



New Lane, Eccles

Manchester



Offers Over £360,000

# New Lane

Eccles, Manchester

An exceptional three/four bedroom semi-detached family home featuring ORIGINAL FEATURES, HARDWOOD FLOORS, THREE RECEPTION ROOMS, PRIVATE GARDENS, CELL...  
Council Tax band: C

Tenure: Leasehold

- Popular location close to excellent transport links, amenities and good local schools
- Fully gas central heated and double glazed
- Stunning 15ft four piece bathroom complete with free-standing bath and walk in shower
- Hardwood floors, open fires and original features. Cellars
- Large garden laid to lawn with raised decking area that benefits from the sun in the afternoon, over views to the rear
- Block paved front driveway providing parking for multiple cars
- Stunning and spacious three/four bedroom semi-detached home
- 14ft fitted kitchen, separate breakfast area and two large reception rooms
- The ideal family home, early viewing advised to avoid disappointment
- Ideally located near St. Patrick's RC school and St.Gilbert's primary school



### Hall

A welcoming entrance hallway entered via a hardwood front door. Complete with two ceiling light points, single glazed window and wall mounted radiator. Alarm controls, storage cupboard and office space beneath the stairs. Fitted with hardwood flooring.

### Lounge

14' 6" x 16' 2" (4.42m x 4.93m)

A spacious lounge featuring a log burner. Complete with a ceiling light point, double glazed bay window and two wall mounted radiators. Fitted with hardwood flooring.

### Reception Room

9' 3" x 7' 7" (2.82m x 2.31m)

A bright reception room complete with a ceiling light point, French doors and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

14' 5" x 10' 6" (4.39m x 3.20m)

Featuring complementary fitted wall and base units with space for a washer and dryer, fridge freezer and five ring gas range. Complete with a ceiling light point and double glazed window with part tiled walls and laminate flooring.

### Dining Room

14' 1" x 10' 4" (4.29m x 3.15m)

Featuring a fire with iron surround. Complete with a ceiling light point, French doors and wall mounted radiator. Fitted with carpet flooring.

### First Floor Landing

Complete with two ceiling light points, wall mounted radiator and carpet flooring.

### Bedroom One

16' 3" x 11' 8" (4.95m x 3.56m)

Featuring a brick chimney breast with open fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Two**

14' 6" x 10' 8" (4.42m x 3.25m)

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

**Dressing Room / Study**

8' 9" x 7' 8" (2.67m x 2.34m)

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

**Bedroom Three**

14' 2" x 10' 4" (4.32m x 3.15m)

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

**Bedroom Four**

Dimensions: 9' 0" x 7' 8" (2.74m x 2.34m). Entrance from Bedroom Three, with uPVC double glazed window to the rear and carpeted floors. Wall-mounted radiator, TV and power points, as well as ceiling light point.

**Bathroom**

15' 8" x 5' 0" (4.78m x 1.52m)

A modern bathroom featuring four-piece suite including a free standing bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail and two double glazed windows. Fitted with part tiled walls and tiled flooring.

