



Pleasant Road, Eccles

Manchester



Offers in Region of £255,000

Pleasant Road

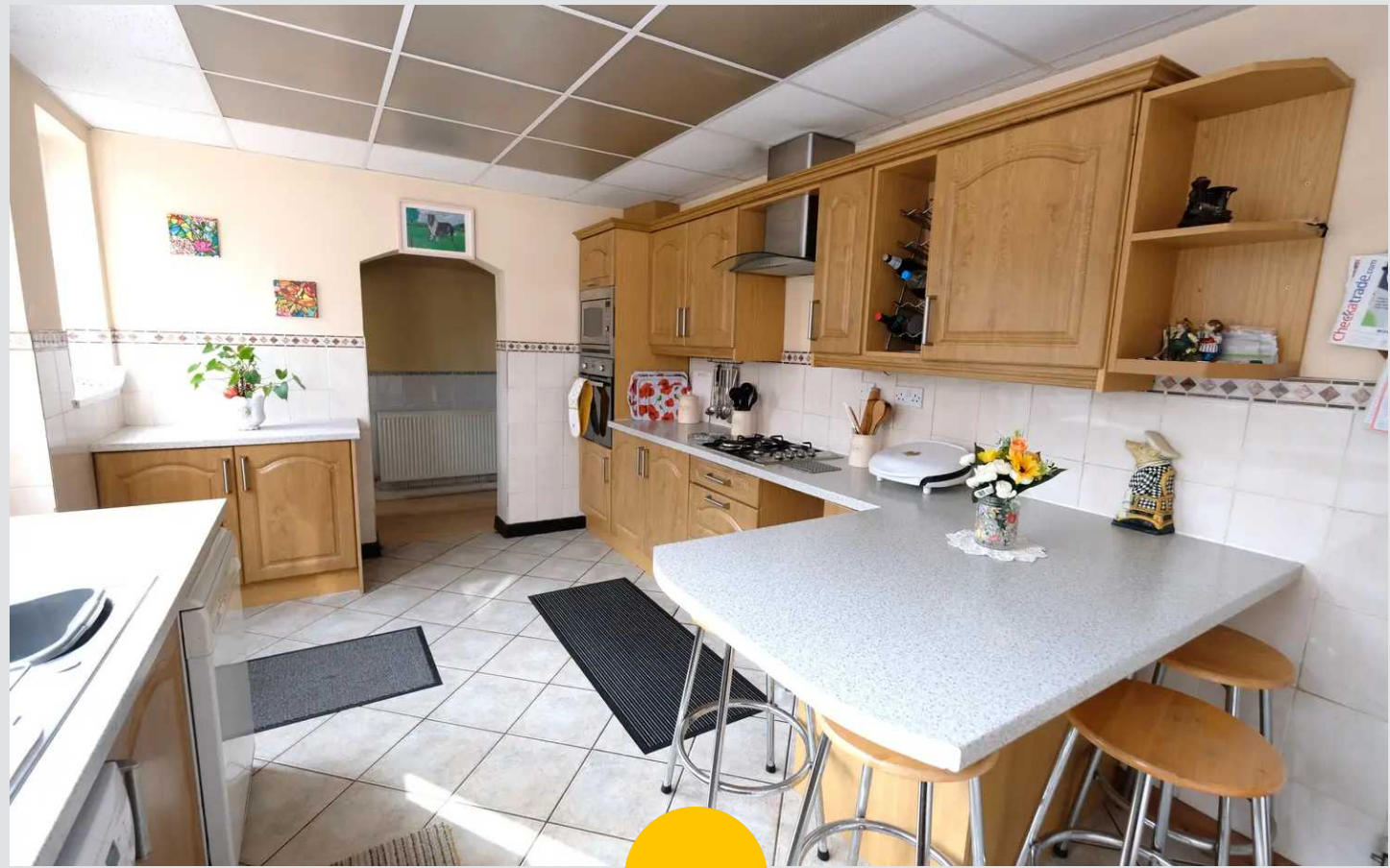
Eccles, Manchester

Deceptively spacious end of terrace with potential to add value. Bay fronted lounge, fitted kitchen, three bedrooms with option to create fourth, low maintenance garden, off-road parking, garage, stunning views of Eccles Recreational Playing Fields. Close to amenities and schools. Ideal for home or investment.

