



Shirley Avenue, Eccles

Manchester



£275,000

Shirley Avenue

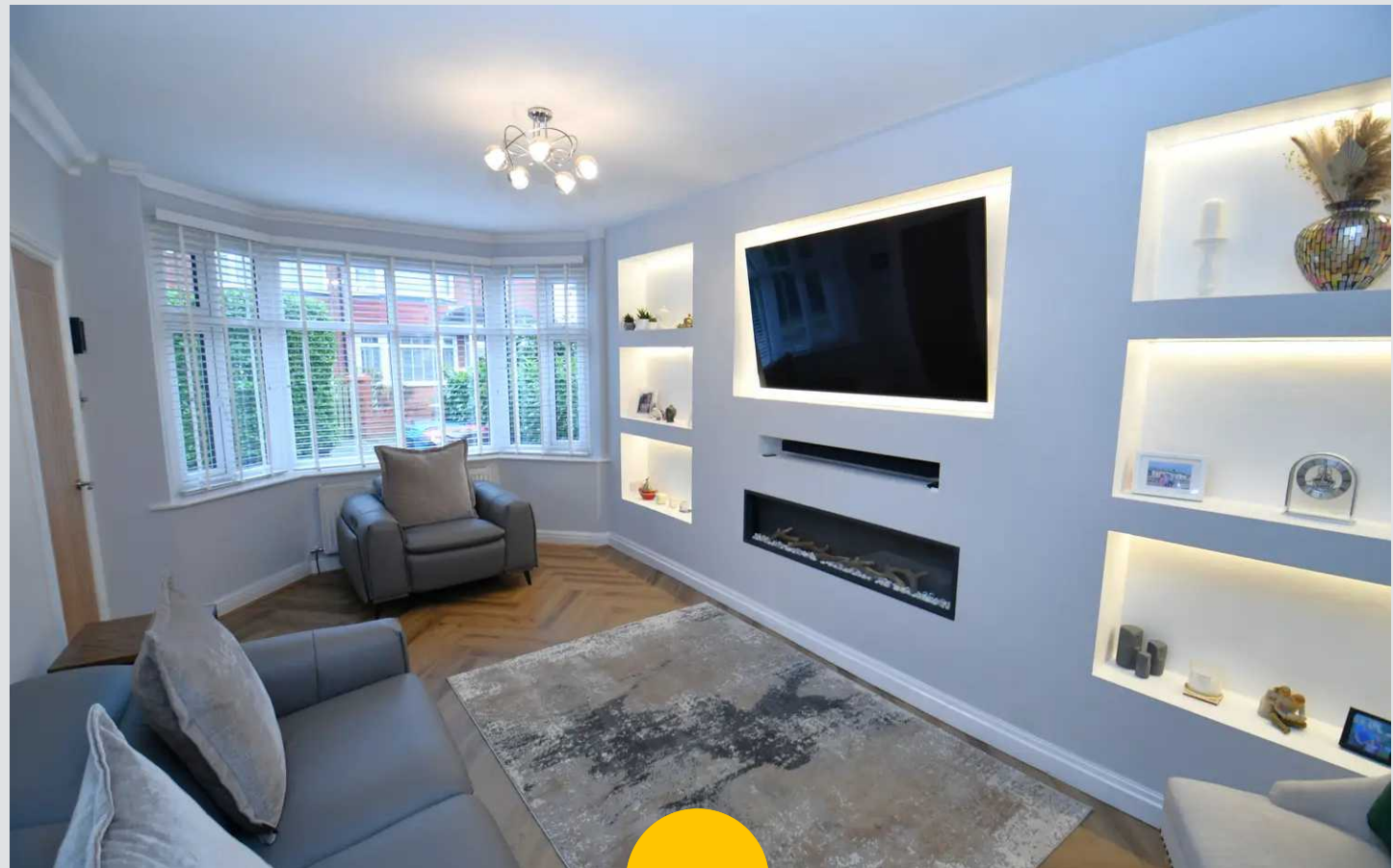
Eccles, Manchester

****THREE DOUBLE BEDROOMS**** This **STYLISH** three bedroom semi-detached family home has a double-storey extension providing an abundance of space. Situated on a generous corner plot, the property has a driveway and a carport offering off-road parking for multiple cars.