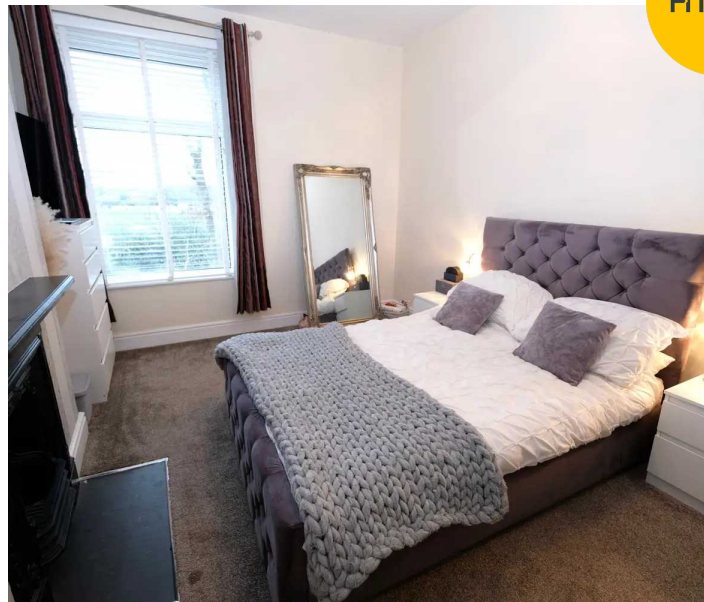
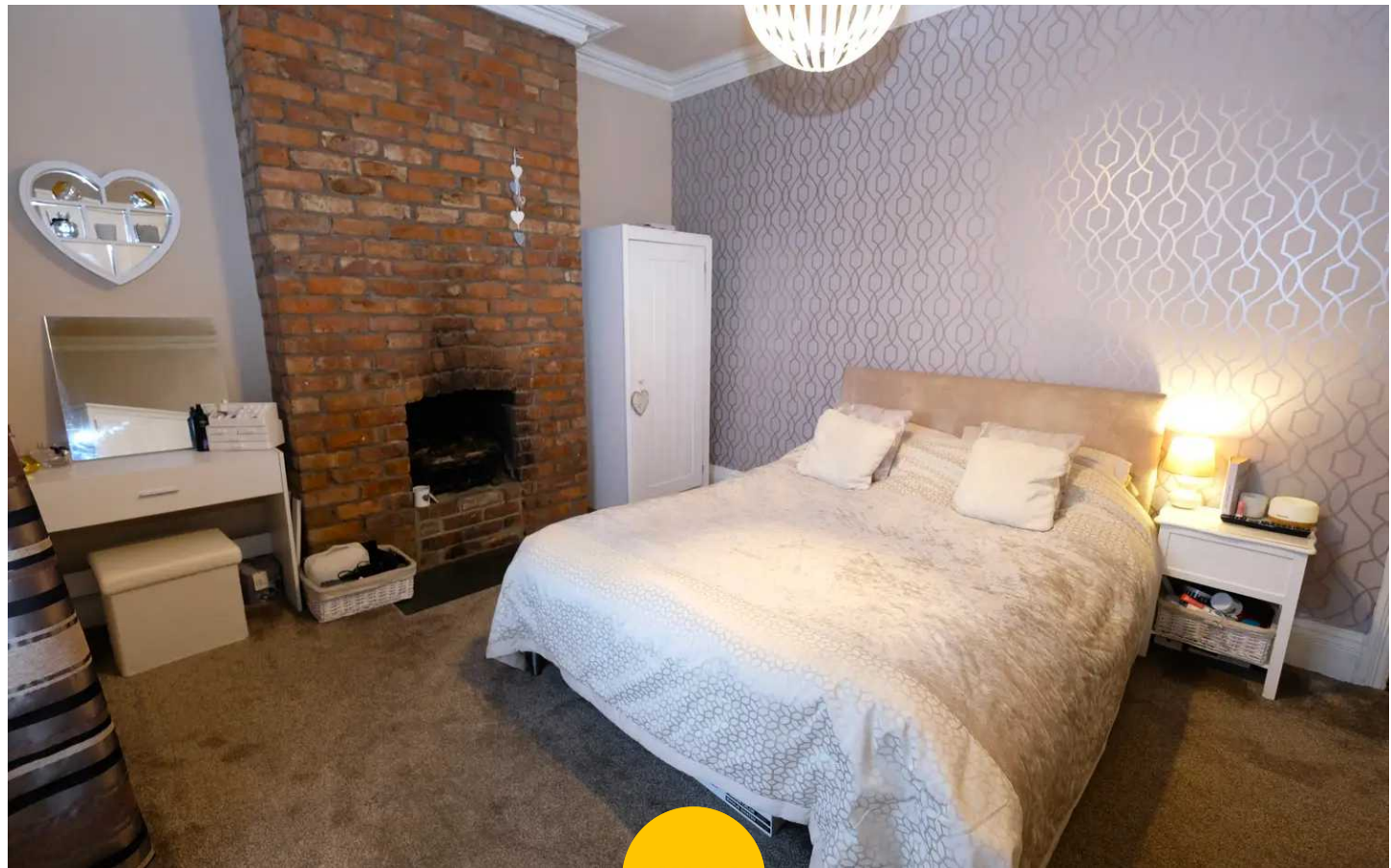
**Second Floor Landing**

Complete with ceiling spotlights, Velux window and carpet flooring.

