



Peel Green Road, Eccles

Manchester



Offers in Region of £375,000

Peel Green Road

Eccles, Manchester

Spacious four bedroom detached home in sought-after area. Versatile living spaces incl. snug/playroom, lounge, dining area, conservatory. Quality kitchen, utility room, downstairs WC. Four generous bedrooms, modern shower room. Block paved driveway, large south-facing garden. Close to amenities, schools, transport links. Ideal family home.

Council Tax band: D

Tenure: Freehold

- Deceptively Spacious Detached Family Home
- Three Reception Rooms & Conservatory
- Fitted Quality Kitchen, Utility Room & Downstairs W.C.
- Four Generous Bedrooms, Three with Fitted Wardrobes
- Modern Shower Room
- Block Paved Driveway Offering Parking for Multiple Cars
- Large South Facing Rear Garden Offering Further Potential for Further Development
- Perfectly Located Close to Amenities, Brilliant Transport Links & Excellent Schooling



Lounge

13' 5" x 13' 2" (4.09m x 4.01m)

A spacious lounge complete with a ceiling light point, two wall light points, double glazed window and electric fire. Fitted with laminate flooring.

Dining Room

10' 4" x 9' 9" (3.15m x 2.97m)

Featuring internal French doors. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Conservatory

12' 8" x 10' 9" (3.86m x 3.28m)

Featuring French doors. Complete with ceiling fan, double glazed windows and tiled flooring.

Kitchen

9' 8" x 8' 8" (2.95m x 2.64m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob, oven and grill. Stainless steel splashback and extractor. Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

