



Ernest Avenue, Eccles

Manchester



Offers Over £290,000

# Ernest Avenue

Eccles, Manchester

Stunning three bed semi-detached house in sought-after location near Monton & Worsley Villages. Pristine interior, open-plan layout, en-suite master, south-facing garden, off-road parking. Close to amenities & transport links. Ideal first home. Must view to appreciate.

Council Tax band: C

Tenure: Freehold

- Perfect First Home Located on a Desirable Development within Walking Distance to Monton Village
- Beautifully Presented Throughout
- Bay Fronted Lounge
- Modern Fitted Kitchen & Dining Area with Integral Dishwasher
- Three Generous Bedrooms
- Family Bathroom Suite, Downstairs W.C. & En suite off the Master
- Ample Storage Throughout
- South Facing Rear Garden & Off Road Parking for Two Cars



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and vinyl flooring.

### Lounge

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

### Kitchen / Diner

Featuring complementary wall and base units with integral stainless steel sink, electric oven and grill, electric hob. Stainless steel extractor. Space for fridge freezer. Complete with a ceiling light point, ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate tiled flooring.

### Downstairs W.C.

Featuring a hand wash basin and W.C. Complete with ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled splashback and tiled flooring.

### Landing

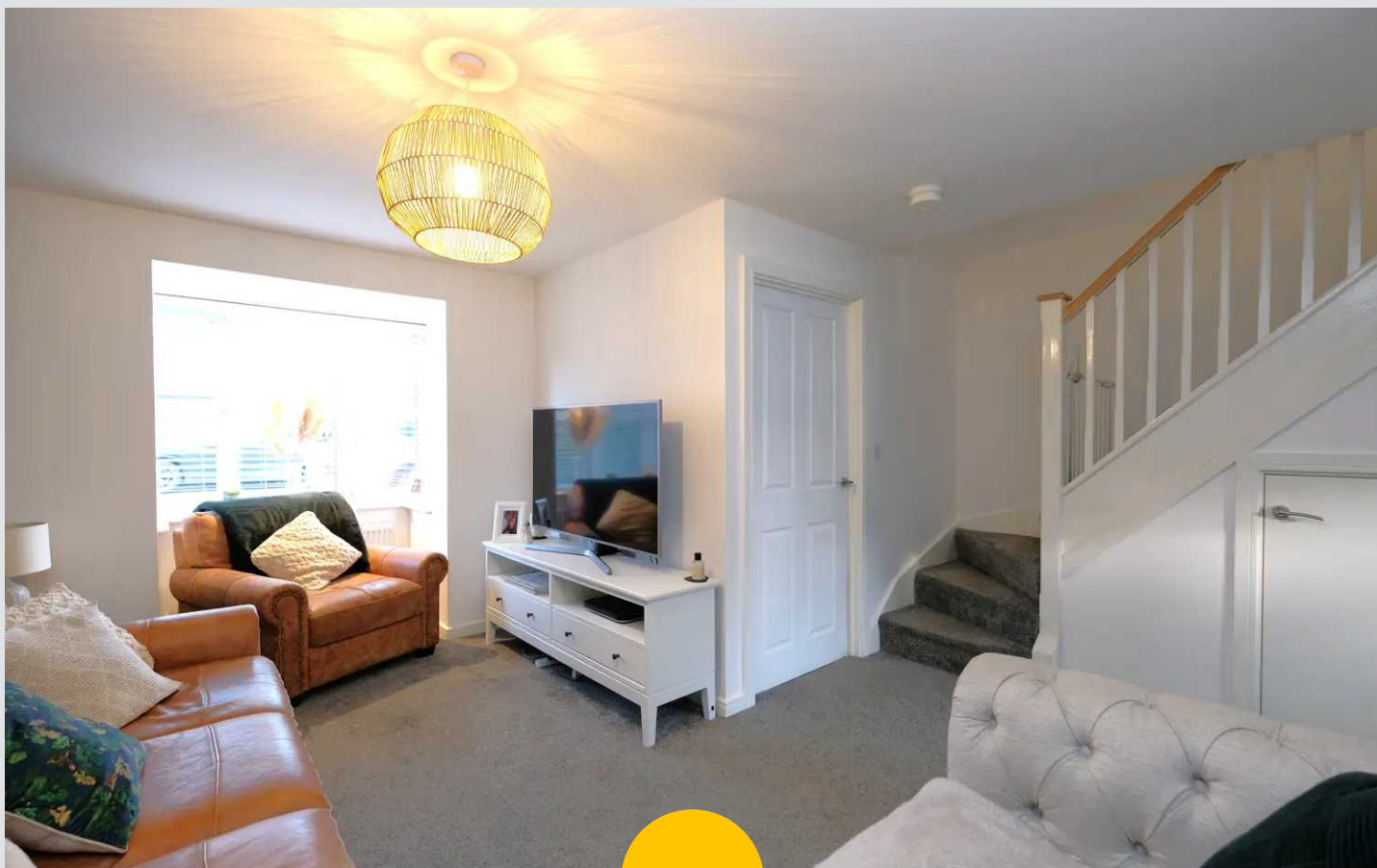
Complete with a ceiling light point, storage cupboard and carpet flooring. Loft access.

