



**Wilfred Road, Eccles**

Manchester



In Excess of **£280,000**

# Wilfred Road

Eccles, Manchester

\* PERFECT FIRST BUY OR FAMILY HOME \* EXTENDED  
THREE BED SEMI DETACHED \* POSITIONED ON A QUIET  
CUL DE SAC \* WELL PRESENTED THROUGHOUT \*

Council tax band: B

Tenure: Leasehold

- MODERN FITTED BATHROOM
- PERFECT FIRST BUY OR FAMILY HOME
- NEWLY FITTED KITCHEN & DINING AREA
- EXTENDED THREE BED SEMI DETACHED
- MANY LOCAL AMENITIES & GREAT TRANSPORT LINKS
- TWO RECEPTION ROOMS
- WELL MAINTAINED TIERED REAR GARDEN
- POSITIONED ON A QUIET CUL DE SAC
- OFF ROAD PARKING FOR MULTIPLE CARS
- CLOSE TO GOOD LOCAL SCHOOLING



### Entrance Hallway

Dimensions: 7' 9" x 7' 9" (2.36m x 2.36m). Laminated flooring, composite external door, ceiling light point, double glazed window, double radiator and fire alarm.

### Lounge

Dimensions: 23' 7" x 10' 9" (7.18m x 3.27m). Laminated and carpeted flooring, double glazed bay window, two double radiators, two ceiling light points, power points, patio doors leading to reception room two.

### Reception two

Dimensions: 9' 8" x 6' 9" (2.94m x 2.06m). Laminated flooring, sky light, electric heater and patio doors leading to the rear garden.

### Kitchen & Dining area

Dimensions: 19' 1" x 7' 8" (5.81m x 2.34m). Laminated and tiled flooring, two double glazed windows, upvc external door, mixture of wall and base units, panelled and partial tiled walls, two ceiling light points.

### Bedroom One

Dimensions: 11' 2" x 8' 9" (3.40m x 2.66m). Carpeted, ceiling light point, double radiator, double glazed bay window and fitted wardrobes.

### Bedroom Two

Dimensions: 10' 9" x 8' 5" (3.27m x 2.56m). Carpeted, double glazed window, double radiator and ceiling light point.

### Bedroom Three

Dimensions: 7' 9" x 5' 9" (2.36m x 1.75m). Carpeted, double glazed window, double radiator and ceiling light point.

### Bathroom

Dimensions: 10' 9" x 7' 5" (3.27m x 2.26m). Tiled flooring partial, tiled and panelled walls, ceiling light point, double glazed window, corner bath, hand wash basin and W.C.





HILLS





**HILLS**

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.



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