**Loft Room**

21' 7" x 15' 8" (6.58m x 4.78m)

Featuring two built-in storage cupboards. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**En-suite**

9' 6" x 4' 9" (2.90m x 1.45m)

A well lit en-suite featuring a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, Velux window and heated towel rail. Storage. Fitted with laminate flooring.

**Cellar**

Living Space : (14'00" x 9'6") Complete with a uPVC door, double glazed window and laminate flooring.

Kitchen : (10'8" x 4'5") Featuring fitted units with space for a cooker, fridge freezer and washer. Storage space.

Complete with ceiling spotlights, double glazed window, part tiled walls and laminate flooring.

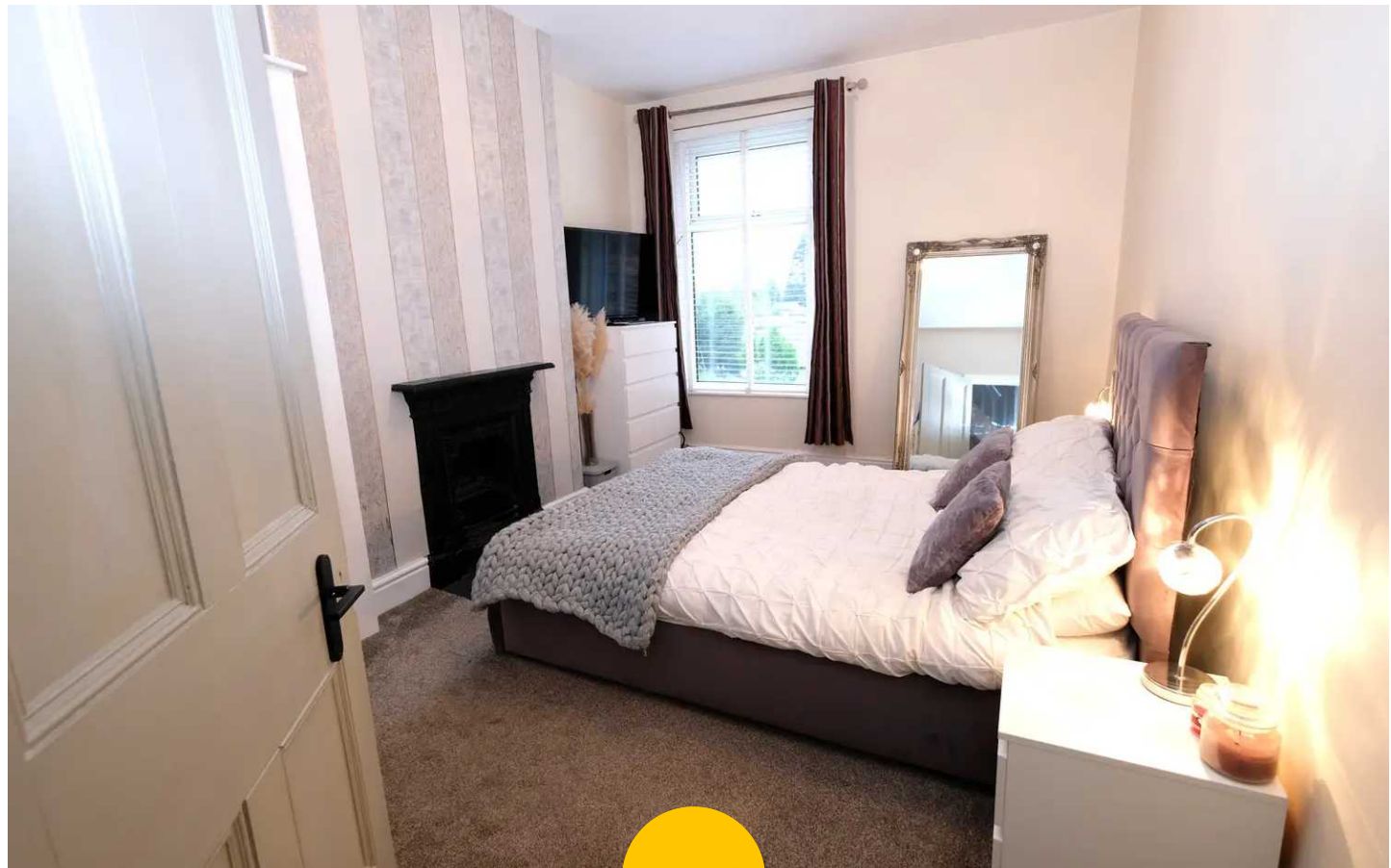
Bedroom : (13'2" x 7'7") Featuring fitted wardrobes and dressing area. Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