Entrance Hallway

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

Utility

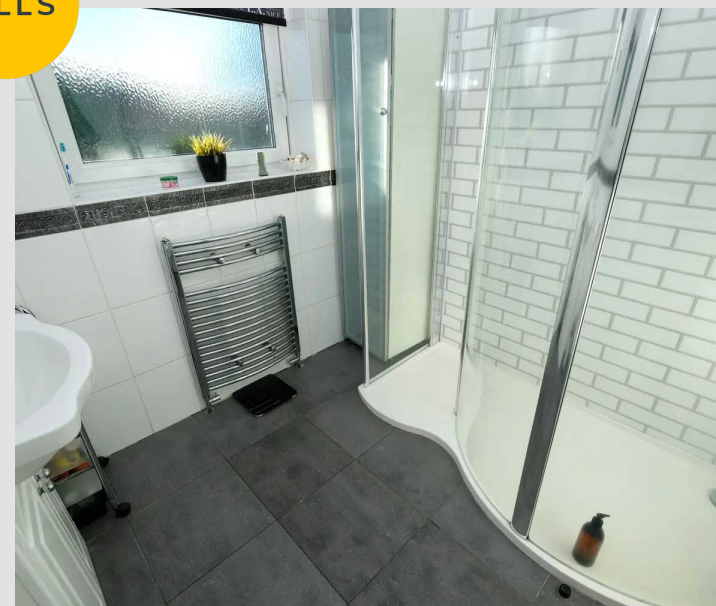
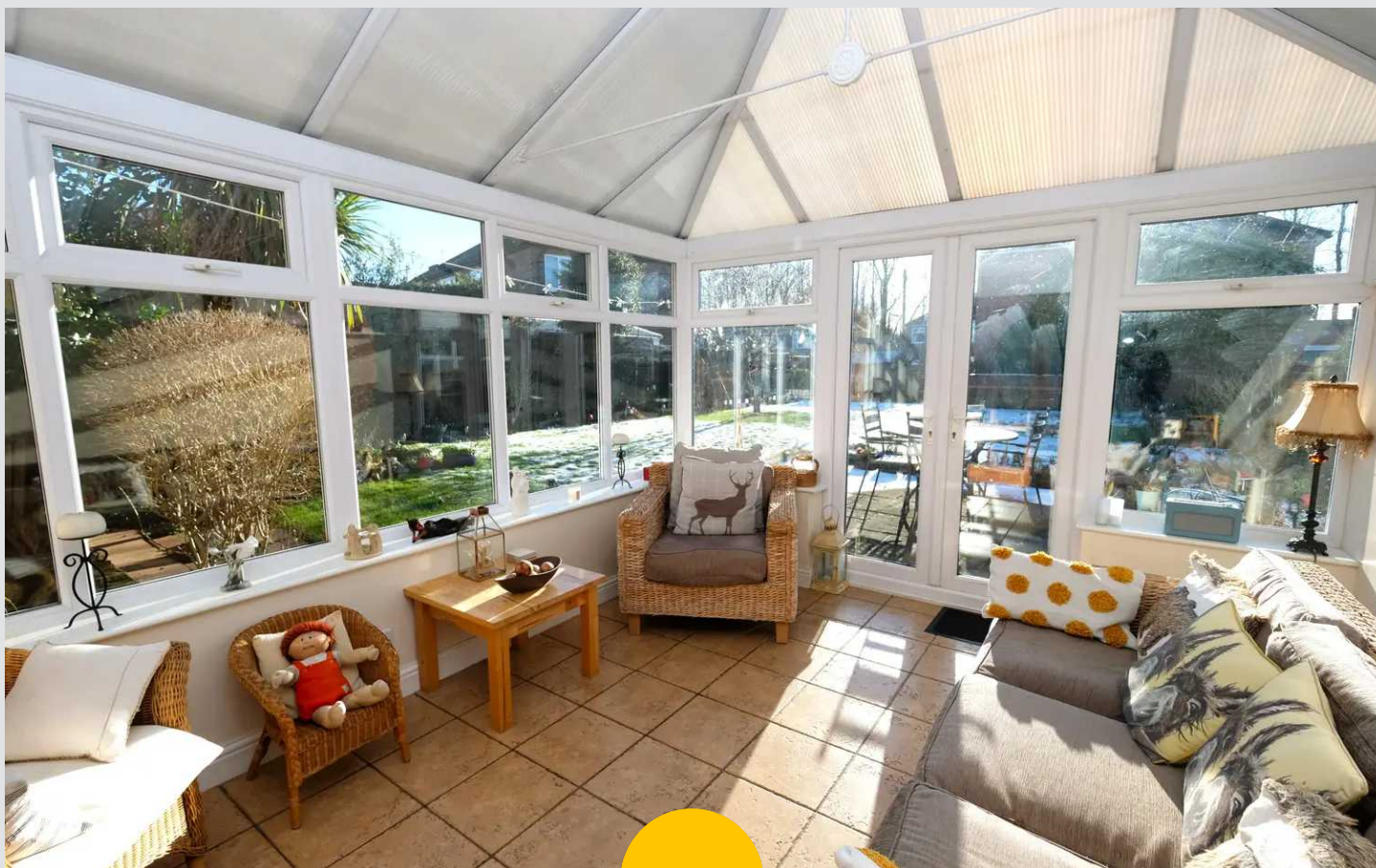
7' 9" x 6' 4" (2.36m x 1.93m)

Complete with a uPVC door, ceiling light point with plumbing for washer and dryer. Tiled flooring.

Downstairs W.C

3' 5" x 3' 3" (1.04m x 0.99m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window, wall mounted radiator and tiled flooring.



Reception Room Three

9' 3" x 7' 9" (2.82m x 2.36m)

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

Landing

Complete with a ceiling light point and carpet flooring. Access to a fully boarded loft.

Bedroom One

13' 5" x 10' 4" (4.09m x 3.15m)

Featuring fitted wardrobes. Complete with two double glazed windows, wall mounted radiator and carpet flooring.

