

Cromwell Road, Eccles

Manchester

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Offers in Region of £190,000

# Cromwell Road

Eccles, Manchester

Stunning and beautifully presented two bedroom mid-terraced property, perfect for first-time buyers. Bay fronted lounge, modern kitchen, generous double bedrooms, traditional bathroom, cellar, storage shed, off-road parking, and well-maintained garden. Great location near transport links and amenities.

Council Tax band: A

- Beautifully Presented Property
- Perfect First Time Buy
- Bay Fronted Lounge, Open Plan with Spacious Dining Room
- Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Traditional Style Bathroom with Claw foot Bath Tub
- Cellar & External Brick Built Storage Shed, with Electric Points
- Off Road Parking & Well Maintained Garden to the Rear
- Walking Distance to Patricroft Train Station, Bus Routes & Metrolink Lines
- Surrounded by Excellent Amenities



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## **Entrance Hallway**

Access to the Lounge and stairs to the first floor, wall-mounted radiator and ceiling light point.

## **Lounge/Diner**

11' 1" x 26' 8" (3.38m x 8.13m)

Double glazed bay window to the front with a double glazed bay window in the dining room to the rear. Two ceiling light points, two wall mounted radiators, and an open fireplace in the dining room complete with a tiled hearth.

## **Kitchen**

7' 9" x 8' 7" (2.36m x 2.62m)

Fitted with a range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, 4 ring gas hob and electric oven, as well as extractor over. Double glazed window and door to the side, part tiled walls and lino floors, as well as ceiling light point and power points. Access to the Cellar from under-stairs.

## **Cellar**

Fireplace, gas and electric meters, power points and ceiling light point

## **First Floor Landing**

Access to all the rooms on the first floor, loft access, carpeted floors and ceiling light point.

