



15 Lulworth Road, Eccles

Manchester



£190,000

15 Lulworth Road

Eccles, Manchester

Three bedroom terraced house on a cul-de-sac in sought-after Winton area. Open plan lounge/dining, extended kitchen, three bedrooms, balcony, family bathroom, separate shower room. Large south-facing garden, off-road parking. Close to local amenities and transport links. Ideal for first-time buyers/families.

Council Tax band: A

Tenure: Leasehold

- Situated on a Quiet Cul De Sac in the Desirable Winton Area
- Sandwiched Between both Worsley & Monton Villages
- Offered with No Vendor Chain
- Open Plan Lounge & Dining Room
- Extended Kitchen to the Rear
- Three Bedrooms to the First Floor with Balcony Off the Second Bedroom
- Family Bathroom & Separate Shower Room
- South Facing Rear Garden & off Road Parking to the Front
- Surrounded by an Array of Amenities & Transport Links



Lounge

12' 4" x 8' 7" (3.76m x 2.62m)

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

Kitchen

8' 2" x 7' 9" (2.49m x 2.36m)

Featuring complementary wall and base units with integral stainless steel sink, gas range cooker and stainless steel extractor. Space for a fridge freezer and washer. Complete with ceiling spotlights, double glazed window, part tiled walls and laminate flooring.

Dining Room

15' 5" x 8' 7" (4.70m x 2.62m)

Featuring a uPVC door and storage under the stairs. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

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

Bedroom Two

10' 7" x 9' 3" (3.23m x 2.82m)

Featuring a uPVC door which leads out onto a veranda. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

Bedroom Three

9' 6" x 6' 4" (2.90m x 1.93m)

Complete with a ceiling light point, double glazed window and hardwood flooring.

Bathroom

6' 8" x 5' 9" (2.03m x 1.75m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, part tiled walls and tiled flooring.

Shower Room

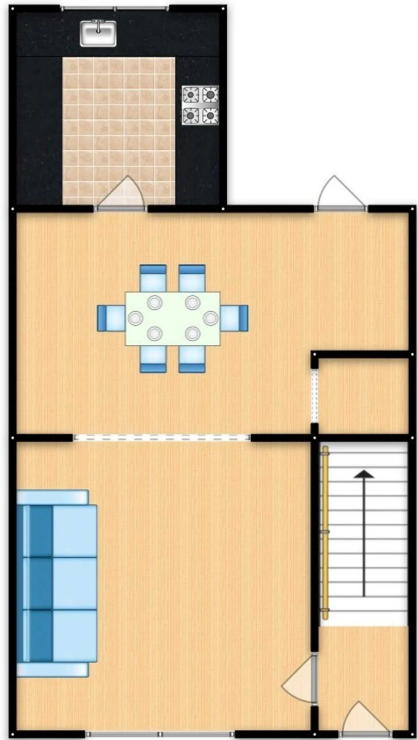
6' 6" x 3' 0" (1.98m x 0.91m)

Featuring a shower cubicle and hand wash basin. Complete with a ceiling light point, wall mounted radiator, tiled walls and flooring. Loft access.





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.