



Hazelmere Avenue, Eccles

Manchester



Offers in Region of £250,000



# Hazelmere Avenue

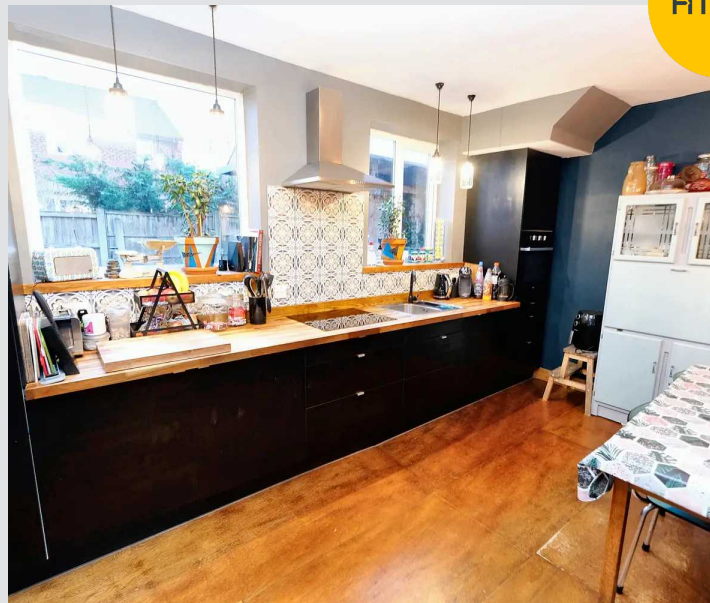
Eccles, Manchester

Exceptional three bed terraced house on a cul de sac occupying a corner plot, just a short walk from Monton Village. Well-proportioned living space with stylish kitchen, utility room, three double bedrooms, family bathroom, and downstairs WC. Off-road parking, private gardens, summer house, and detached garage. Close to outstanding schools and amenities. Ideal family home or first buy. Don't miss out, arrange a viewing today.

Council Tax band: A

Tenure: Freehold

- Spacious End Terrace Occupying an Envidable Corner Plot
- Positioned on a Small Cul De Sac just a Short Walk From Monton Village
- Spacious Family lounge
- Modern Fitted Ikea Kitchen & Dining Area & Separate Utility Room
- Three Double Bedrooms
- Four Piece Family Bathroom & Downstairs W.C.
- Off Road Parking For Multiple Cars
- Well Maintained Side & Rear Gardens with Summer House and Detached Garage
- Within Catchment for Outstanding Schools, and Excellent Amenities & Transport Links Close By



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### Entrance Hallway

6' 9" x 10' 11" (2.05m x 3.33m)

Complete with a ceiling light point, wall mounted radiator and laminate flooring. Fitted with a hardwood front door.

### Reception Room

17' 2" x 12' 2" (5.22m x 3.70m)

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

### Kitchen

14' 9" x 11' 3" (4.49m x 3.43m)

Featuring complementary fitted units with integral undercounter fridge freezer, hob and cooker. Complete with seven ceiling light points, two double glazed windows and double glazed rear door. Fitted with laminate flooring.

### Utility

6' 4" x 4' 5" (1.94m x 1.34m)

Complete with a double glazed window, plumbing for washer dryer and hardwood door.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

13' 10" x 10' 3" (4.22m x 3.12m)

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

### Bedroom Two

8' 6" x 11' 10" (2.58m x 3.61m)

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

### Bedroom Three

8' 8" x 6' 10" (2.65m x 2.09m)

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

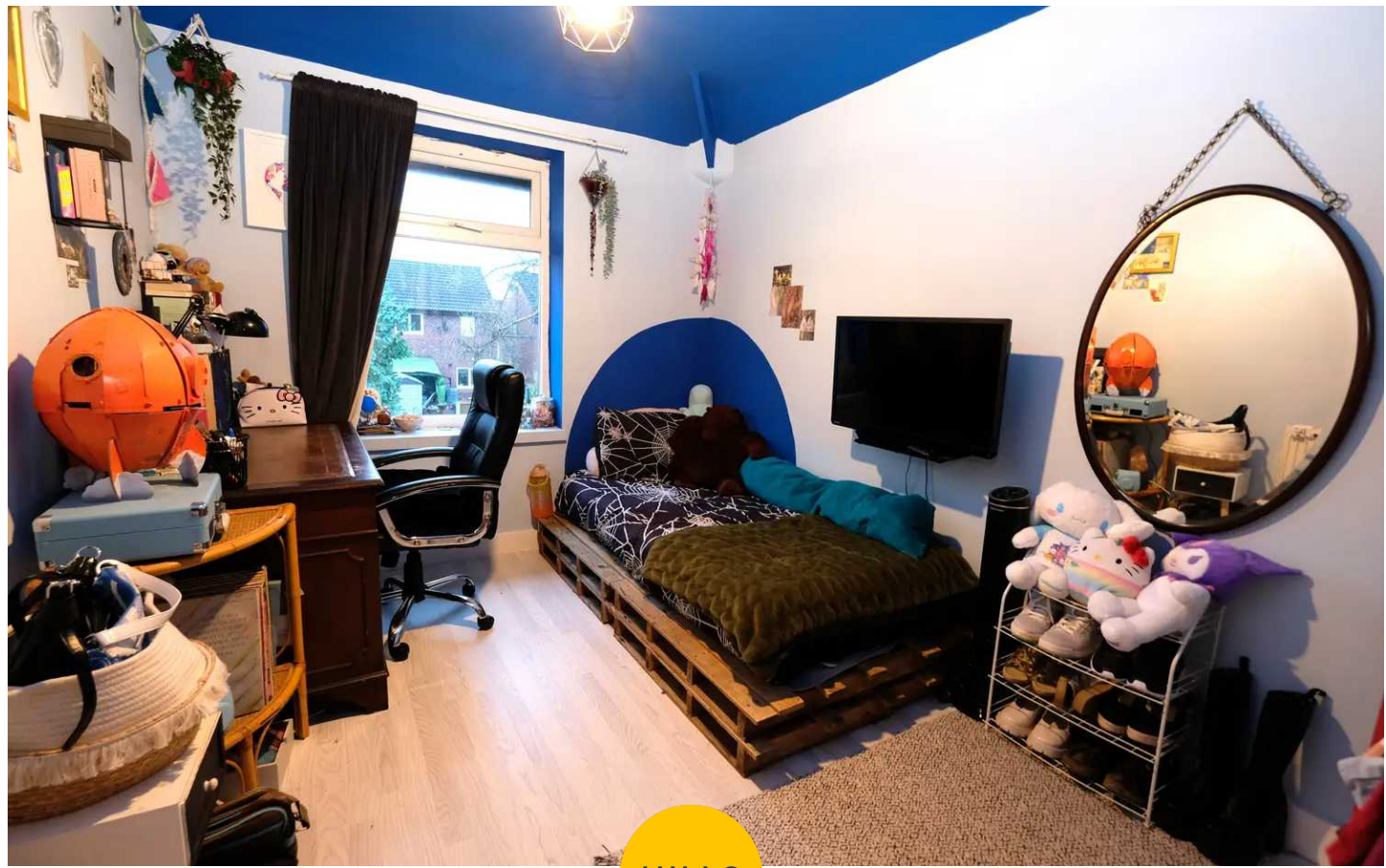




## Bathroom

14' 7" x 6' 0" (4.45m x 1.84m)

Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and heated towel rail. Fitted with wooden flooring.



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