Council Tax band: C

Tenure: Leasehold

- Deceptively Spacious End of Terrace Property, Offering the Potential to Add Value
- Bay Fronted Lounge & Second Reception Room
- Fitted Kitchen & Dining Area
- Three Generous Bedrooms Offering the Potential to Create a Fourth
- Family Bathroom & Downstairs W.C.
- Low Maintenance Rear Garden which Benefits from the Sun
- Off Road Parking & Garage
- Scenic Views of Eccles Recreational Playing Fields
- Excellently Located Close to Amenities, Transport Links & Outstanding Schools



Reception Room One

15' 10" x 12' 1" (4.83m x 3.69m)

Featuring a gas fire. Complete with a ceiling light point, double glazed bay window and carpet flooring.

Reception Room Two

15' 7" x 13' 0" (4.74m x 3.95m)

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

Kitchen

10' 1" x 15' 10" (3.07m x 4.83m)

Featuring complementary wall and base units with integral hob, oven and microwave. Space for washing machine and dishwasher. Complete with ceiling light point, double glazed window and wall mounted radiator. Fitted with a uPVC side door and tiled flooring.

Utility

6' 7" x 4' 5" (2.01m x 1.34m)

Complete with a wall light point, fridge freezer and wall mounted radiator. Fitted with laminate flooring. Boiler.

W.C.

3' 2" x 4' 4" (0.97m x 1.32m)

Complete with a W.C, double glazed side window and lino flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