## **Bathroom**

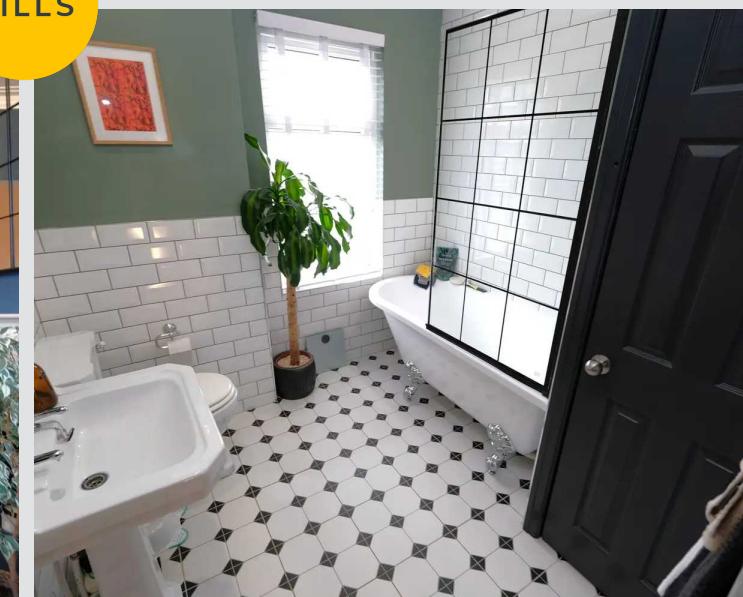
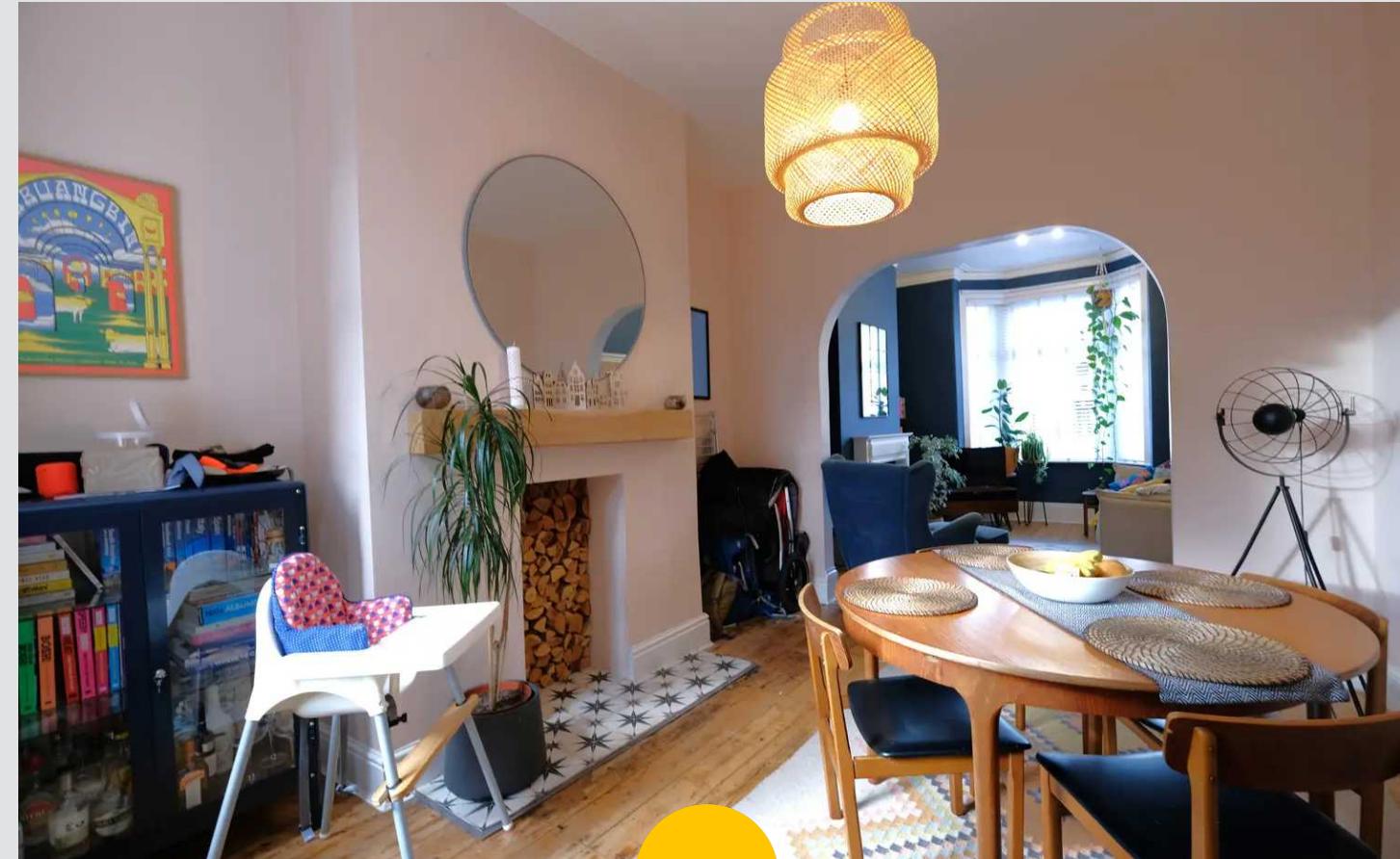
8' 0" x 7' 7" (2.44m x 2.31m)

Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath with thermostatic shower over. UPVC double glazed window to the rear, wall-mounted radiator and storage cupboard. Part tiled walls, as well tiled floors and ceiling light point.

## **Bedroom One**

11' 5" x 14' 5" (3.48m x 4.39m)

UPVC double glazed window to the front, wall-mounted radiator and carpeted floors. Power points and ceiling light point.