Shower Room : (7'7" x 5'9") Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

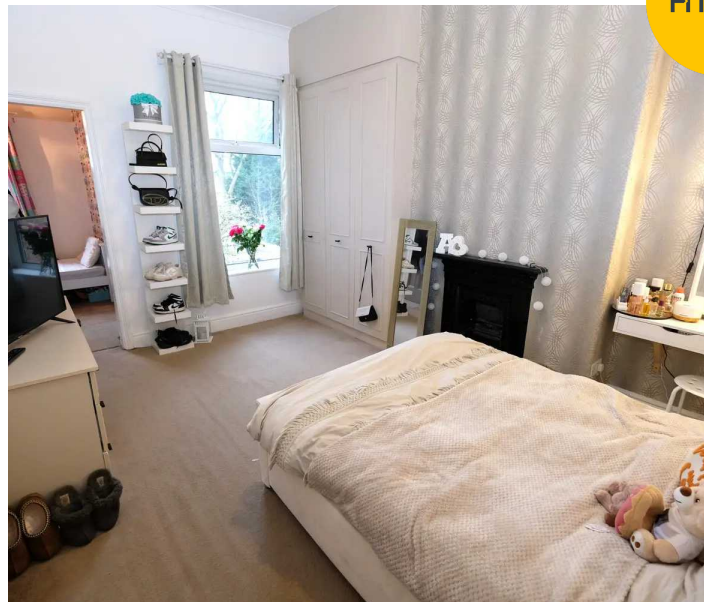
External : Private courtyard with Indian stone paving.