Council Tax band: B

Tenure: Leasehold

- Double Storey Extended, Three Bedroom Semi-Detached Family Home
- Situated on a Generous Corner Plot
- Offering an Abundance of Space, and Decorated to a Good Standard
- Spacious, Bay-Fronted Family Lounge Complete with a Contemporary Media Wall
- Large, L-Shaped Modern Kitchen Diner with Patio Doors to the Rear
- Three Double Bedrooms, a Modern Three-Piece Family Bathroom and an Additional W/C
- Benefits from a Driveway and a Carport Providing Off-Road Parking for Several Cars to the Front and Side
- Well-Presented Garden to the Rear with Paving and Laid-to-Lawn Grass
- Within Walking Distance of Both Eccles Town Centre and the Trafford Centre, which Provides Access to a Range of Amenities
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre



Entrance Hallway

Complete with a ceiling light point and laminate flooring.

Reception Room

18' 8" x 10' 3" (5.69m x 3.12m)

Featuring a media wall, fitted in December 2023.

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

Kitchen / Diner

15' 7" x 18' 9" (4.75m x 5.72m)

Featuring complementary wall and base units with integral oven and hob. Space for fridge freezer and washing machine. Complete with two ceiling light points, double glazed window and patio doors. Fitted with a uPVC door to the side and laminate flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

15' 5" x 10' 6" (4.71m x 3.20m)

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

Bedroom Two

10' 11" x 11' 9" (3.33m x 3.59m)

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

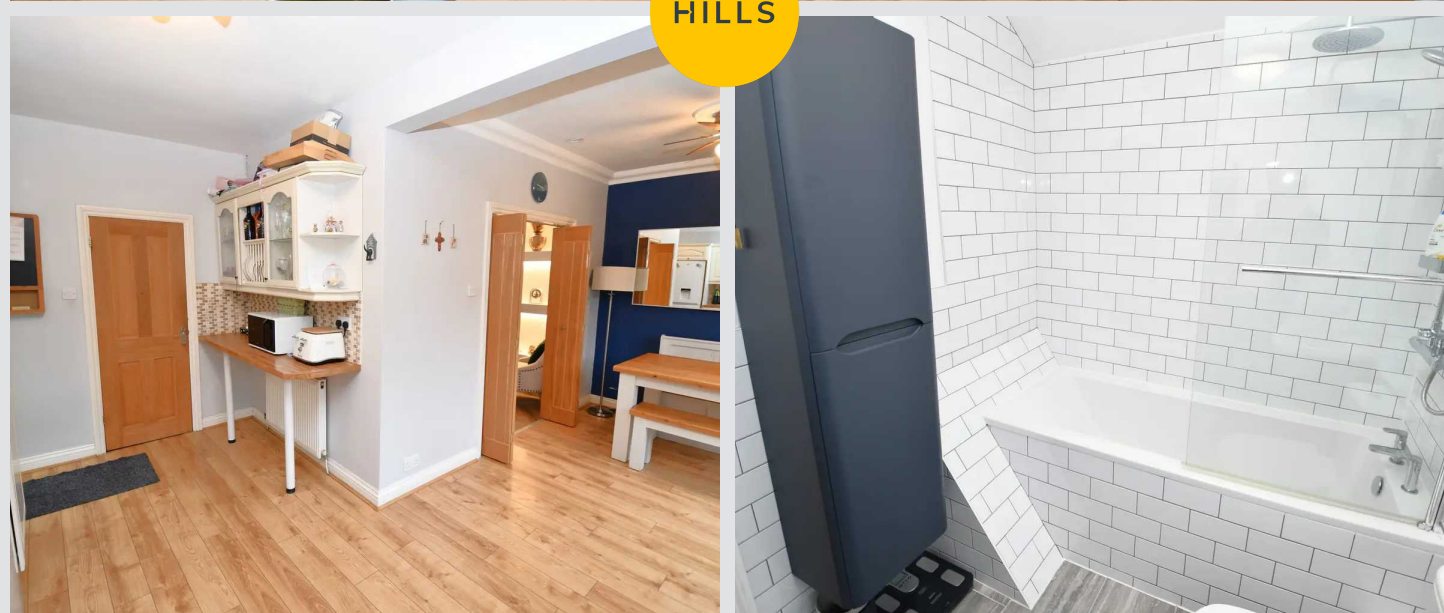
Bedroom Three

7' 11" x 12' 2" (2.41m x 3.71m)

