



Narbonne Avenue

Manchester



Offers in Region of £260,000

Narbonne Avenue

Eccles, Manchester

Charming three bed semi-detached home in Ellesmere Park. Spacious lounge, modern kitchen, three bedrooms, sleek bathroom. Freehold, off-road parking, colourful garden. Close to Monton Village amenities. Ideal for families seeking comfort and style in a convenient location.

Council Tax band: B

Tenure: Freehold

- Situated on a Cul De Sac within the Desirable Ellesmere Park Location
- Fabulous First Time Buy or Family Home
- Spacious Family Lounge
- Contemporary Fitted Kitchen & Dining Area
- Three Fantastic Sized Bedrooms
- Modern Three Piece Bathroom Suite
- Freehold Title
- Off Road Parking for Multiple Cars & Well Kept Rear Garden with Artificial Lawn
- Walking Distance to the Vibrant Monton Village



HILLS



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

11' 3" x 14' 0" (3.43m x 4.26m)

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

Kitchen

13' 3" x 20' 2" (4.04m x 6.14m)

Featuring complementary fitted units with integral hob, oven and fridge freezer. Space for washer and dishwasher. Complete with two ceiling light points, double glazed window and cushioned flooring.

Landing

Complete with a ceiling light point and laminate flooring.

Bedroom One

11' 0" x 14' 0" (3.35m x 4.26m)

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

Bedroom Two

10' 3" x 13' 8" (3.12m x 4.16m)

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

Bedroom Three

9' 7" x 7' 3" (2.92m x 2.21m)

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



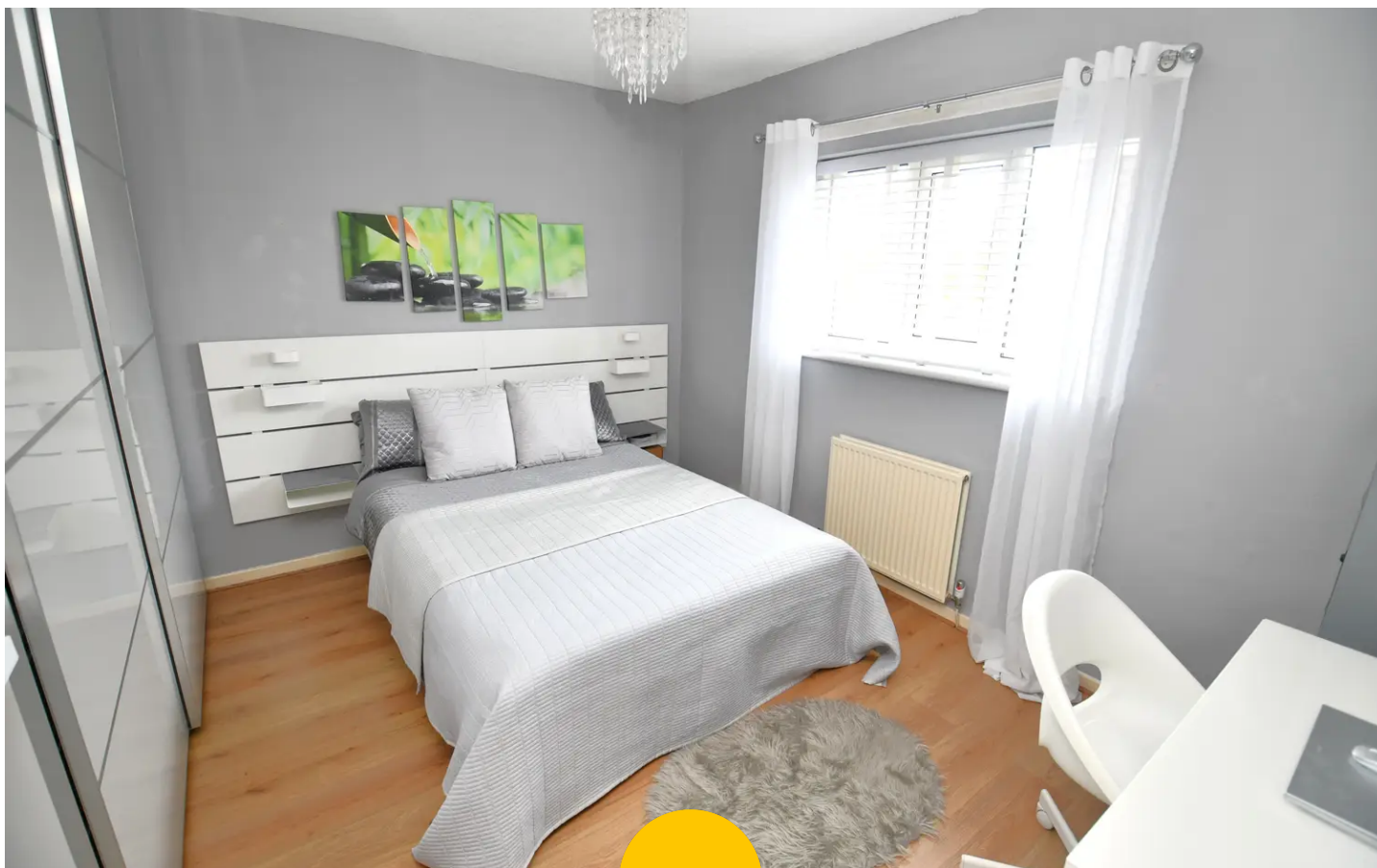
Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Featuring a modern three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows, part tiled walls and cushioned flooring.

