



Napier Road, Eccles

Manchester



In Excess of £290,000

Napier Road

Eccles, Manchester

Extensively extended property coming to the market chain free and occupying a large corner plot. This fabulous property benefits from Three double bedrooms, a dressing room and family bathroom to the first floor. Whilst the ground floor has an impressive 28ft lounge & dining room, fitted kitchen diner and a utility room. There is front side and rear gardens to this property and off road parking for multiple cars. Located close to Monton Village and surrounded by brilliant amenities & transport links. Council Tax band: C

- Chain free property
- Located within walking distance to Monton
- Extensively extended
- 28ft (approx) family lounge & dining room
- Fitted kitchen/ diner & separate utility room
- Three double bedrooms & dressing room/ office/ cot room
- Family bathroom
- Sun drenched, private rear garden
- Gated off road parking
- Perfect family home



HILLS



Hall

Two ceiling light points, wall mounted radiator and power points.

Lounge

27' 5" x 11' 3" (8.36m x 3.43m)

Two ceiling light points, four wall light points, double glazed bay window, double glazed window, two wall mounted radiators, power point and single glazed window.

Utility/Office

5' 3" x 4' 0" (1.60m x 1.22m)

Ceiling spotlights, double glazed window, wall mounted radiator, power point, boiler and plumbing for a washer.

Kitchen/Diner

14' 8" x 8' 0" (4.47m x 2.44m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integrated oven, hob, microwave and dishwasher with space for a fridge freezer. Ceiling light point, two double glazed windows, wall mounted radiator, pvc door and power points.

Bedroom One

12' 8" x 11' 3" (3.86m x 3.43m)

Ceiling light point, double glazed window, wall mounted radiator and power points.

Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

Ceiling light point, double glazed window, wall mounted radiator, single glazed window and power points.

Bedroom Three

14' 2" x 8' 3" (4.32m x 2.51m)

Ceiling light point, two double glazed windows, two wall mounted radiators and power points.

Bathroom

12' 8" x 9' 3" (3.86m x 2.82m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling light point, double glazed window and heated towel rail.

Externally

Large corner plot with a driveway set behind electric gates for off road parking for multiple cars. Indian stone path and border







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