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



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Bathroom

6' 1" x 7' 9" (1.86m x 2.37m)

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

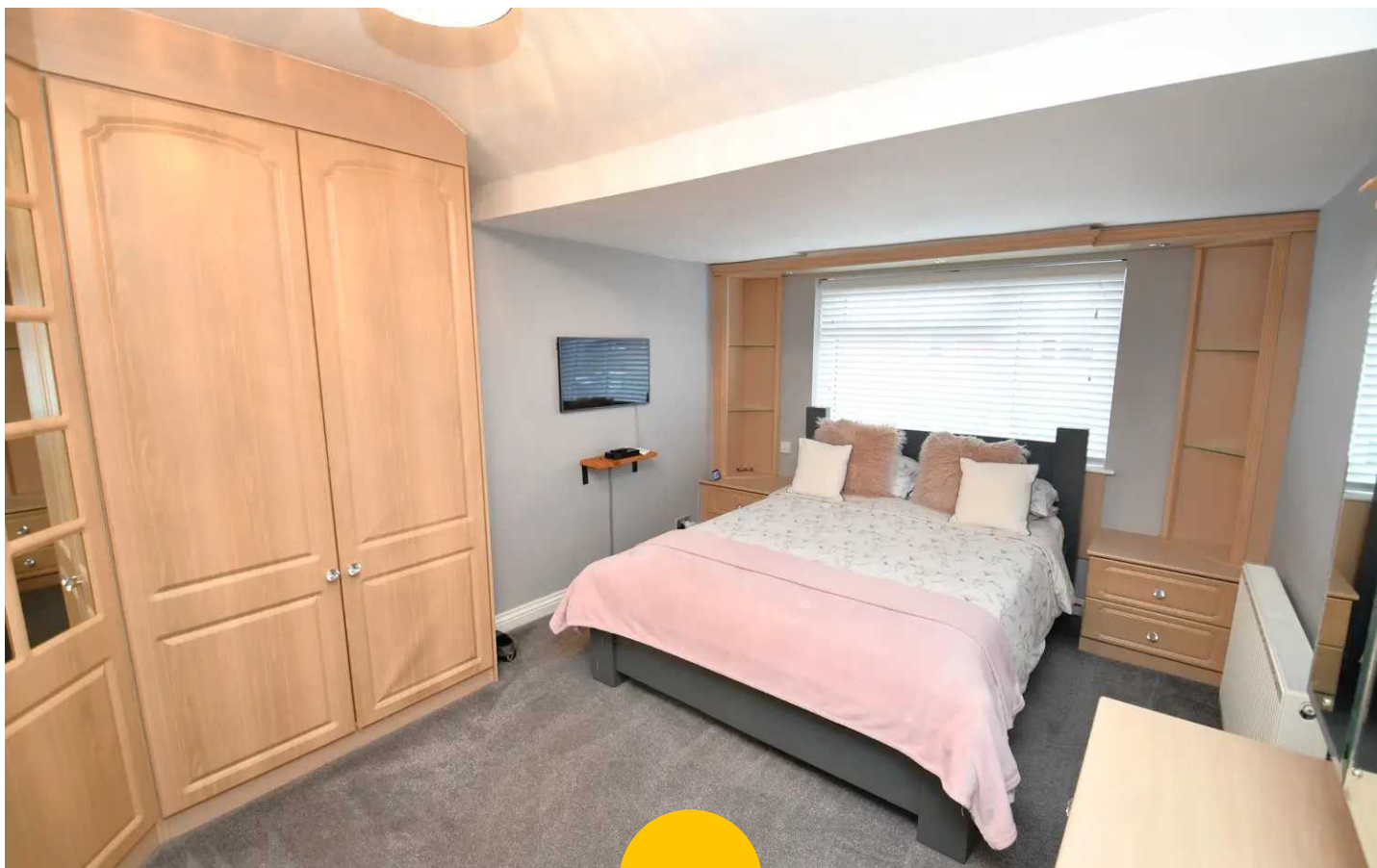
W.C.