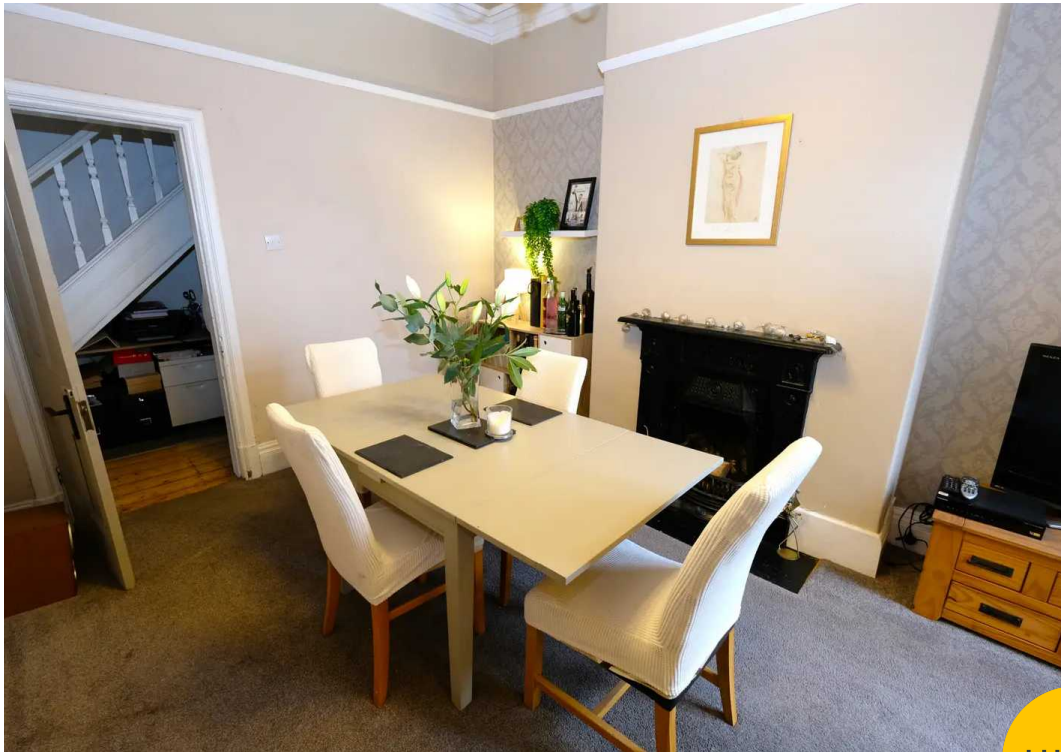
**External**

To the front, a block-paved driveway providing off-road parking. To the rear, a large garden laid to lawn, with decked seating area and off-road parking for three cars, fully fenced and with gated side access.



HILLS

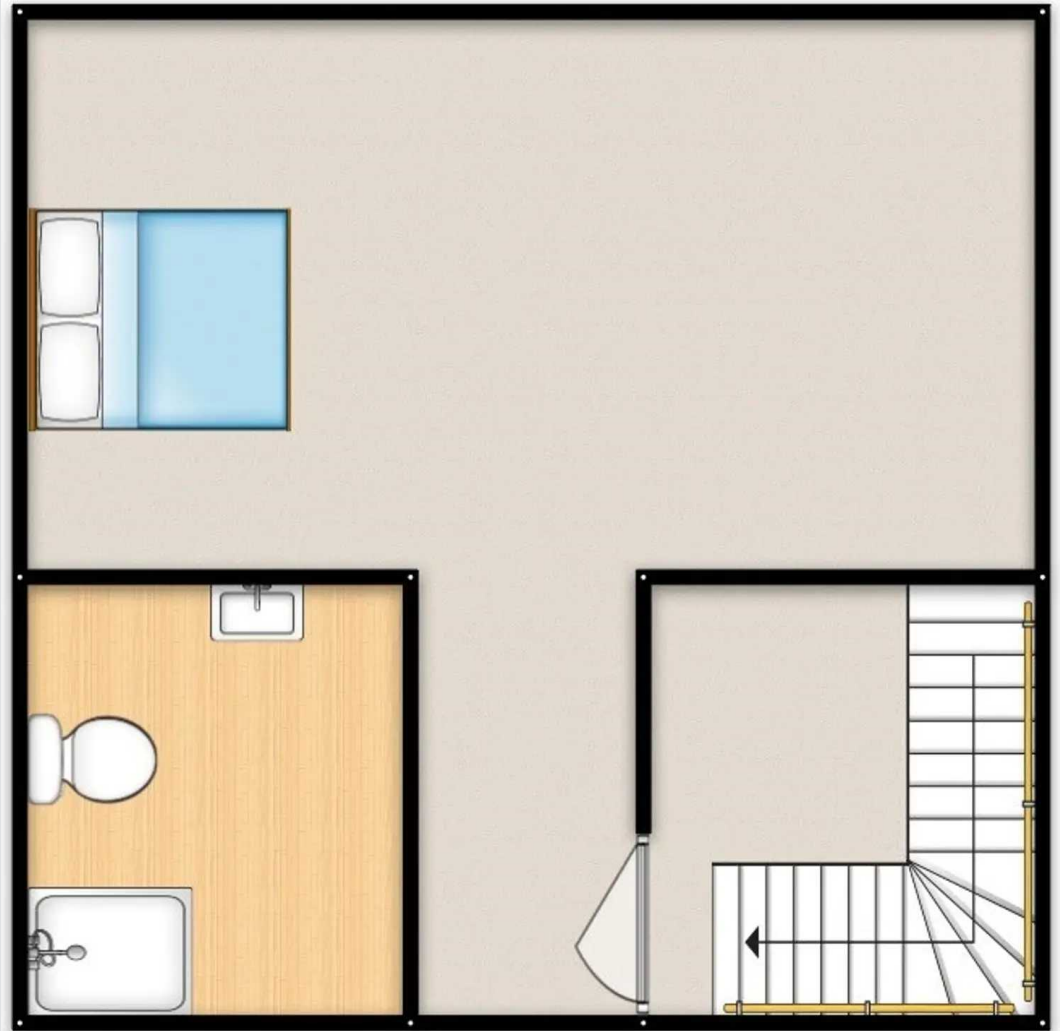




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