



**New Lane, Eccles**

Manchester



In Excess of **£240,000**



# New Lane

Eccles, Manchester

Could this STUNNING TWO BED SEMI-DETACHED property would be your next home? Deceptively spacious, the property benefits from a MODERN FITTED KITCHEN, LARGE THREE-PIECE BATHROOM and a GENEROUS GARDEN! Within walking distance of Monton village, this would be an ideal first time home or investment.

Council tax band: B

Tenure: Freehold

- Large Two Bedroom Period Semi-Detached Property
- Well-Presented Throughout and Offering an Abundance of Space
- Two Spacious Reception Rooms
- Modern Fitted Kitchen and a Large Three-Piece Bathroom
- Large Garden to the Rear, and a Low-Maintenance Courtyard Garden to the Front
- Within Walking Distance of Monton Village, which Hosts a Fine Array of Bars and Restaurants, along with being Within Walking Distance of the Trafford Centre
- Close to Excellent Transport Links Throughout Manchester
- Perfect for First Time Buyers and Investors Alike!
- This Property must be Viewed to Appreciate its Size, get in Touch to Secure Your Viewing!





**Hall**

Ceiling light point.

**Lounge**

14' 9" x 11' 6" (4.5m x 3.5m)

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

**Dining room**

11' 10" x 10' 6" (3.6m x 3.2m)

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

**Kitchen**

14' 5" x 7' 7" (4.4m x 2.3m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for washer and dryer. Ceiling spotlights and double glazed window.

**Landing**

Ceiling light point.

**Bedroom One**

14' 1" x 11' 10" (4.3m x 3.6m)

Ceiling spotlights, two double glazed windows and two wall mounted radiators.

**Bedroom Two**

12' 10" x 9' 2" (3.9m x 2.8m)

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

**Bathroom**

8' 10" x 7' 7" (2.7m x 2.3m)

Fitted with a three piece suite including a hand wash basin, WC and bath with over head shower. Ceiling light point and wall mounted radiator.

**Externally**

Low maintenance courtyard garden to the front, large rear garden with paved and grass areas that benefit from the sun.









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