2' 8" x 5' 0" (0.82m x 1.52m)

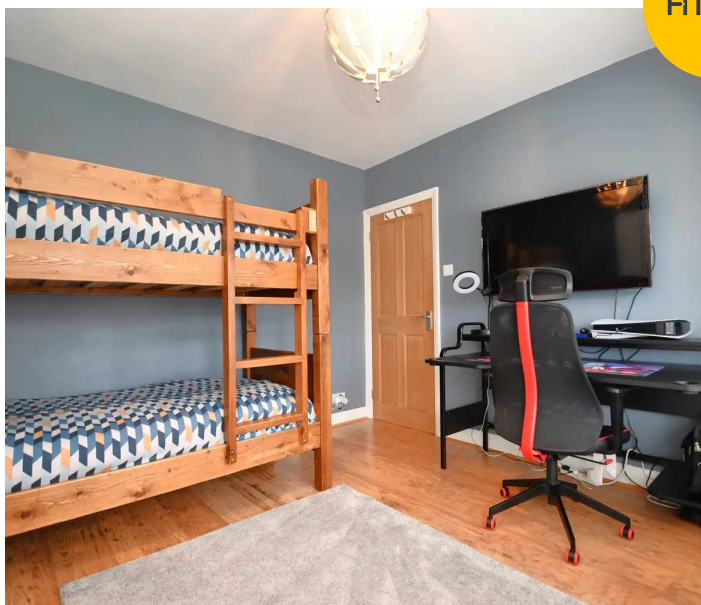
Complete with a W.C, ceiling light point, double glazed window and tiled flooring.

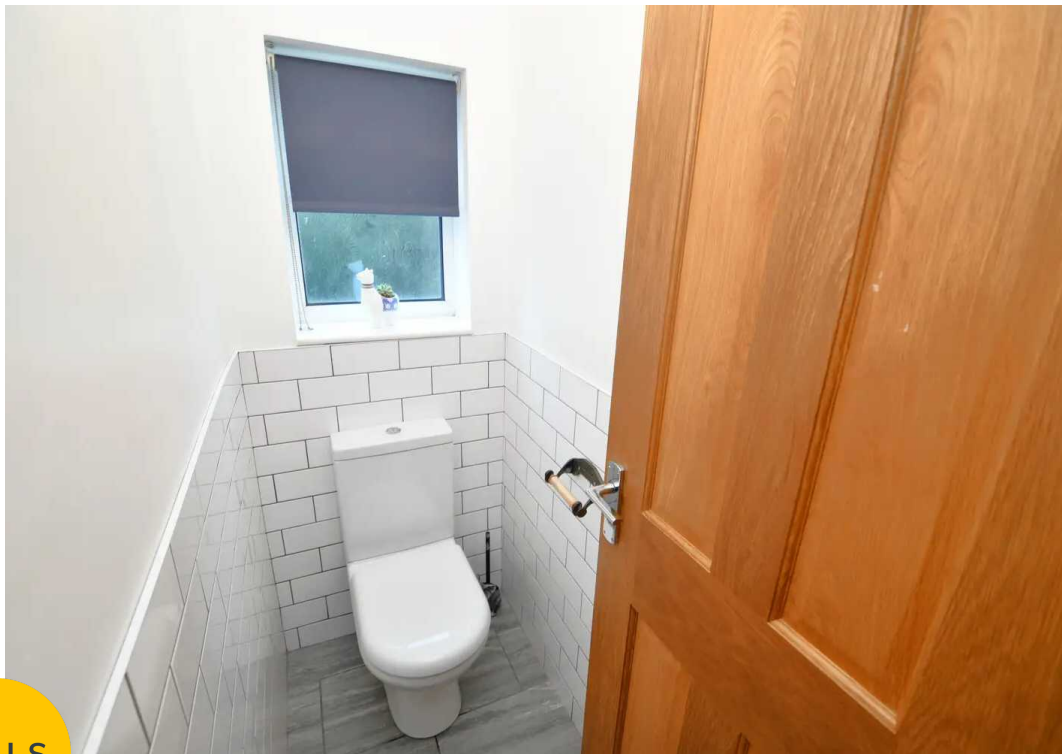
External

Off-road parking to the front of the property. To the rear of the property is a garden with lawn and paving. Brick built detached garage with electric.