Bedroom Two

12' 2" x 9' 9" (3.71m x 2.97m)

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

Bedroom Three

16' 5" x 7' 9" (5.00m x 2.36m)

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

Bedroom Four

7' 8" x 7' 4" (2.34m x 2.24m)

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

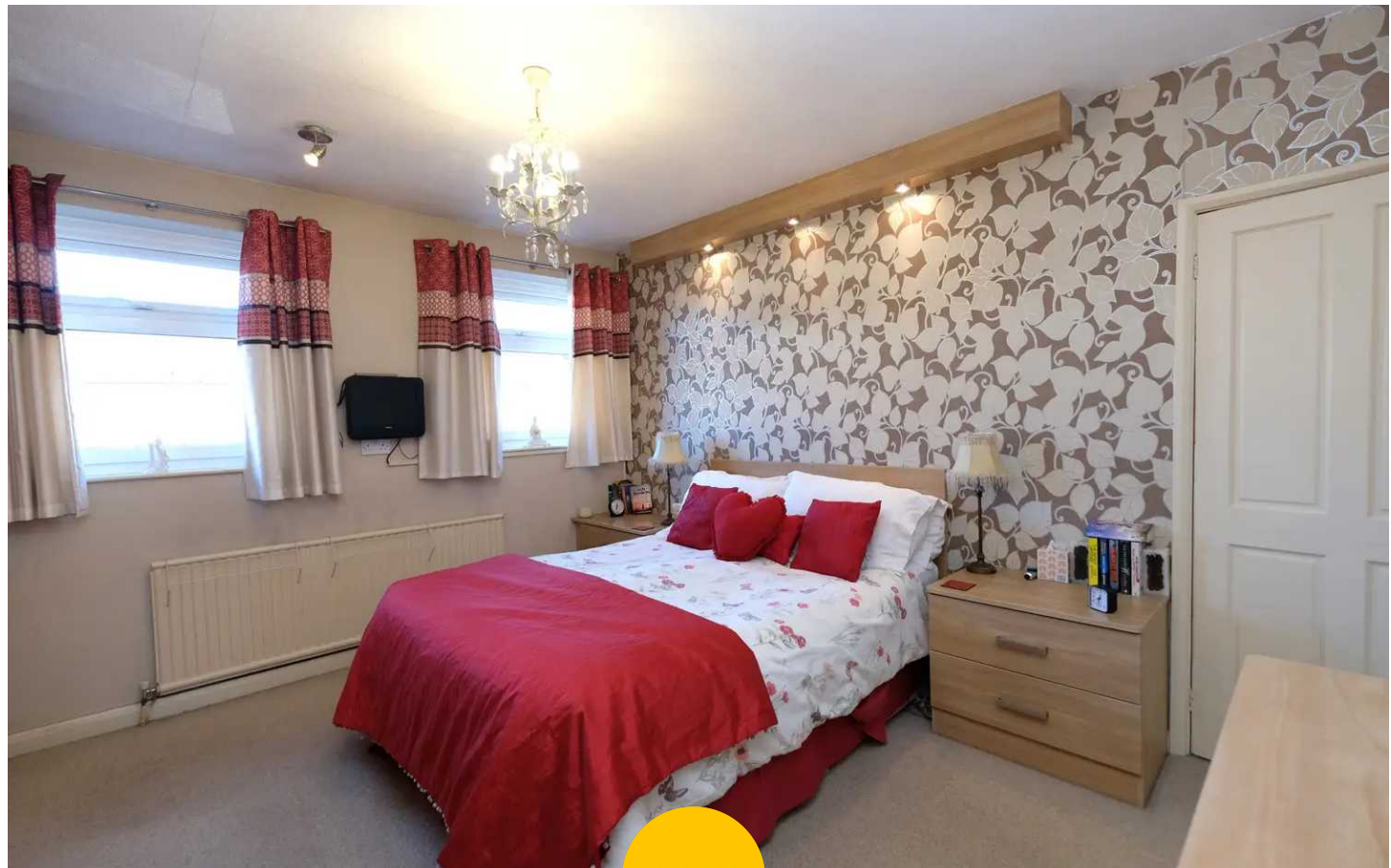
Bathroom

7' 2" x 7' 0" (2.18m x 2.13m)

A well lit bathroom 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 flooring.

