



**Holt Street, Eccles**

Manchester



In Excess of **£200,000**

# Holt Street

Eccles, Manchester

Charming terrace property in sought-after location, featuring two double bedrooms, modern kitchen, luxury bathroom, and well-presented garden. Newly installed boiler and windows. Close to amenities, perfect for first-time buyers seeking stylish, convenient living.

Council Tax band: A

- Beautifully Presented Terrace Property
- Cosy Lounge & Separate Formal Dining Room
- Extended 20ft Fitted Kitchen & Dining Area
- Two Generous Double Bedrooms with Fitted Wardrobes
- Stunning Four Piece Bathroom Suite
- Well Presented Rear Garden with Raised Decked Seating Area & Lawn
- Boiler & Windows Newly Installed Around 2021
- Perfectly Positioned Close to an Array of Amenities & Transport Links
- Perfect First Home Ready to Move Straight In



### Porch

Entered via a composite front door. Complete with a ceiling light point and laminate flooring.

### Lounge

14' 1" x 12' 1" (4.29m x 3.68m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Dining Room

14' 1" x 12' 8" (4.29m x 3.86m)

Featuring an open fire and built in storage and shelves within the eaves. Storage beneath stairs. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

20' 3" x 7' 4" (6.17m x 2.24m)

Featuring complementary wall and base units with composite sink, electric hob and oven, and breakfast bar. Space for washer, fridge freezer and dishwasher. Complete with ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with stainless steel splashback, part tiled walls and tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

14' 0" x 11' 9" (4.27m x 3.58m)

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

### Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

Featuring fitted wardrobes and access to a boarded loft which is used for storage. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



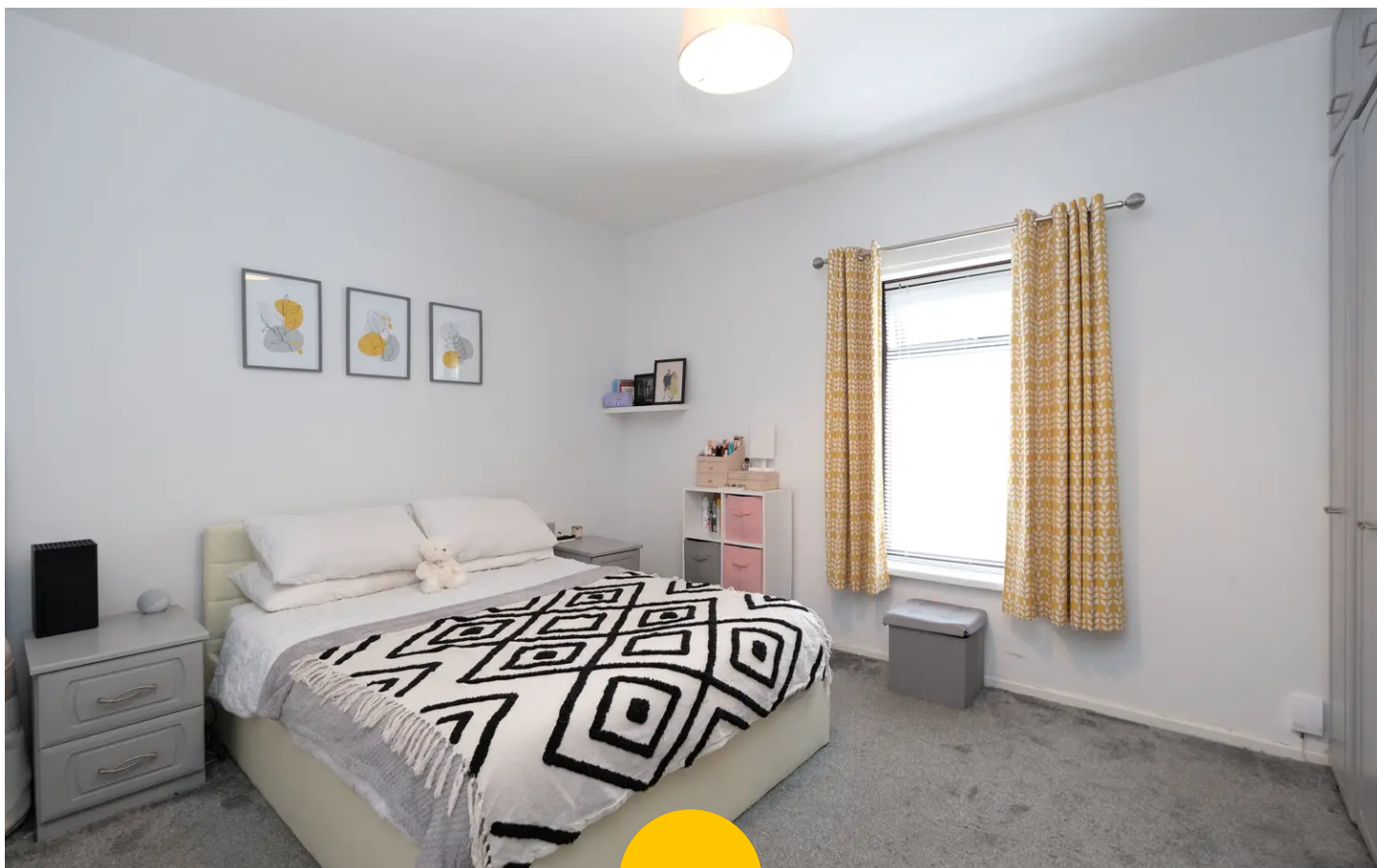
**Bathroom**

8' 7" x 8' 1" (2.62m x 2.46m)

Featuring a three-piece suite including bath with shower over, vanity unit with hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, part tiled walls and lino flooring. Boiler.

**External**

To the rear of the property is a central lawn with paved border and decked seating area. Gated rear access.



HILLS







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