wall mounted radiator.

### Landing

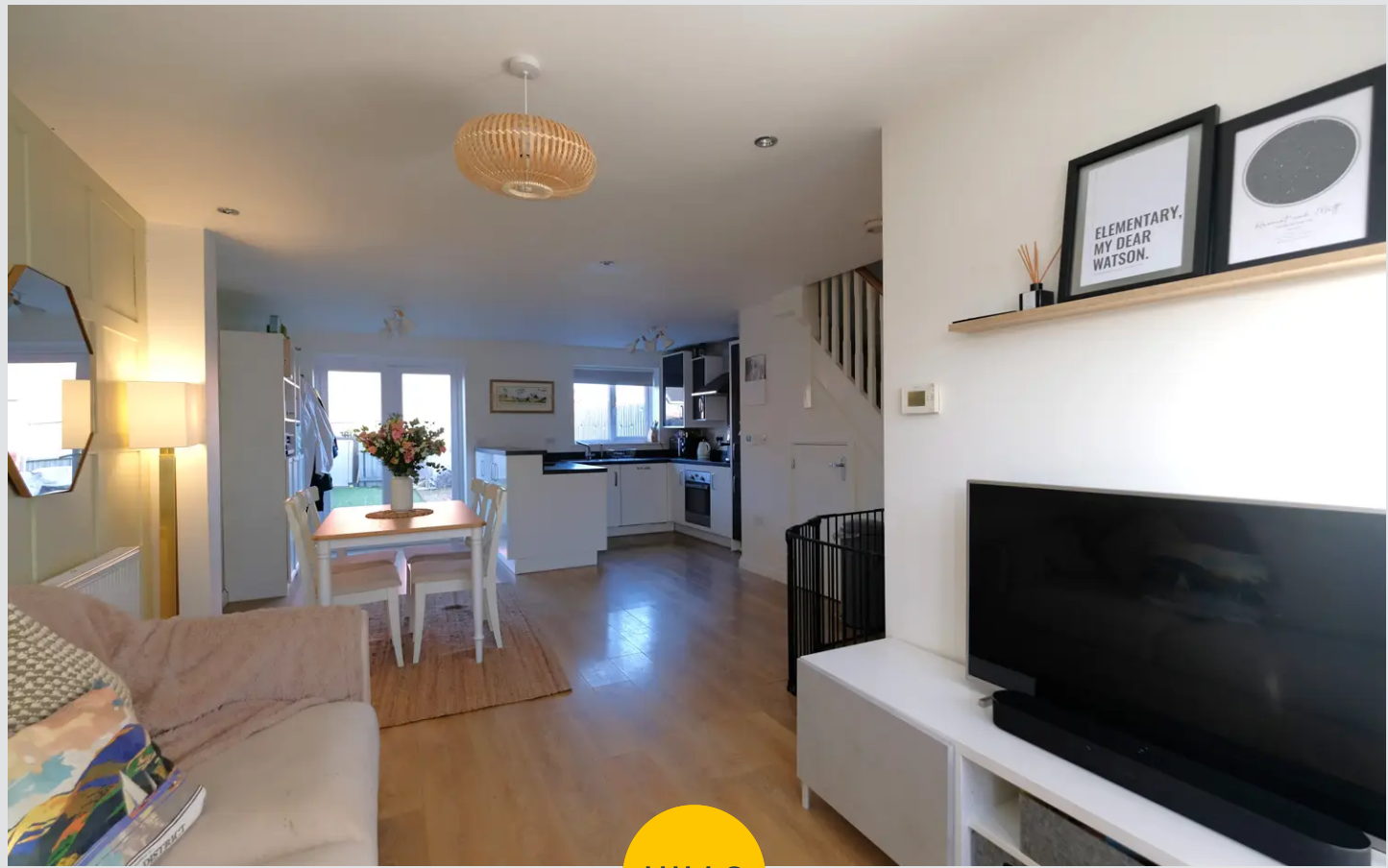
Ceiling light point, loft access and access to all rooms. Storage cupboard.

### Bedroom One

Dimensions: 12' 1" x 9' 1" (3.68m x 2.77m). Double glazed window to the front, ceiling light point and a wall mounted radiator. Fitted wardrobes. Access to a storage cupboard.

### Ensuite

Dimensions: 5' 9" x 5' 3" (1.75m x 1.60m). Fitted with a modern three piece suite including shower cubicle, low level W.C and a pedestal hand wash basin. Double glazed window to the front, ceiling light point and a heated chrome towel rail. Part tiled walls.





**Bedroom Two**

Dimensions: 8' 10" x 8' 9" (2.69m x 2.66m). Ceiling light point, double glazed window to the rear and a wall mounted radiator.