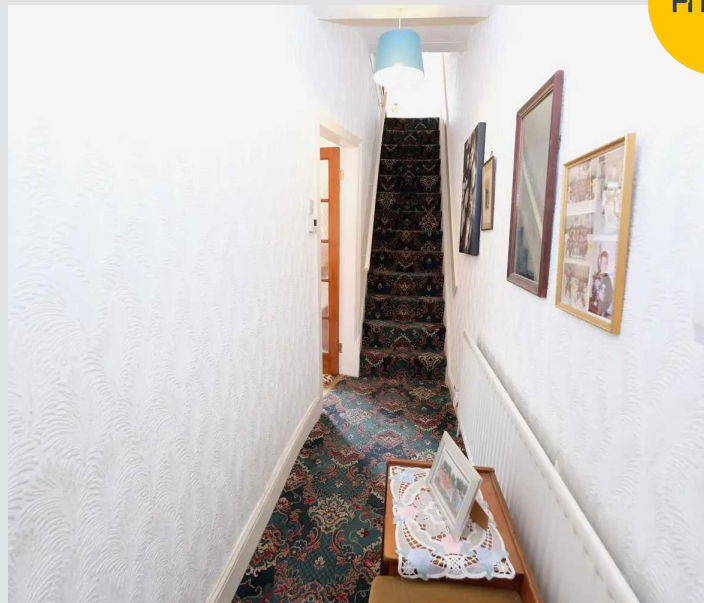
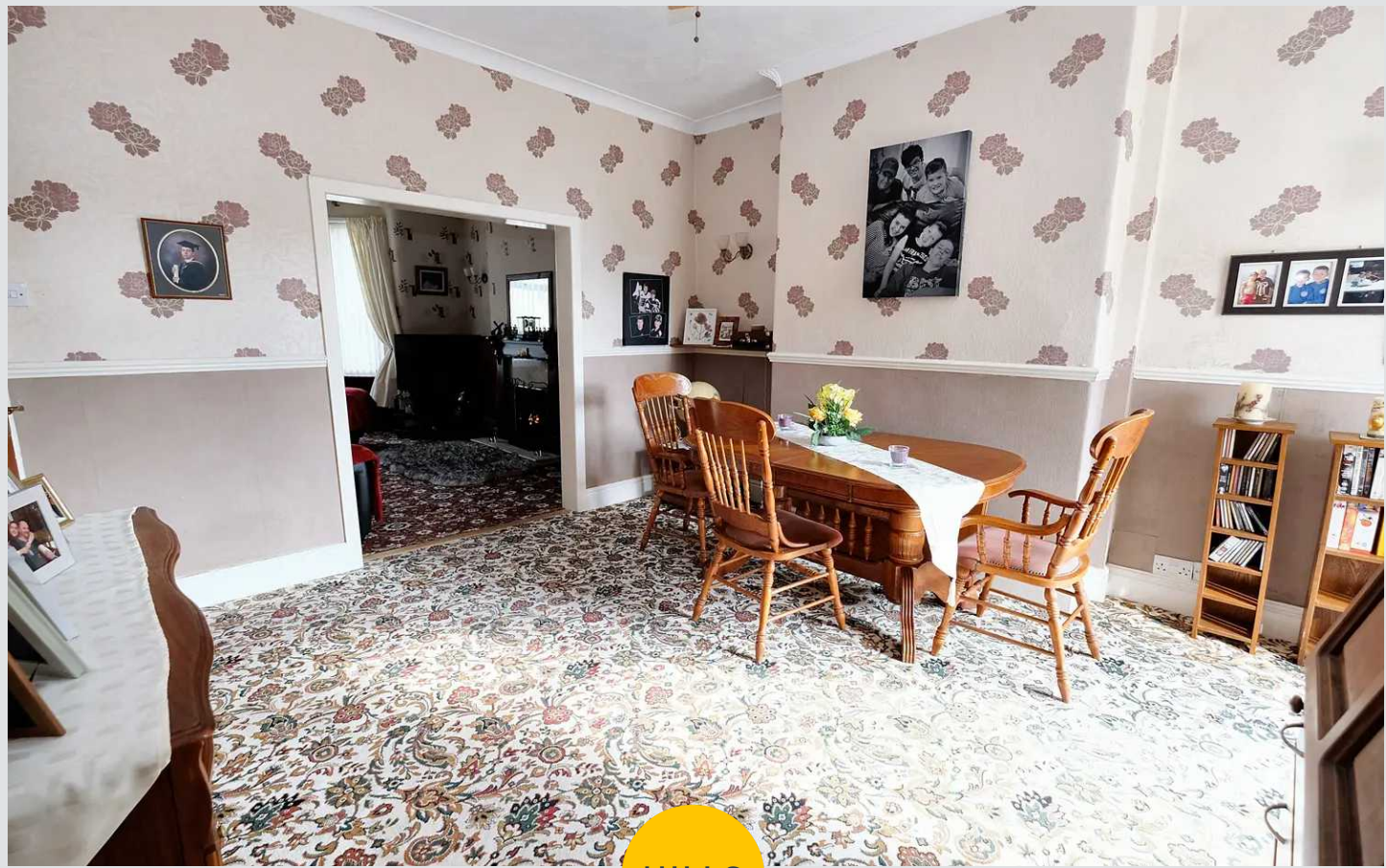
10' 6" x 13' 6" (3.20m x 4.11m)

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

Bedroom Two

6' 4" x 13' 1" (1.93m x 3.98m)

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



Bedroom Three

13' 0" x 9' 8" (3.96m x 2.95m)

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

Bedroom Four

10' 2" x 7' 4" (3.09m x 2.23m)

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

Bathroom

6' 11" x 5' 4" (2.11m x 1.62m)

Featuring a bath and hand wash basin. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

