



Parrin Lane, Eccles

Manchester



Parrin Lane

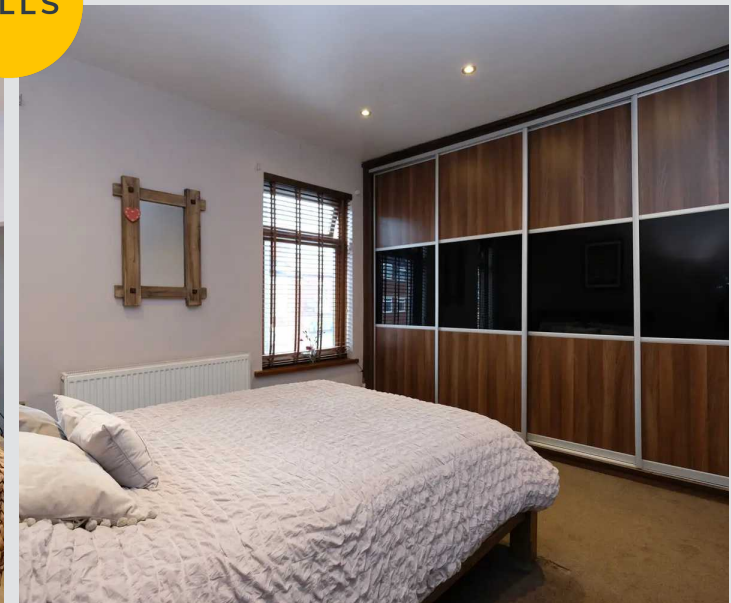
Eccles, Manchester

WELL-PRESENTED SEMI-DETACHED PERIOD PROPERTY situated conveniently between Monton & Worsley villages, close to excellent transport links and a host of cafes, restaurants and amenities. The property features THREE DOUBLE BEDROOMS, SPACIOUS LIVING AREAS, A MODERN FITTED KITCHEN & A RECENTLY INSTALLED SHOWER ROOM! To the rear is a private and enclosed garden complete with York stone and artificial lawn. The perfect first home or family home that is a must to view. For more details and to book your viewing get in touch with the office today!

Council Tax band: A

Tenure: Leasehold

- Perfect first buy or family home
- Bay fronted lounge and second reception room
- Spacious fitted kitchen (approx 13 ft)
- Three double bedrooms (fitted wardrobes in two)
- Recently updated stunning shower room
- Well presented throughout
- Low maintenance rear garden which benefits from the sun
- Short walk to Monton Village
- Excellent amenities & local schools
- Surrounded by brilliant transport links



Hallway

A spacious entrance hallway that comes complete with a ceiling light point, wall mounted radiator, uPVC front door and a tiled flooring.

Dining Room

12' 9" x 11' 2" (3.89m x 3.40m)

Ceiling spot lights, Double glazed windows, wall mounted radiator with laminate flooring. Opening into the lounge and access door into the kitchen.

Lounge

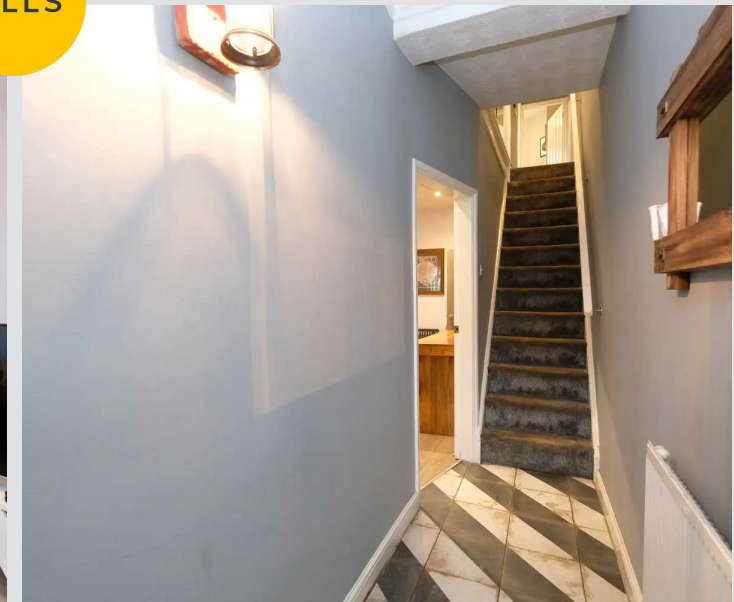
11' 4" x 10' 4" (3.45m x 3.15m)

A spacious family lounge that comes complete with ceiling spotlights, double glazed bay window, wall mounted radiator and laminate flooring. A gas fire with feature surround provides an excellent focal point. Opening into the dining space.