**Bedroom Three**

Dimensions: 8' 9" x 6' 6" (2.66m x 1.98m). Ceiling light point, double glazed window to the rear and a wall mounted radiator.

**Bathroom**

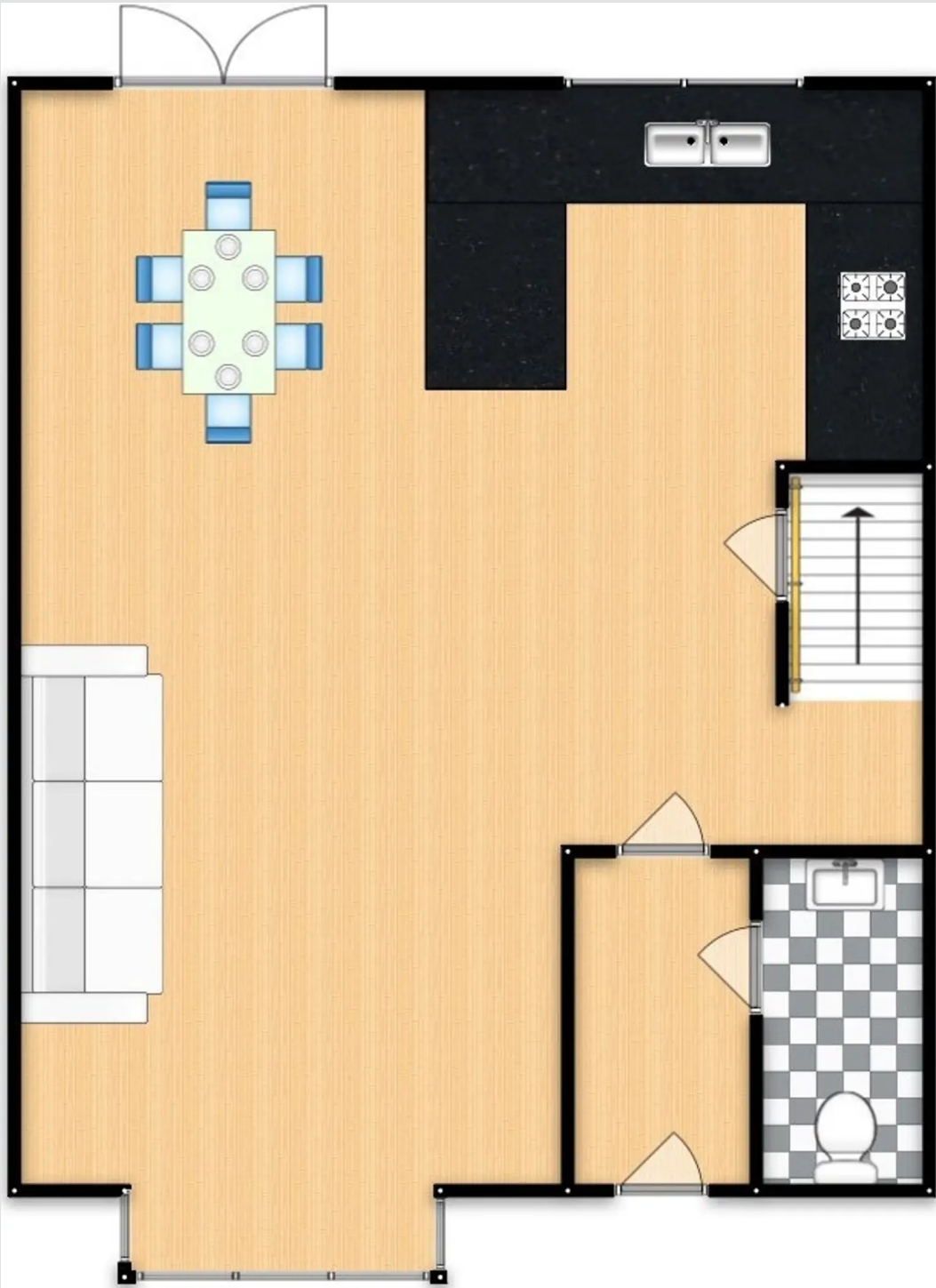
Dimensions: 6' 2" x 6' 2" (1.88m x 1.88m). Fitted with a modern three piece white suite including a bath with shower over, low level W.C and a pedestal hand wash basin. Double glazed window to the side elevation, ceiling light point and part tiled walls.

**Externally**

To the front of the property is a driveway providing parking for multiple cars. Whilst to the rear, accessed via a private side gate is a well-kept garden laid to lawn with a separate flagged patio area that benefits from the sun into the afternoons.











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