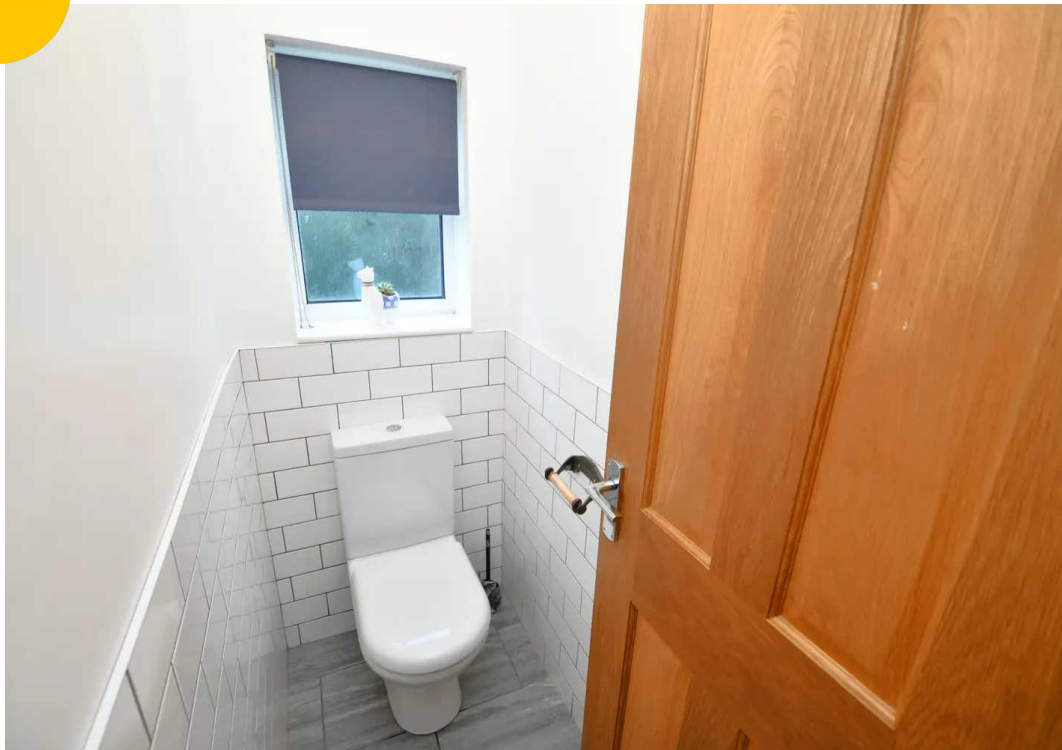
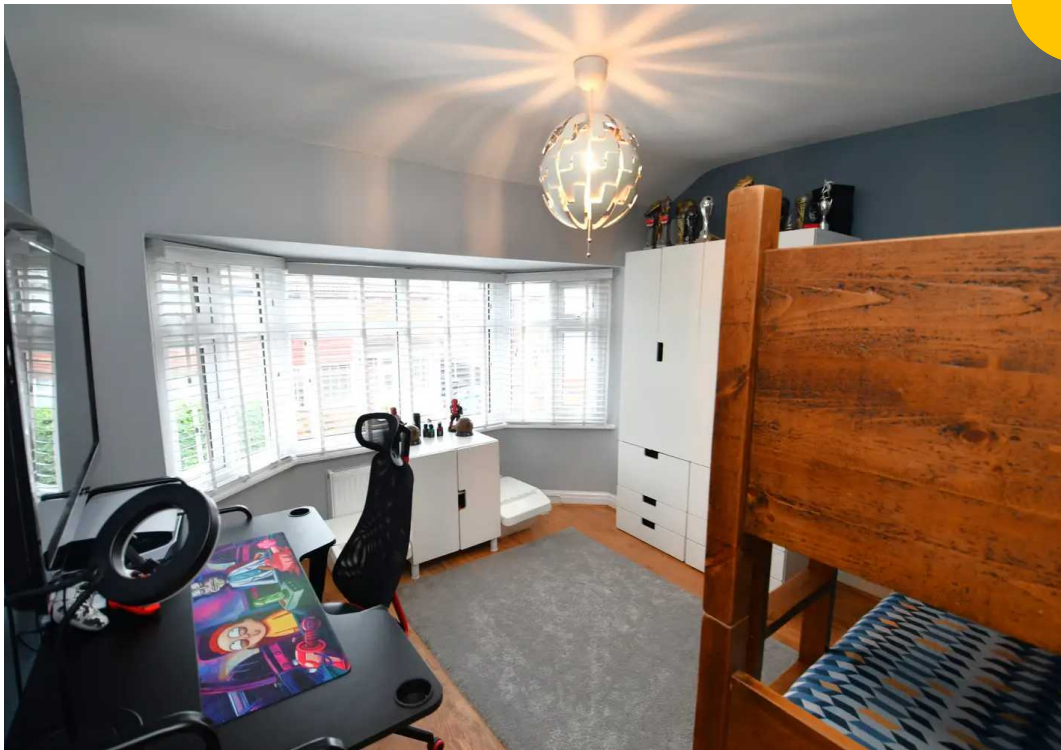