External

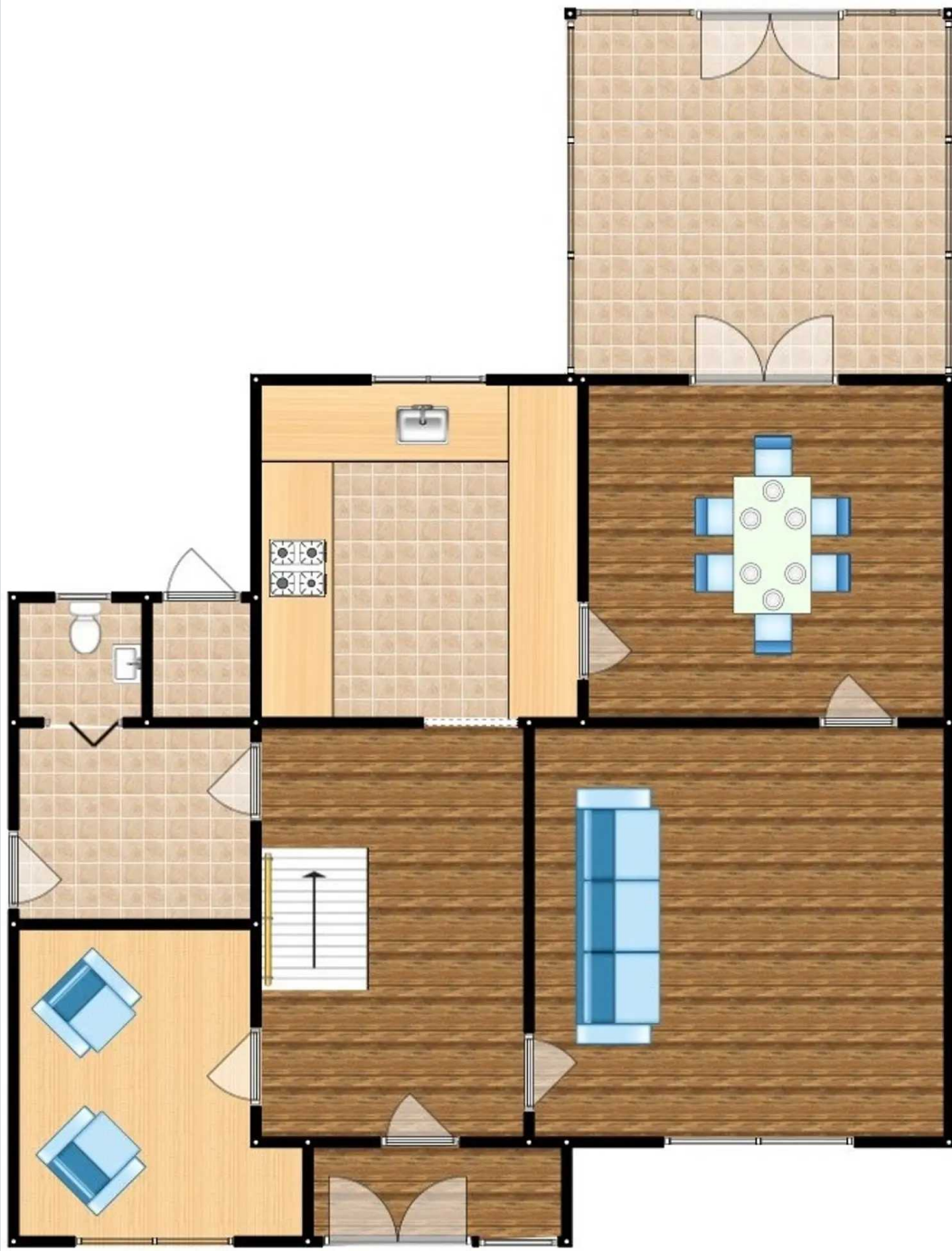
To the front of the property is a lawn with shrubbed borders, driveway providing off-road parking for two cars. To the rear of the property is a garden with paved patio, lawn with planted borders and brick built BBQ.





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