Kitchen

13' 3" x 9' 6" (4.04m x 2.90m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in gas hob and electric oven. Space for a dishwasher, washing machine and fridge/freezer. Boiler. Inset ceiling spot lights, double glazed window to the rear elevation, uPVC door and access to storage under the stairs.



Landing

Ceiling light point, glass banister and carpet flooring.

Bedroom One

15' 5" x 11' 4" (4.70m x 3.45m)

Ceiling spot lights, two double glazed windows, fitted wardrobe, wall mounted radiator and carpet flooring.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Ceiling light point, double glazed window, wall mounted radiator, fitted wardrobes and carpet flooring.

Bedroom Three

9' 8" x 7' 8" (2.95m x 2.34m)

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

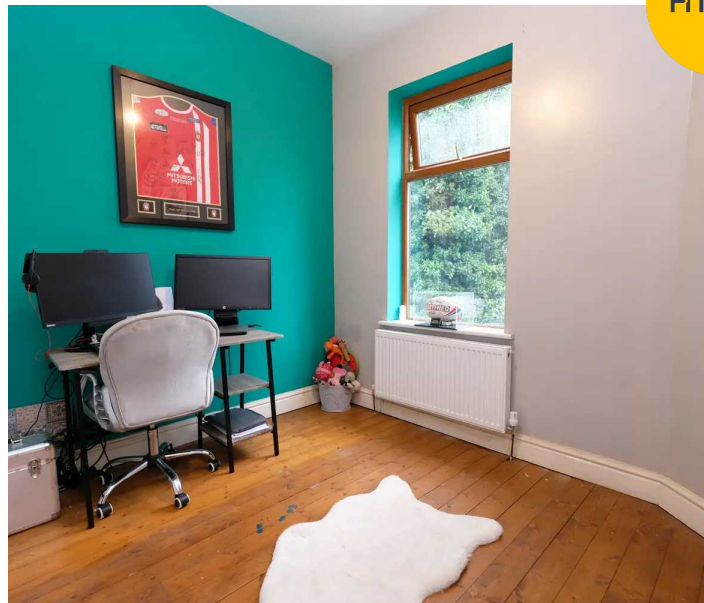
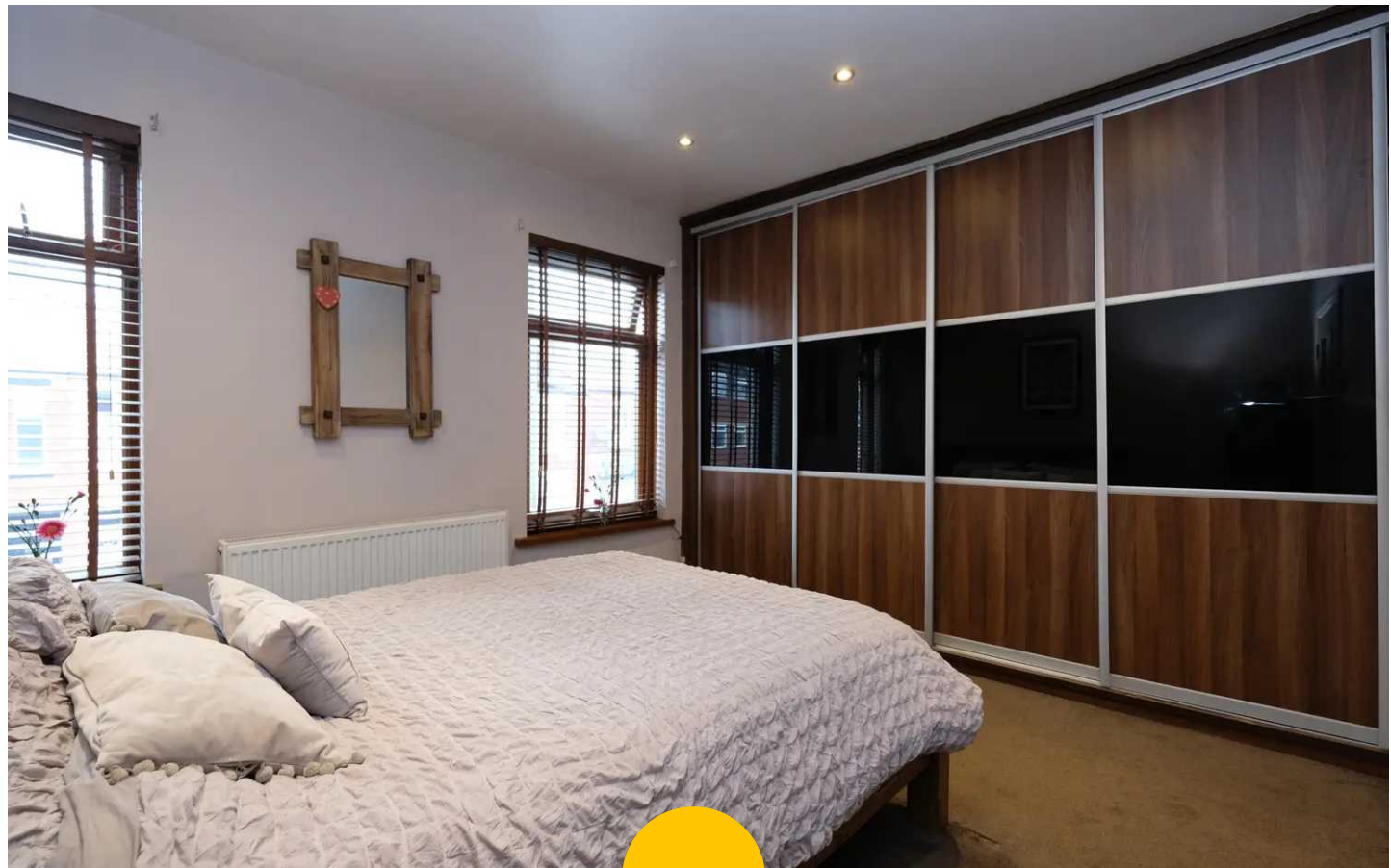
Bathroom