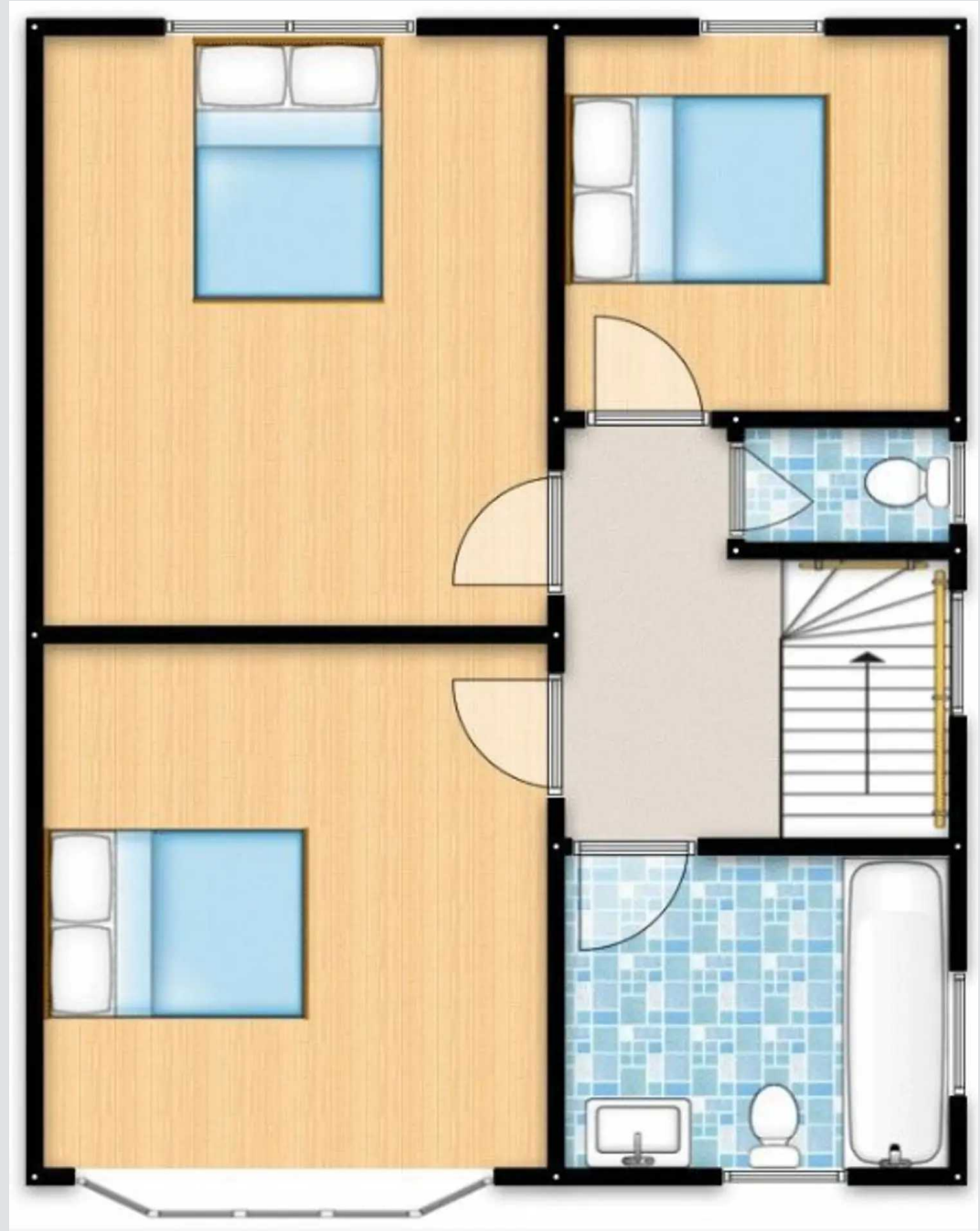
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