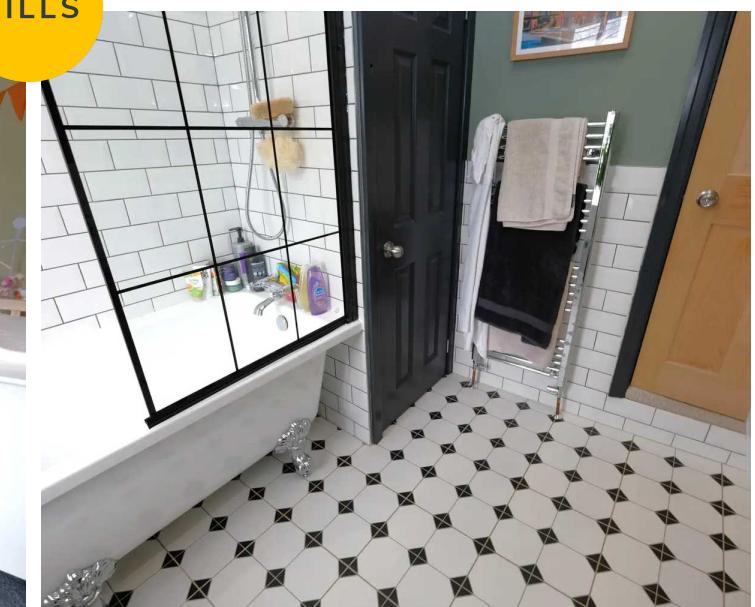
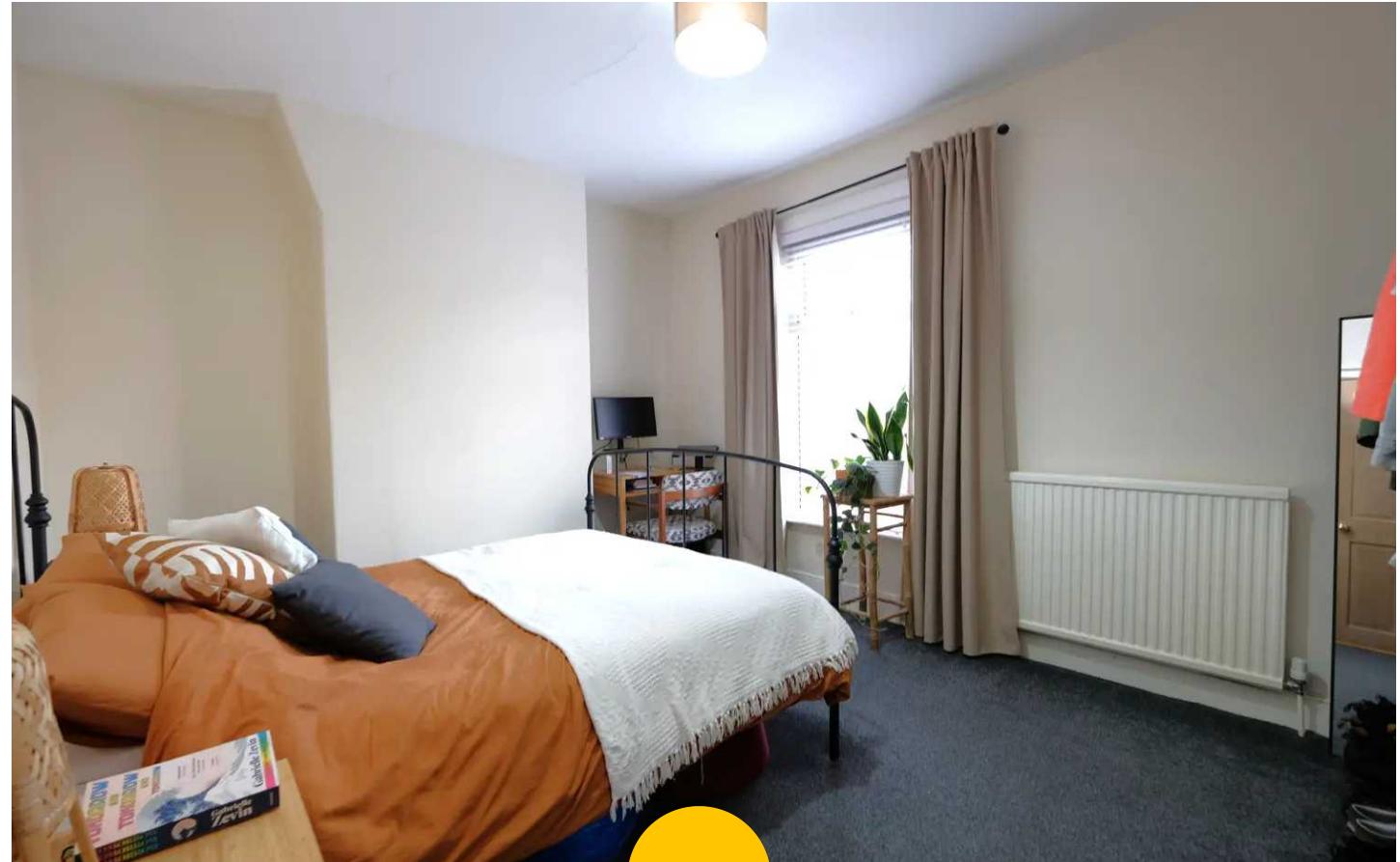
## **Bedroom Two**

9' 5" x 13' 3" (2.87m x 4.04m)

Wall-mounted radiator, UPVC double glazed window to the rear and carpeted floors, as well as ceiling light point and power points.

## **Externally**

To the front, a small paved yard with brick-built wall and access gate. To the rear of the property, a well-maintained yard with gravel and paved seating area, access from the side of the property and rear gate, offering privacy and security. Complete with a shed with electric for a tumble dryer.







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# Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

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