



Cromwell Road, Eccles

Manchester



In Excess of £170,000

Cromwell Road

Eccles, Manchester

**** IMMACULATE THROUGHOUT **** Take a look at this EXTENDED TWO BEDROOM HOME! The property benefits from a STUNNING FITTED KITCHEN, TWO RECEPTION ROOMS A...
Council Tax band: A

Tenure: Freehold

- Extended two bedroom home
- Stunning fitted kitchen
- Modern fitted bathroom
- Gas central heated and double glazed throughout
- Perfect for first time buyers and investors alike, viewing highly recommended
- Located close to excellent transport links and other local amenities
- Beautifully presented throughout
- Patricroft train station is approx 5 minutes walk and provides direct access into Manchester Victoria



Lounge

Dimensions: 12' 6" x 12' 6" (3.81m x 3.81m). Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen

Dimensions: 11' 3" x 7' 5" (3.43m x 2.26m). Fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Integrated four ring electric hob and oven. Space for fridge/freezer, washing machine and dryer. Double glazed window to the side, composite door to the side, ceiling light point, boiler and wall-mounted radiator.

Dining Room

Dimensions: 12' 8" x 10' 2" (3.86m x 3.10m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

First Floor Landing

Ceiling light point, carpeted floors and access to all rooms.

Bedroom One

Dimensions: 12' 9" x 10' 5" (3.88m x 3.17m). Double glazed window to the front, ceiling light point, wall-mounted and carpeted floors.

Bedroom Two

Dimensions: 10' 7" x 5' 8" (3.22m x 1.73m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bathroom

Dimensions: 10' 5" x 6' 6" (3.17m x 1.98m). Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the rear, ceiling light point, wall-mounted radiator, tiled splash-backs and lino floors.

Externally

To the rear there is a well-presented yard.







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