



New Lane, Eccles

Manchester



In Excess of £270,000

New Lane

Eccles, Manchester

Fabulous four bed semi-detached period home in Winton. Character meets contemporary living with spacious reception rooms, fitted kitchen, four bedrooms, and family bathroom. Off-road parking, garage, and garden. Ideal for families with great amenities and outstanding schools nearby.

Council Tax band: C

Tenure: Leasehold

- Fabulous Four Bedroom Period Family Home
- Two Reception Rooms
- Fitted Kitchen & Dining Room
- Four Generous Sized Bedrooms
- Fitted Family Bathroom Suite
- Off Road Parking & Garage
- Well Kept Garden to the Rear
- Perfectly Located within Catchment for Outstanding Local Schools
- Surrounded by Brilliant Amenities & Transport Links



Porch

Complete with a ceiling light point and original tiled flooring.

Entrance Hallway

Complete with a ceiling light point and wall mounted radiator. Stairs to the first floor.

Lounge

15' 0" x 12' 0" (4.57m x 3.65m)

Featuring a gas fire with feature surround. Complete with a ceiling light point, four wall mounted wall light points and double glazed bay window.

Dining Room

12' 9" x 12' 8" (3.88m x 3.86m)

Featuring a gas fire with feature surround. Complete with a ceiling light point, double glazed window and double glazed French doors to the rear.

Kitchen

14' 0" x 9' 4" (4.26m x 2.84m)

Featuring a range of wall and base units with solid mahogany doors and complementary roll edge work surfaces. Integral sink and drainer unit with built in oven, hob and extractor. Space for fridge/freezer and washing machine. Complete with a ceiling light point, ceiling spotlights, double glazed window and uPVC door to the rear. Fitted with tiled splashback and tiled flooring.

Landing

Complete with a ceiling light point and wall light points. Access to loft via a ladder.

Bedroom One

10' 8" x 12' 5" (3.25m x 3.78m)

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



Bedroom Two

8' 10" x 4' 10" (2.69m x 1.47m)

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

Bedroom Three

9' 11" x 7' 10" (3.02m x 2.39m)

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

Bedroom Four

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

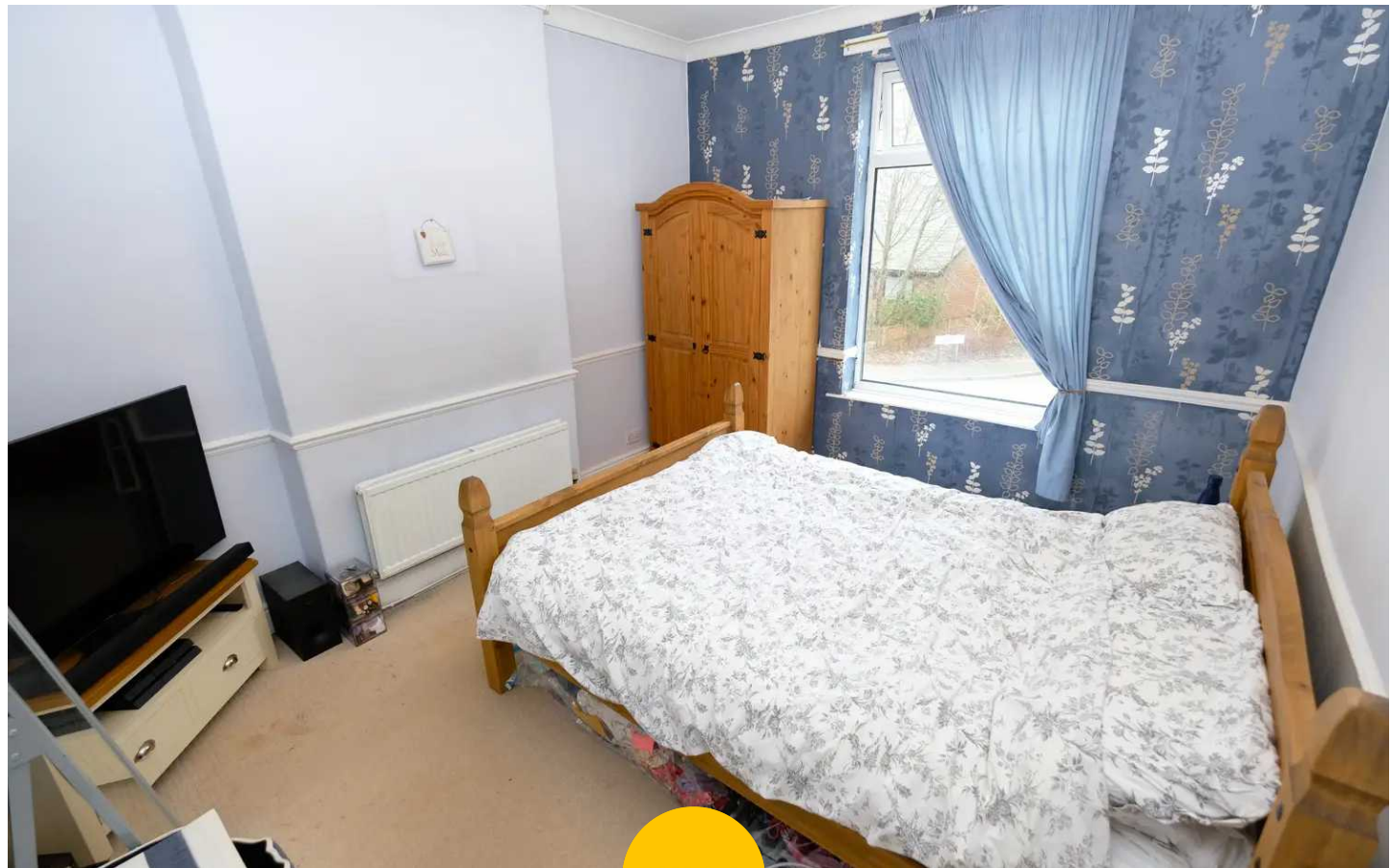
Bathroom

6' 9" x 5' 10" (2.06m x 1.78m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with tiled walls and lino flooring.

External

To the front of the property is a driveway providing off-road parking for multiple cars leading to a detached 20FT garage complete with power and lighting. To the rear of the property is an enclosed garden with laid to lawn grass and flagged patio area all enclosed with an attractive pond and flowering borders.



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.