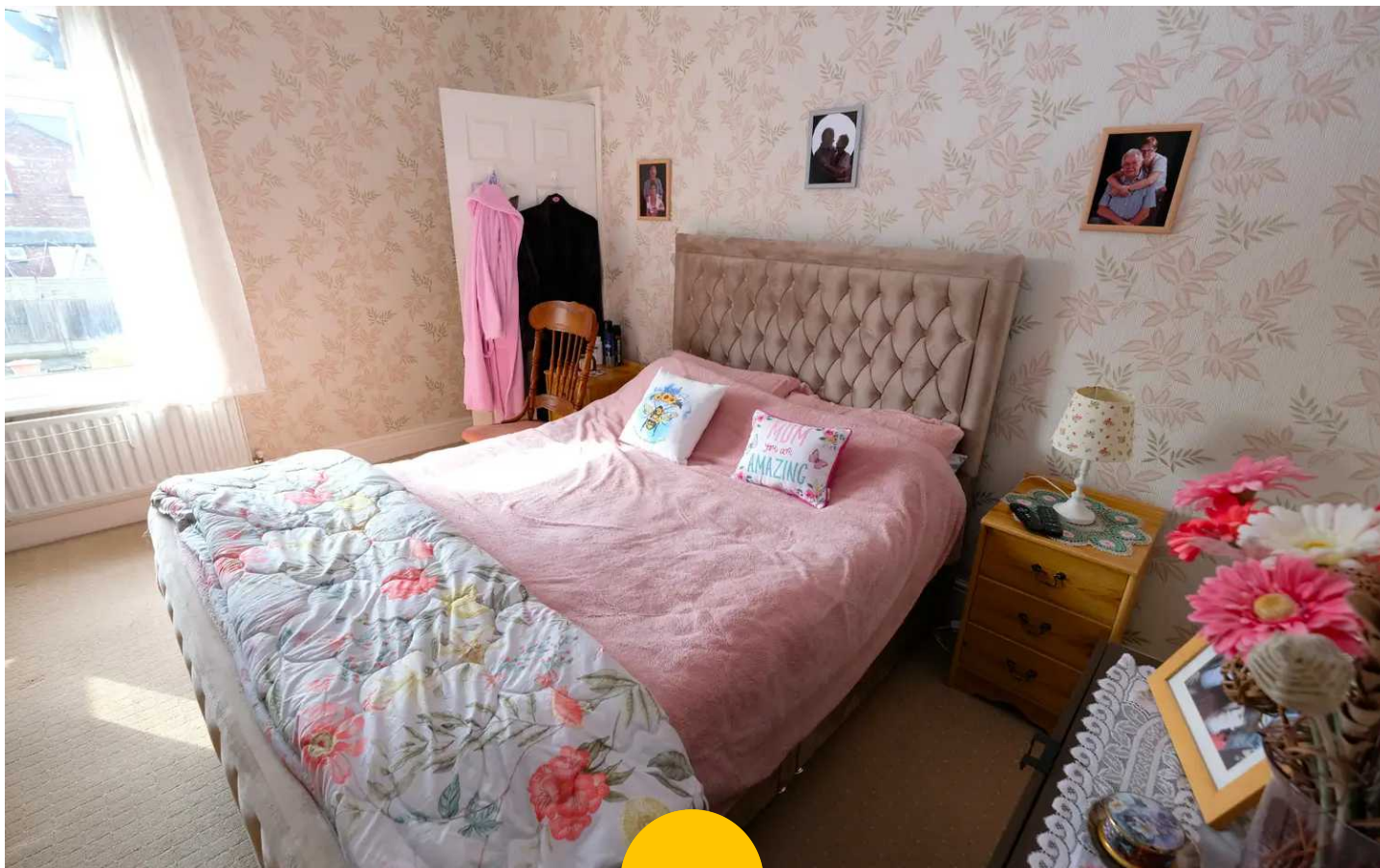
W.C.

2' 9" x 5' 5" (0.85m x 1.65m)

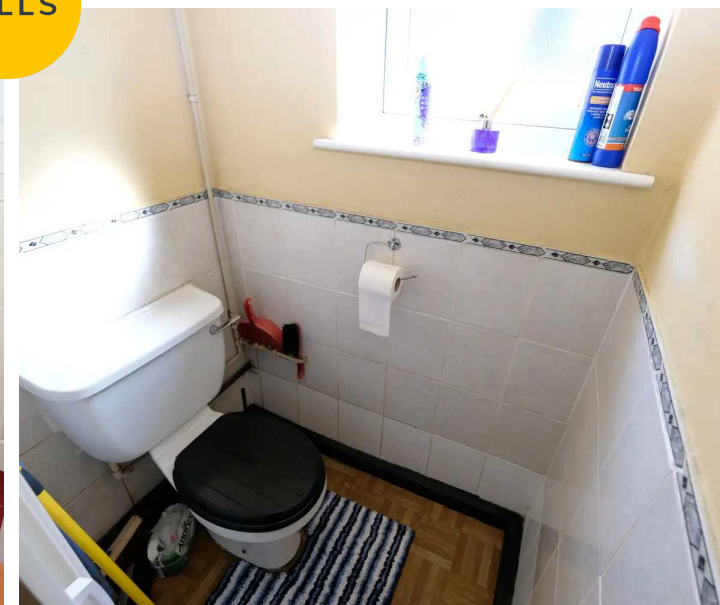
Complete with a ceiling light point, W.C, double glazed window and wall mounted radiator. Fitted with laminate flooring.

