



Northfleet Road, Eccles

Manchester



In Excess of £200,000

# Northfleet Road

Eccles, Manchester

Charming three bed home in sought-after Peel Green. Spacious lounge, modern kitchen/dining area. Well-appointed bedrooms & contemporary bathroom. Driveway, gardens, close to amenities. Ideal for families & first-time buyers. Viewing highly recommended!

Tenure: Freehold

- Perfect First buy or Family Home
- Located in the Popular Pocket of Peel Green
- Spacious yet Cosy Family Lounge
- Contemporary Open Plan Kitchen & Dining Area
- Three Spacious Bedrooms
- Modern Bathroom Suite
- Block Paved Driveway for Multiple Cars
- Gardens to the Side & Rear
- Excellently Located close to Shops, Schools & Fantastic Transport Links



### Entrance Hall

Wooden entrance door to the front, double glazed window next to the door, two ceiling light point, wall-mounted radiator and laminated floors.

### Lounge

Dimensions: 13' 9" x 11' 3" (4.19m x 3.43m). Double glazed window to the front, ceiling light point, wall-mounted radiator and engineered wood flooring.

### Kitchen

Dimensions: 20' 3" x 9' 8" (6.17m x 2.94m). Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring gas hob and oven, integrated dishwasher and space for washing machine and fridge/freezer. Two double glazed windows to the rear, ceiling light point, ceiling spotlights, wall-mounted radiator and boiler.

### First Floor Landing

Dimensions: 12' 3" x 11' 3" (3.73m x 3.43m). Ceiling light point, loft hatch and carpeted floors.

### Bedroom One

Dimensions: 12' 3" x 11' 3" (3.73m x 3.43m).

### Bedroom Three

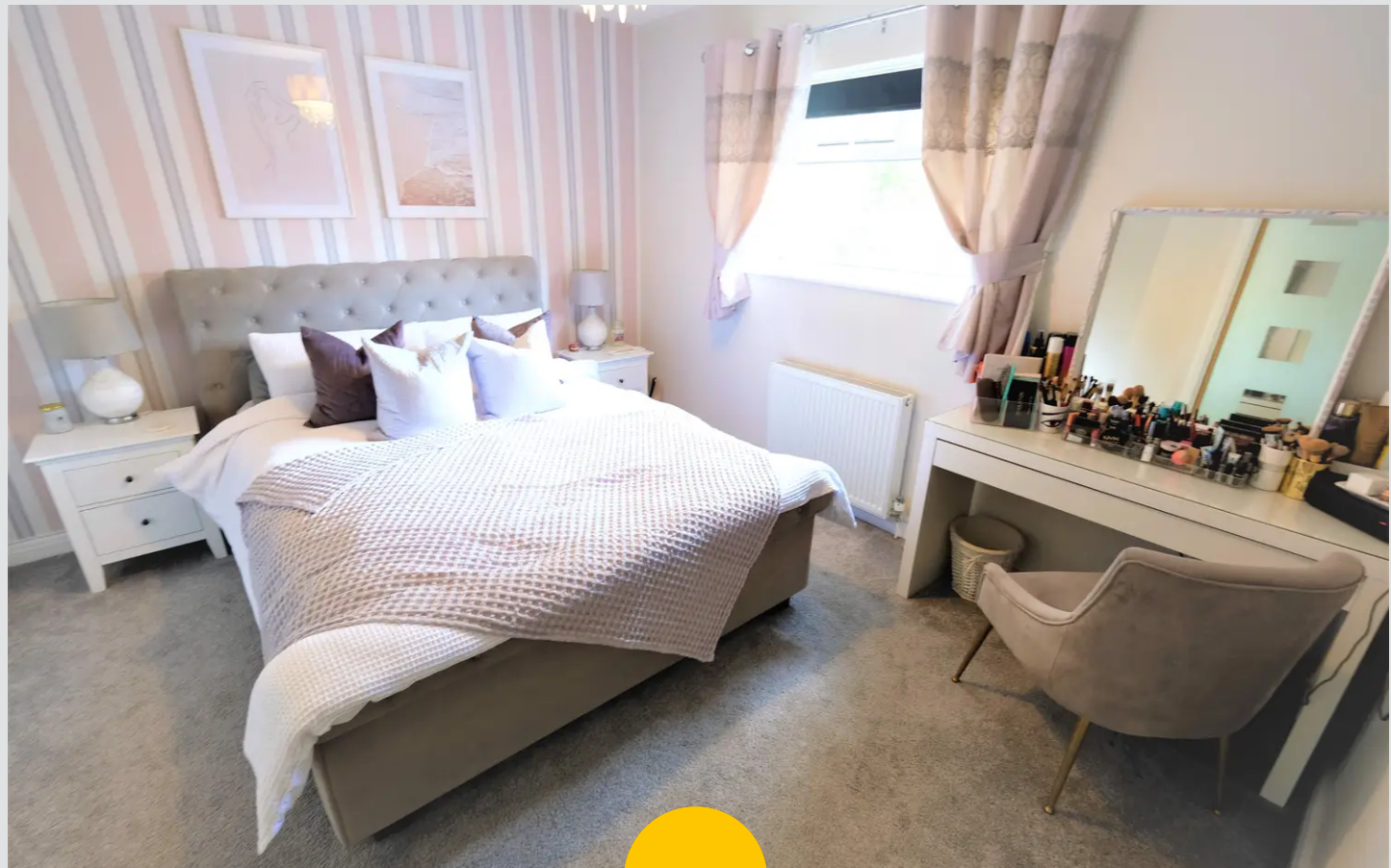
Dimensions: 9' 4" x 4' 2" (2.84m x 1.27m). Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

### Bedroom Two

Dimensions: 10' 5" x 10' 2" (3.17m x 3.10m). Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

### Externally

There is three well-kept gardens to the front, side & rear. There is also off-road parking to the front







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