



Eccles Fold, Eccles

Manchester



£110,000



# Eccles Fold

Eccles, Manchester

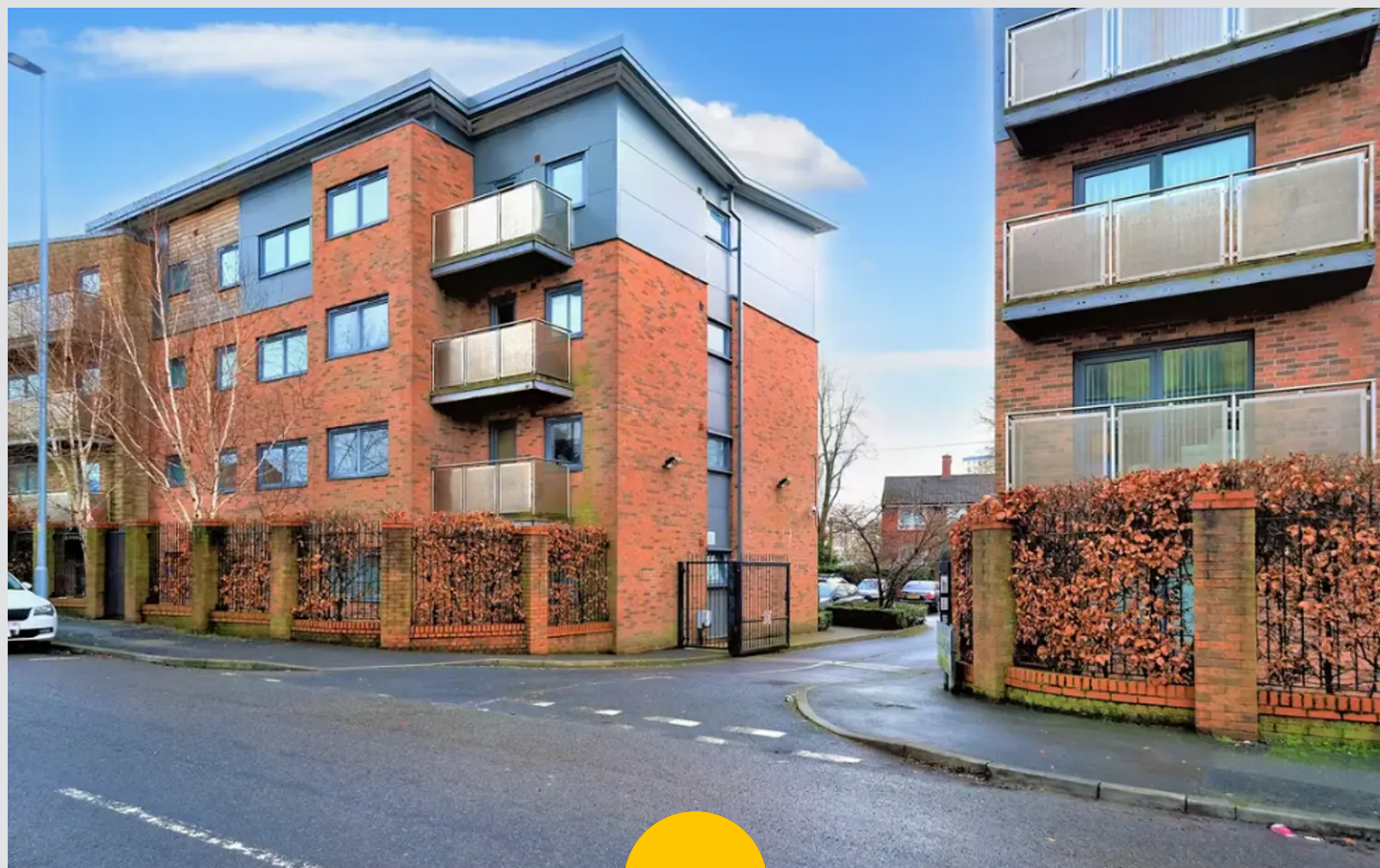
**\*\*STOP! Take a look at this WELL PRESENTED one bedroom FIRST FLOOR apartment!\*\*** Located close to **ECCLES TRAM STOP, TRAIN STATION AND BUS STATION!**

This...

Council Tax band: A

Tenure: Leasehold

- GATED DEVELOPMENT
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE
- LOCATED CLOSE TO EXCELLENT TRANSPORT LINKS INCLUDING A TRAM STOP, TRAIN STATION, BUS ROUTES & MOTORWAY LINKS (M602)
- DOUBLE GLAZED THROUGHOUT
- MODERN ONE BEDROOM FIRST FLOOR APARTMENT
- SPACIOUS LOUNGE/KITCHEN COMPLETE WITH JULIET BALCONY



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### Hallway

Dimensions: 4' 3" x 1' 4" (1.29m x 0.41m). Two ceiling light points, laminate flooring, storage cupboard and under floor heating.

### Lounge/Diner

Dimensions: 4' 1" x 3' 9" (1.24m x 1.14m). Ceiling light point, laminate flooring, under floor heating and sliding patio doors.

### Kitchen

Dimensions: 2' 7" x 2' 6" (0.79m x 0.76m). Fitted with a range of wall and base units, complementary worktops and integral cooker, hob and extractor unit. Space for fridge freezer and washing machine as well as ceiling spot lights and double glazed window.

### Bedroom

Dimensions: 3' 5" x 2' 7" (1.04m x 0.79m). Ceiling light point, laminate flooring, double glazed window to the front and under floor heating.

### Bathroom

Dimensions: 2' 4" x 1' 7" (0.71m x 0.48m). Fitted with a three piece suite including a hand wash basin, W.C and shower over bath tub. Lino floor, ceiling spot lights and double glazed window.









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