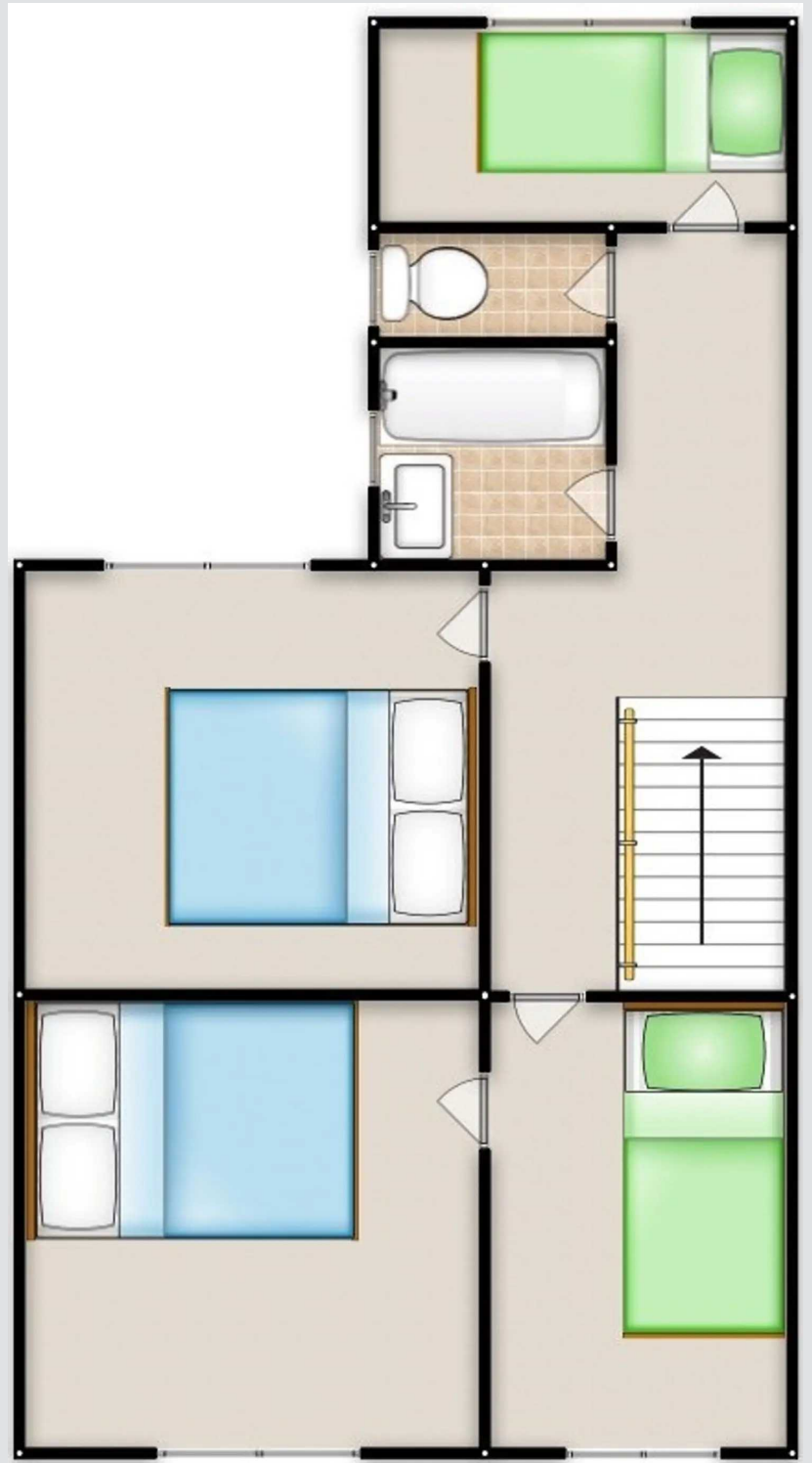
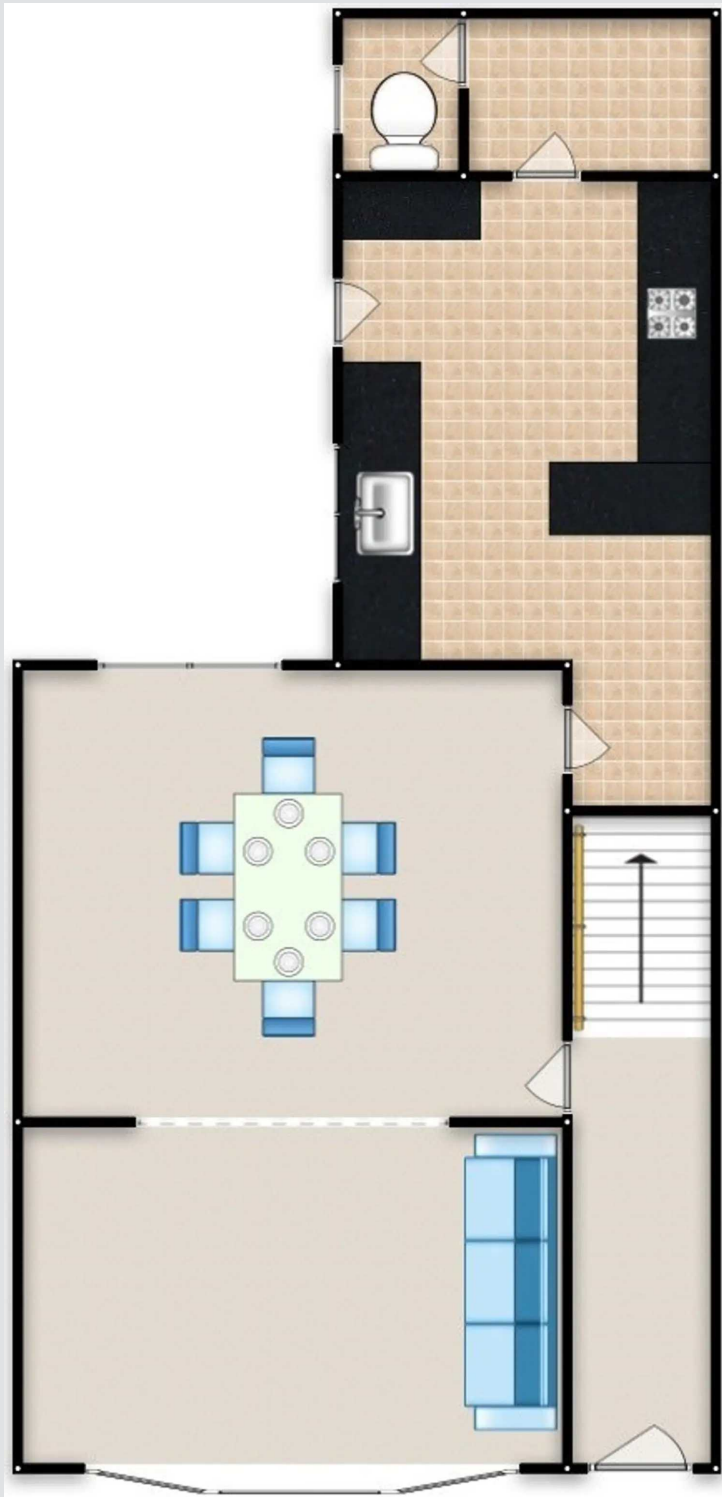
External

To the front of the property is a driveway providing off-road parking. To the rear of the property is a paved garden.



HILLS







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