### Bedroom One

Featuring a fitted closet. Complete with a ceiling light point, two wall light points, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### En-suite

A contemporary en-suite featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and laminate tiled flooring.



### Bedroom Two

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

### Bedroom Three

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

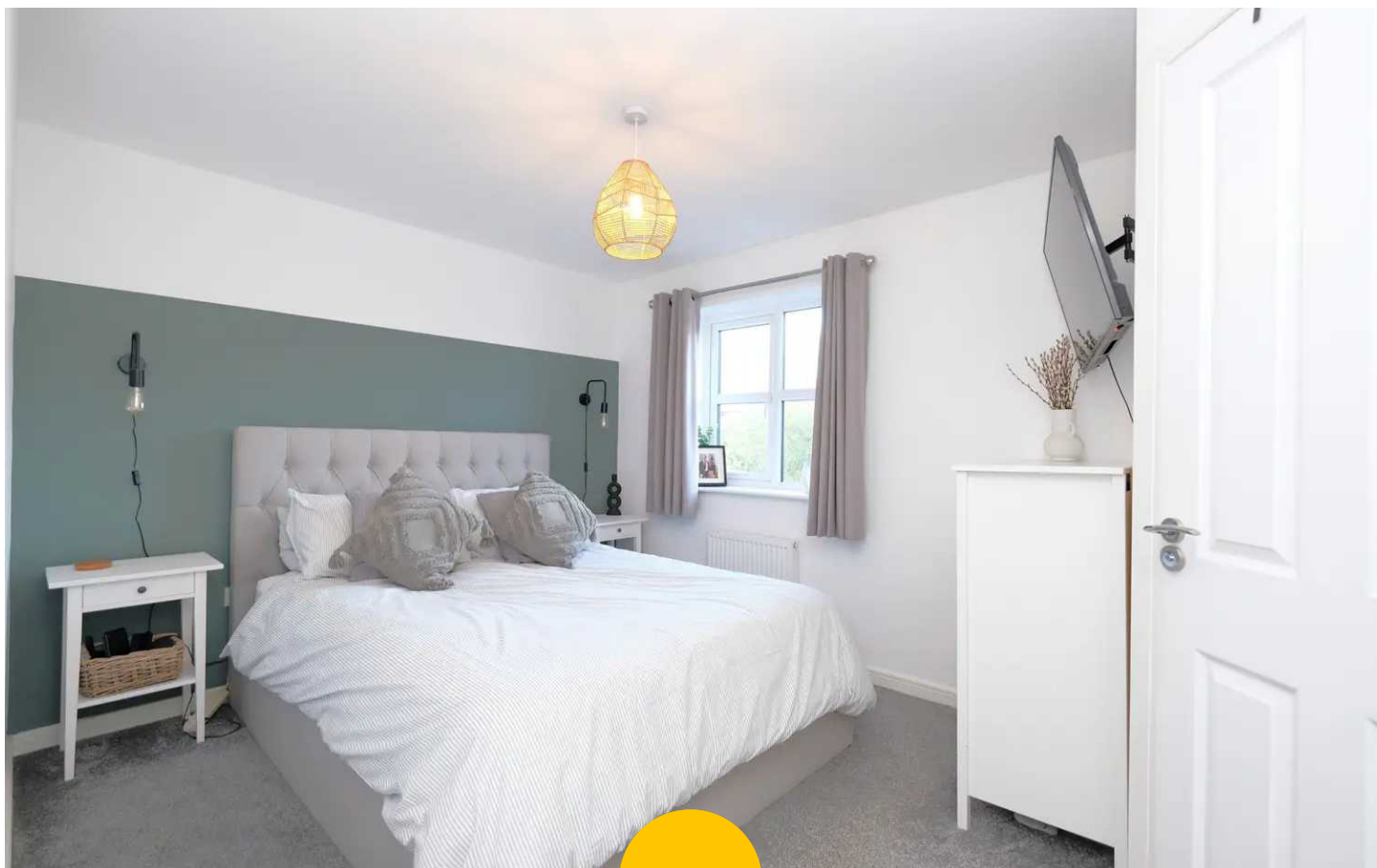
### Bathroom

A modern bathroom featuring a four-piece suite including a bath, shower cubicle, hand wash basin and W.C.

Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with part tiled walls and lino flooring.

### External

Driveway providing off-road parking to the front of the property.