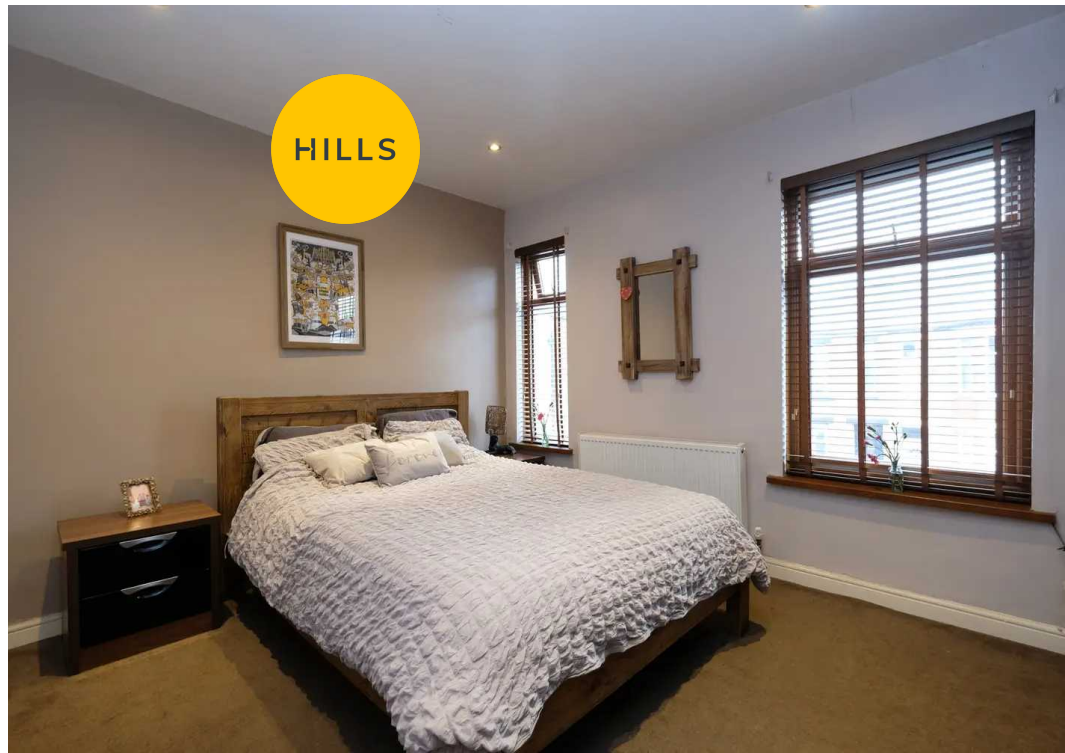
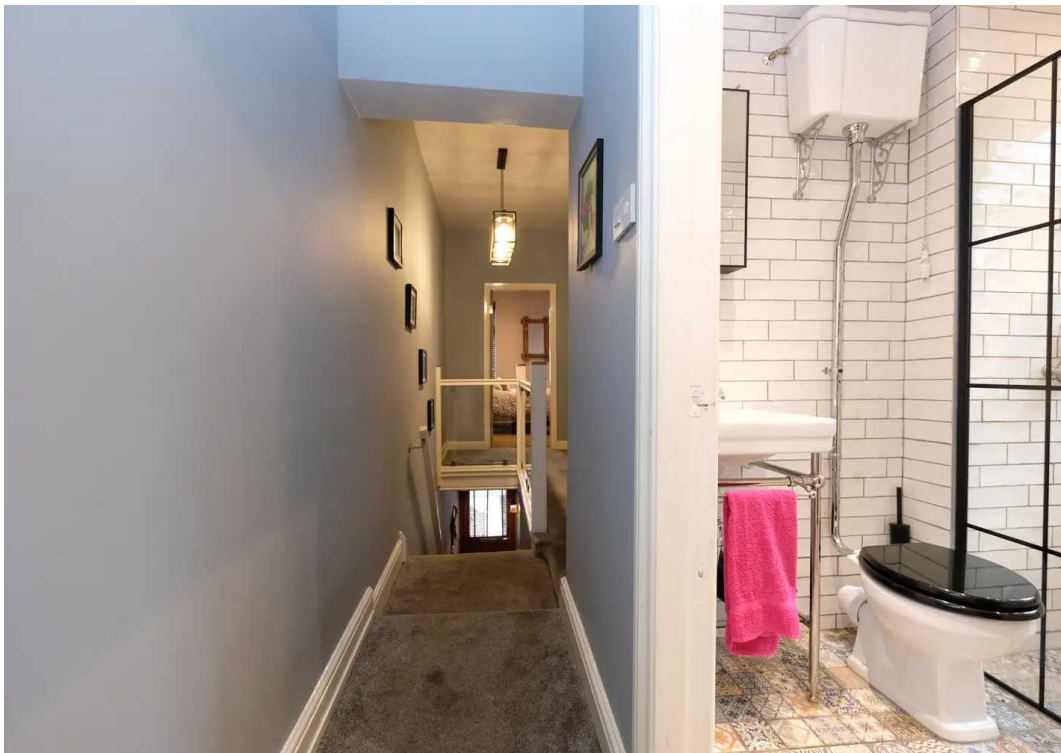
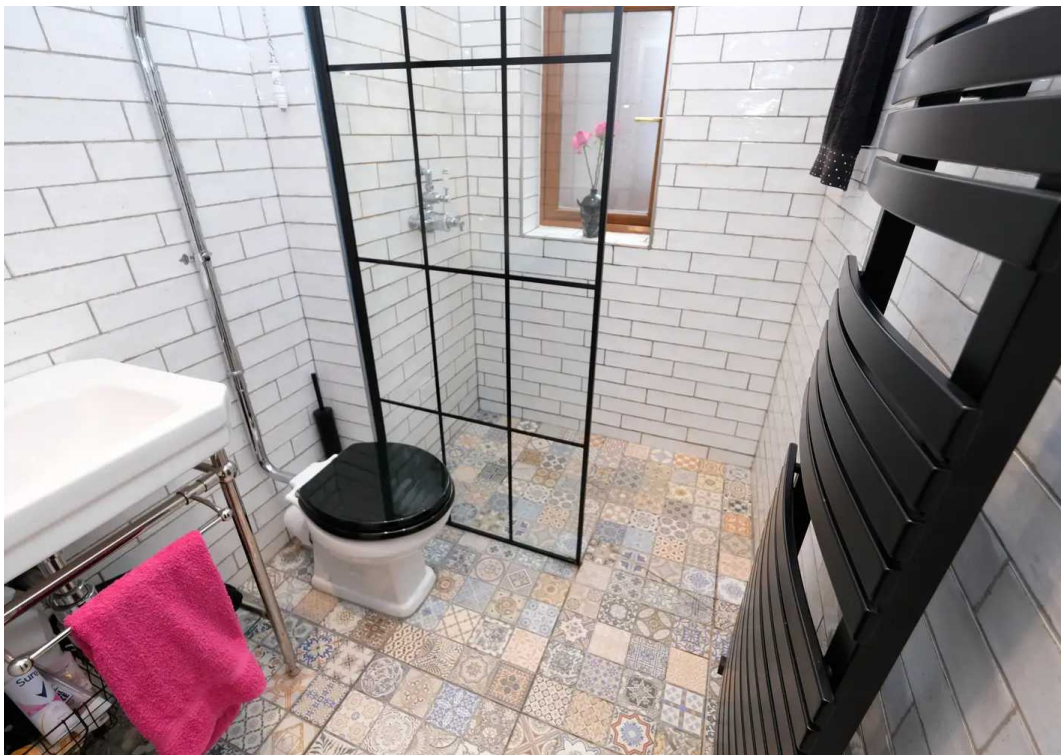
6' 8" x 4' 7" (2.03m x 1.40m)

Recently installed and fitted with a low level W.C, hand wash basin and an walk in shower. Ceiling spot lights, double gazed window and a wall mounted radiator. Fully tiled floor and part tiled walls.

Externally

Gated front garden with stones. To the rear is a York paved stone courtyard garden with decorative slate chippings and artificial lawn.









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.