



Cranbrook Road, Eccles

Manchester



£220,000

Cranbrook Road

Eccles, Manchester

****Spacious Three Bedroom Family Home, Located Within Walking Distance of Both Worsley and Monton Villages****

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom Family Home
- Within Walking Distance of Both Worsley and Monton Villages, which are Host to a Fine Array of Bars, Shops and Restaurants
- Family Lounge and a Fitted Kitchen Diner
- Three Double Bedrooms
- Beautifully Presented, Low-Maintenance Garden to the Front, and a Generously Sized Garden to the Rear Featuring a Gondola, Laid-to-Lawn Grass, and the Potential for a Pond
- Modern Three-Piece Shower Room and a Downstairs W/C
- Close to Excellent Transport Links Throughout Manchester
- Ideal First Time Home or Investment
- Viewing is Highly Recommended!



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and tiled cushioned flooring.

Lounge

16' 6" x 10' 5" (5.02m x 3.18m)

A spacious lounge complete with a ceiling light point, two double glazed windows and two wall mounted radiators. Fitted with laminate flooring.

Kitchen

16' 4" x 9' 1" (4.97m x 2.78m)

A bright kitchen featuring fitted units with space for a washer, dryer and freestanding oven. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with cushioned flooring.

W.C

4' 8" x 2' 5" (1.41m x 0.74m)

Complete with a ceiling light point, double glazed window and W.C. Fitted with cushioned flooring.

Landing

Complete with a ceiling light point and double glazed window.

Bedroom One

16' 6" x 9' 2" (5.02m x 2.79m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator.

Bedroom Two

9' 5" x 9' 0" (2.87m x 2.75m)

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

Bedroom Three

10' 8" x 9' 0" (3.24m x 2.75m)

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



HILLS

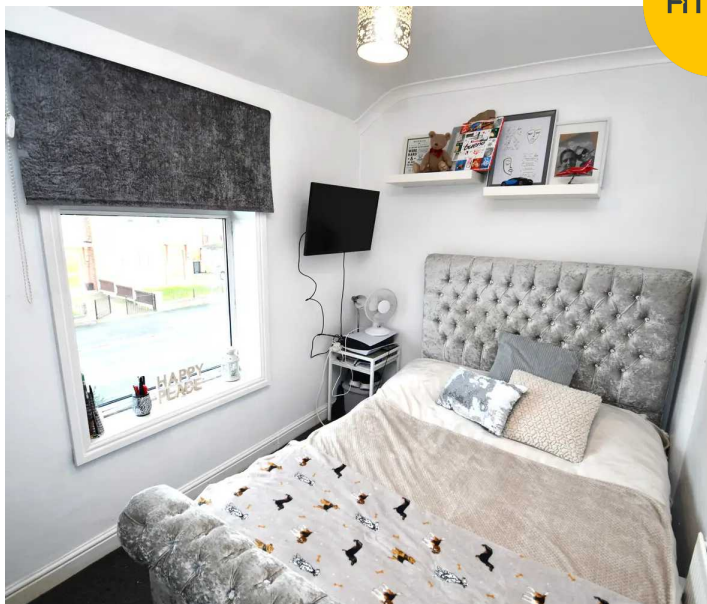
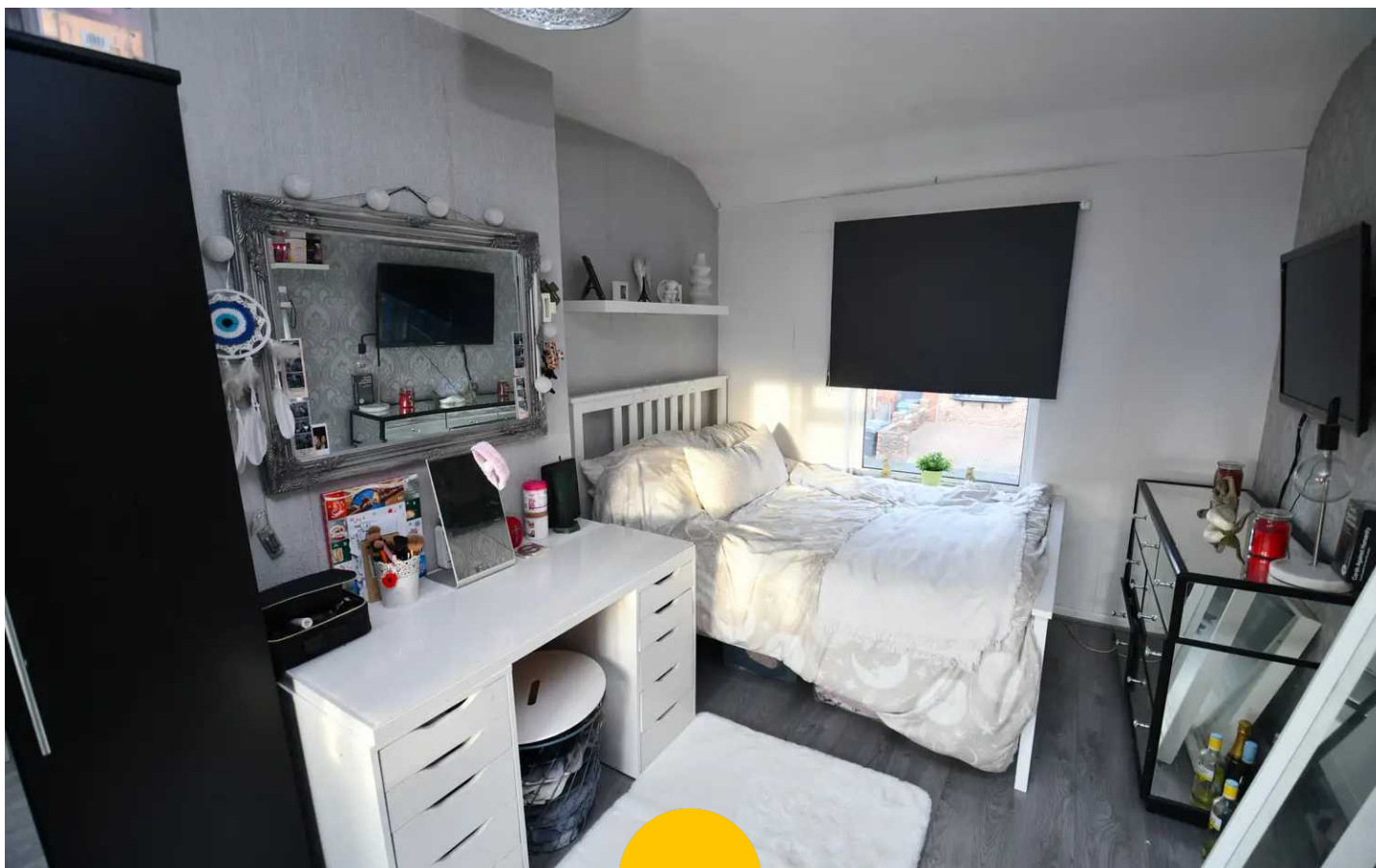