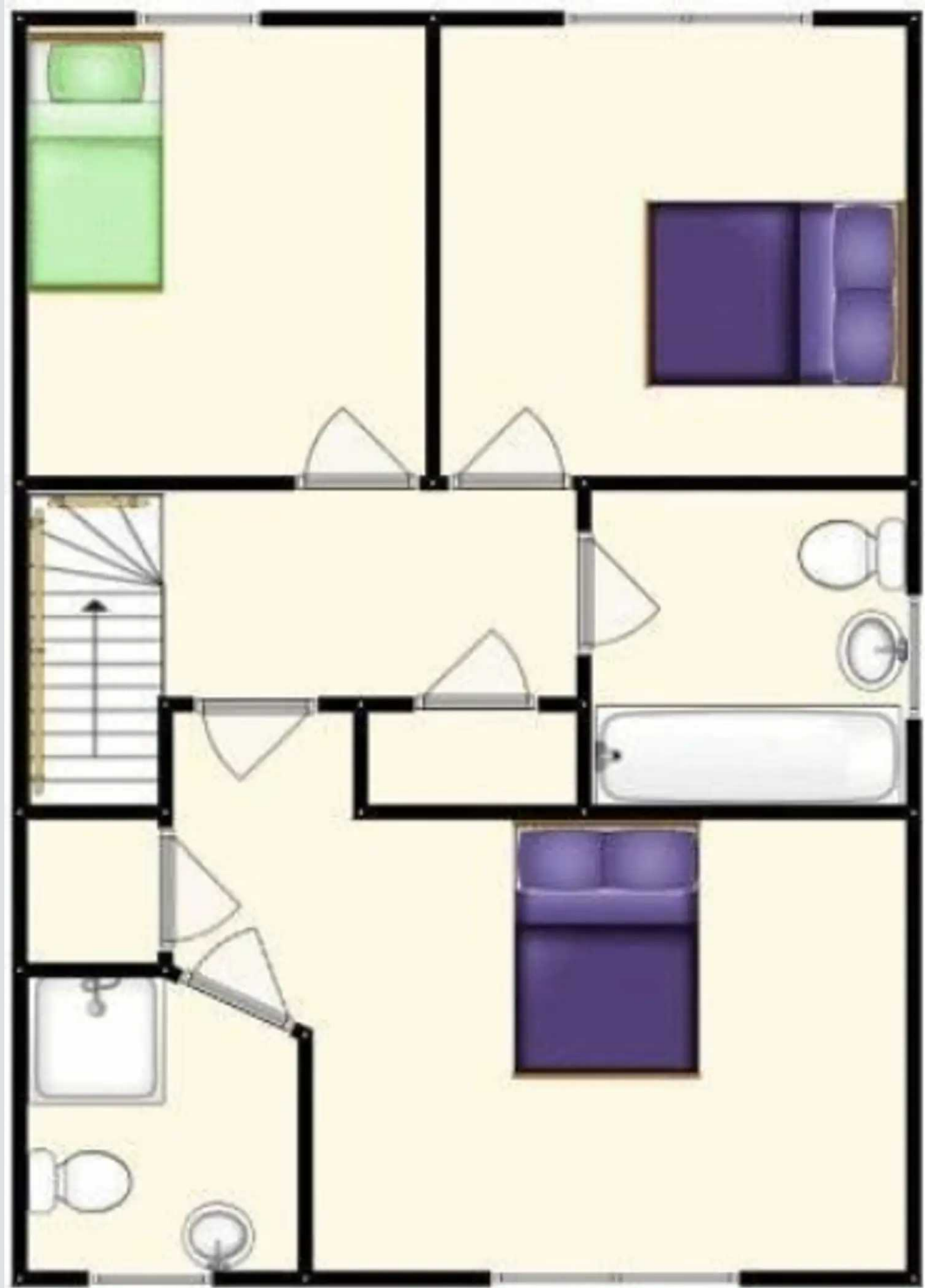
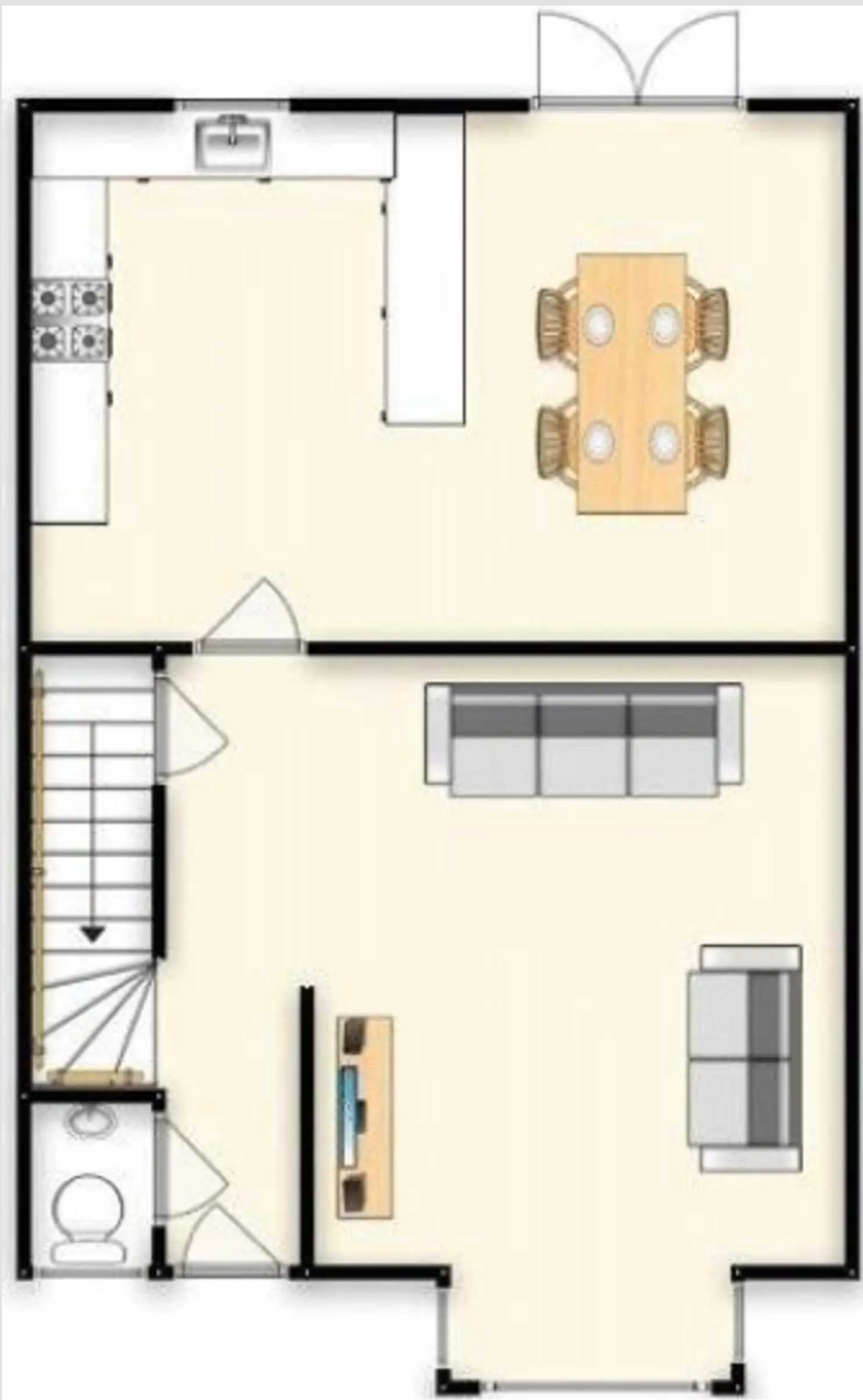
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