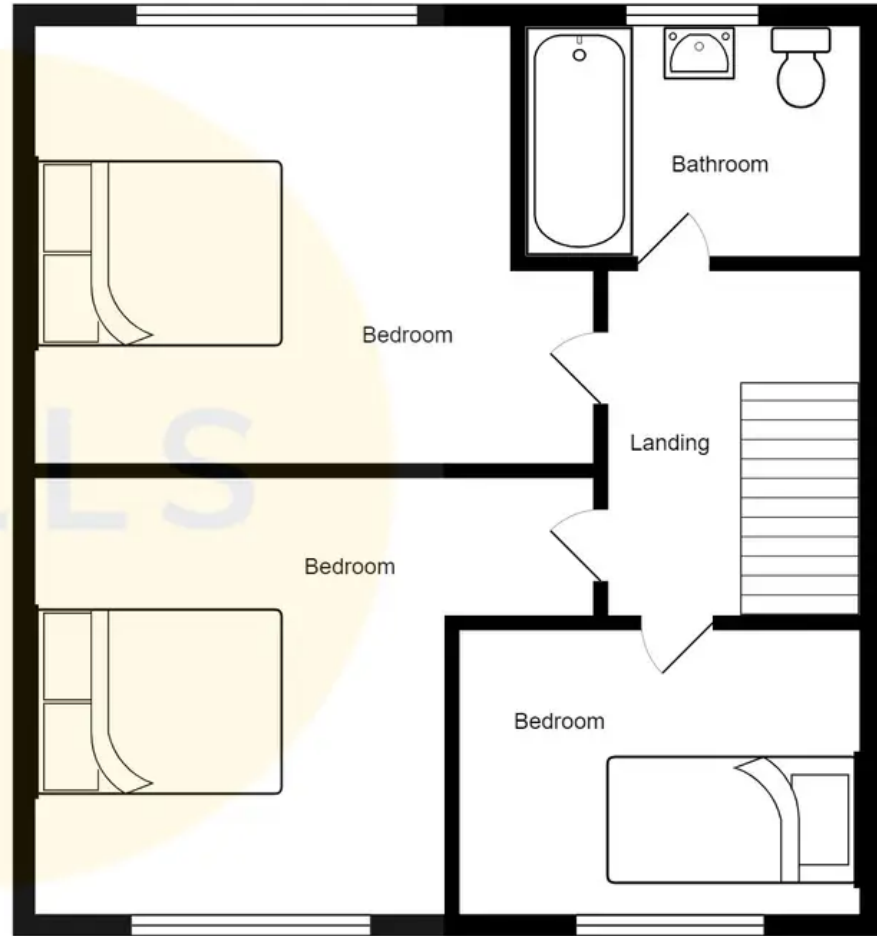
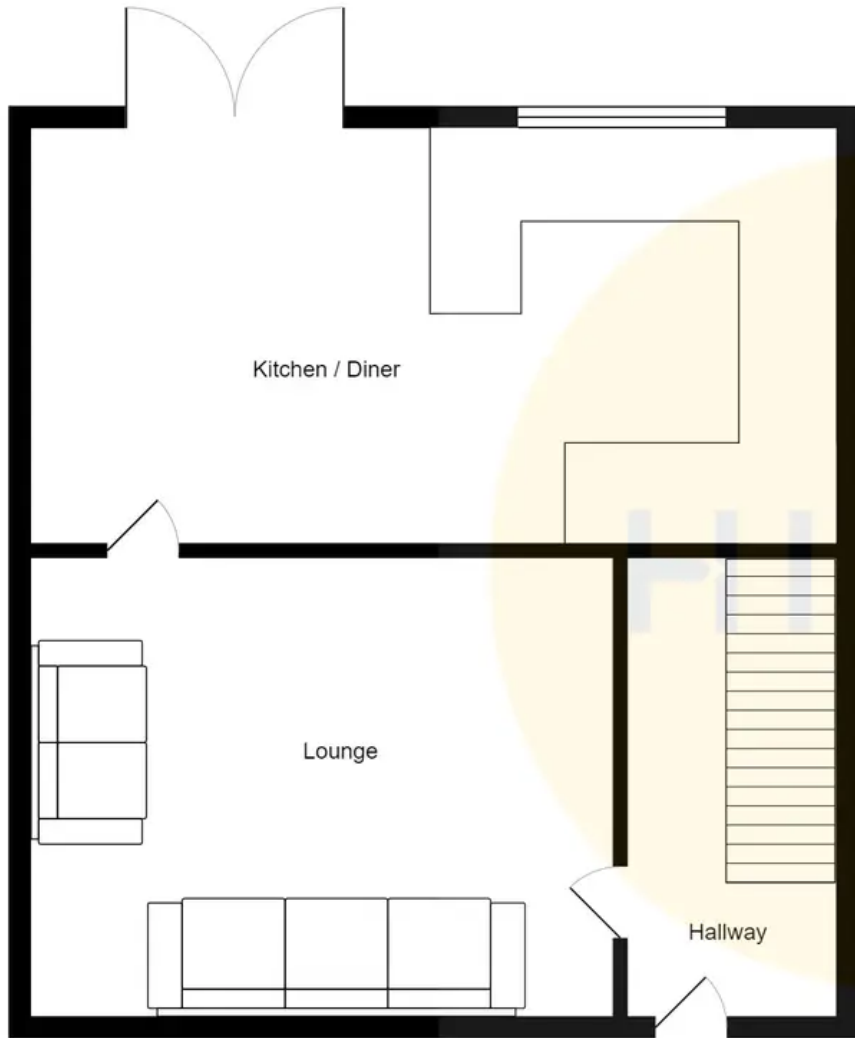
External

To the front of the property is a driveway providing off-road parking for 2-3 cars. To the rear of the property is a landscaped garden with lawn and paving.



HILLS







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