Bathroom

Complete with a shower cubicle, basin and W.C.

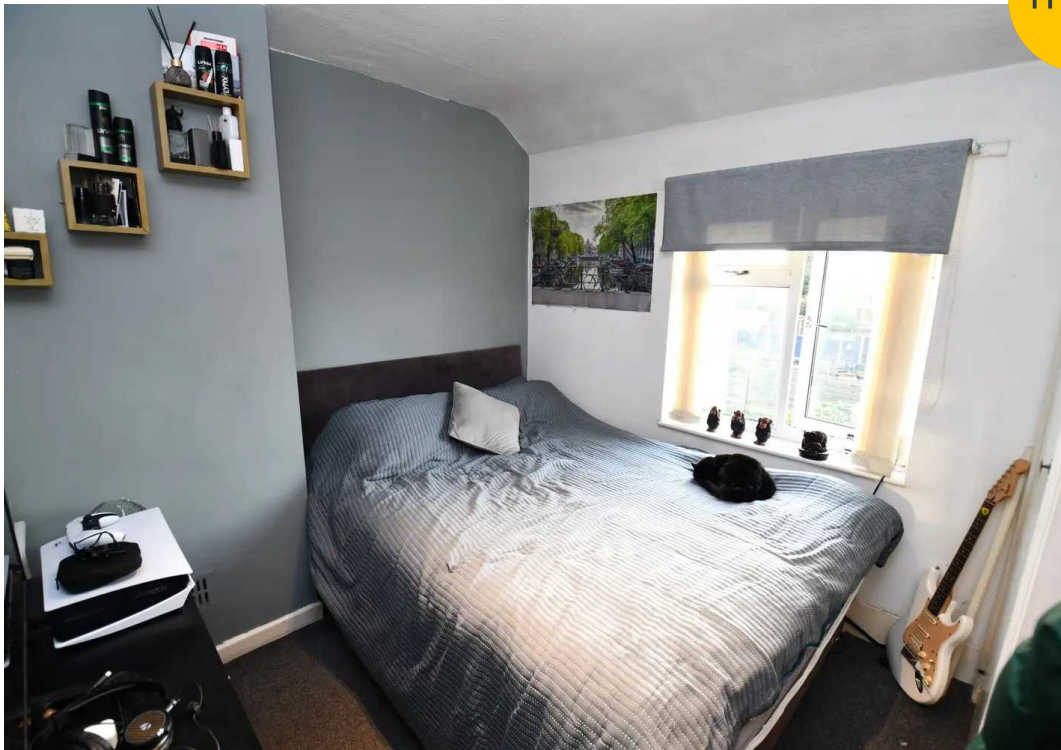
External

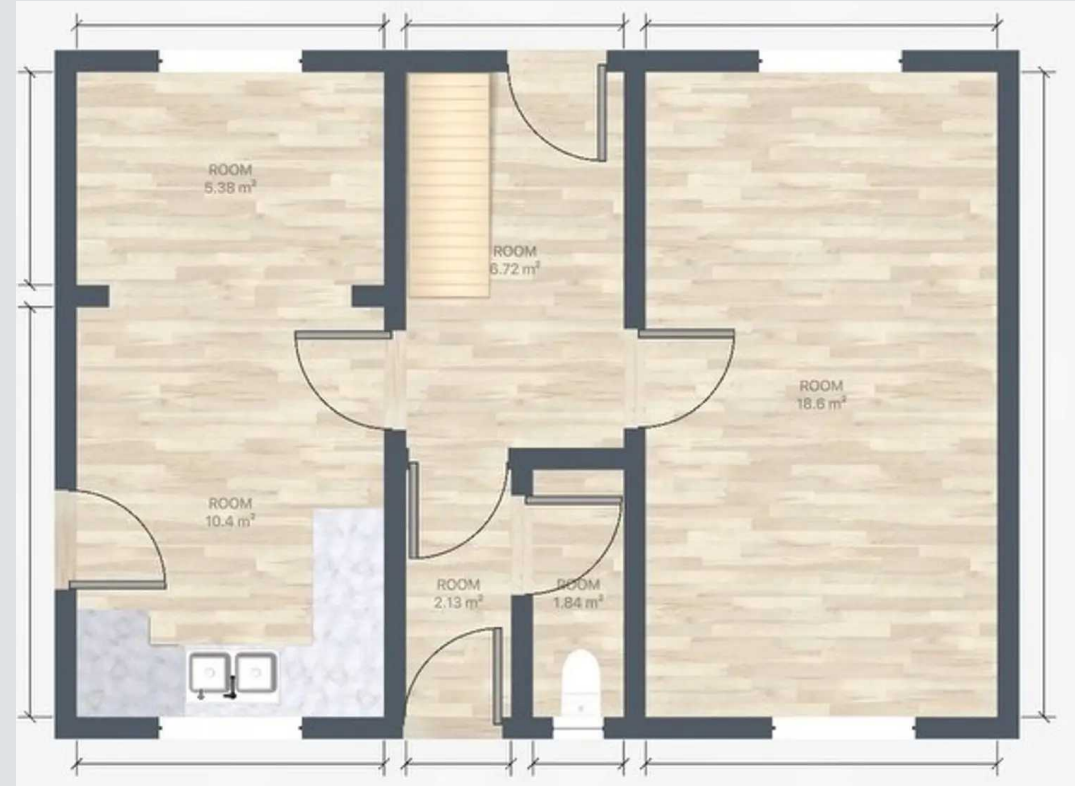
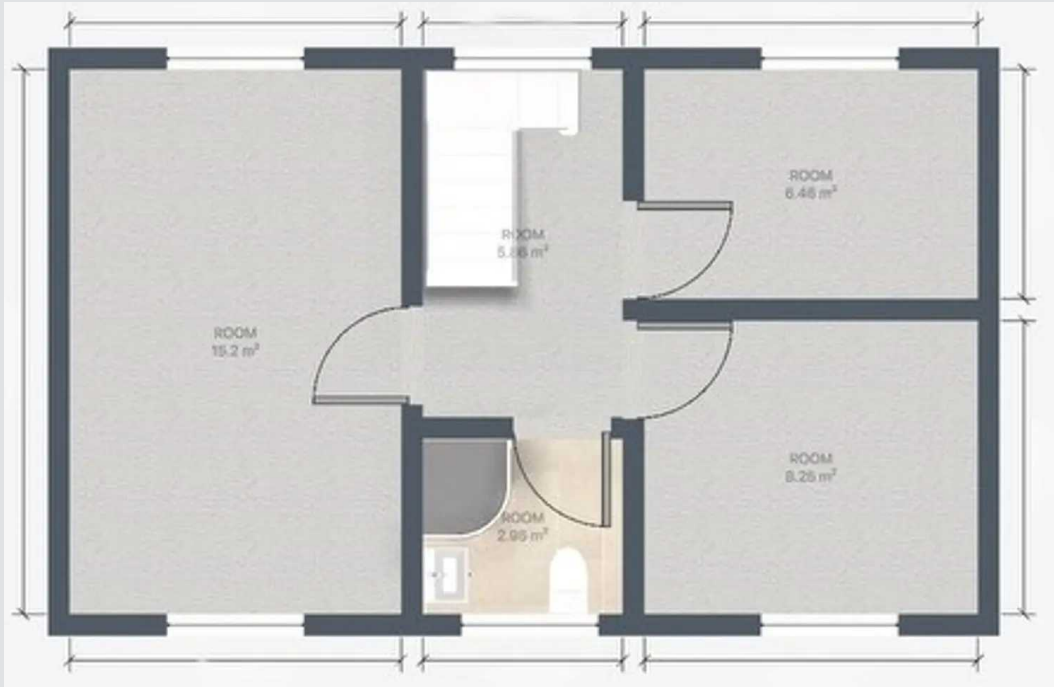
To the front of the property is a beautifully presented garden. To the rear is paving and laid-to-lawn grass.





HILLS







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.