



Hawthorn Avenue, Eccles

Manchester



In Excess of £375,000

Hawthorn Avenue

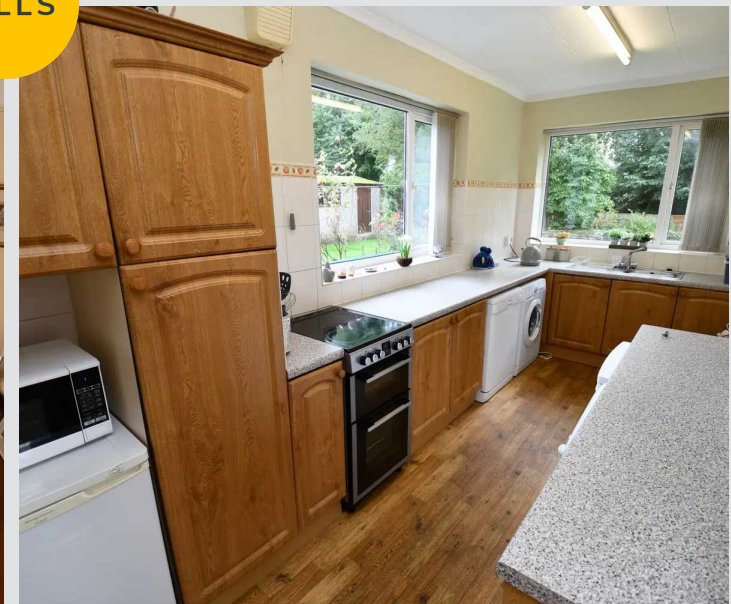
Eccles, Manchester

Chain free family home on Hawthorne Avenue, just off Monton Road. Catchment for Monton Green Primary. Close to amenities and green spaces. Good transport links. Entrance hallway, three reception rooms, extended kitchen. Three bedrooms, modern shower room. Front garden, off-road parking, private south-facing rear garden. Potential for further development. Endless possibilities for the perfect family home.

Council Tax band: C

Tenure: Freehold

- Extended Three Bedroom Semi-Detached Family Home
- Three Reception Rooms & Extended Kitchen To The Ground Floor
- No Chain Attached
- Large, Private Rear Garden
- Off-road Parking To The Front
- Potential To Extend To The Side & Rear Subject To Planning Permission
- Great Location, Positioned Just Off Monton Road Close To A Host Of Amenities, Shops & Restaurants
- Would Make The Perfect Family Home, Viewing Recommended
- Within The Catchment Area Of Monton Green Primary School
- Located On A Sought-After Tree-Lined Road



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Entrance Hallway

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

Lounge

11' 9" x 10' 8" (3.57m x 3.25m)

A spacious living room complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with patterned carpet flooring.

Reception Room

9' 1" x 7' 1" (2.78m x 2.16m)

A bright reception room complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Dining Room

13' 10" x 11' 8" (4.21m x 3.56m)

A spacious dining room complete with ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Kitchen

15' 11" x 7' 2" (4.85m x 2.18m)

A bright kitchen featuring complementary fitted units, two ceiling light points and two double glazed windows. Space for a freestanding oven, washer, dishwasher, dryer and fridge. Fitted with vinyl flooring.

Landing

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

Bedroom One

13' 10" x 10' 7" (4.21m x 3.23m)

A spacious first bedroom complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



Bedroom Two

10' 10" x 10' 8" (3.30m x 3.25m)

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

Bedroom Three

7' 3" x 7' 1" (2.21m x 2.16m)

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

Shower Room

A well lit shower room complete with a shower and sink. Fitted with four ceiling spotlights, tiled walls and flooring. Double glazed window and wall mounted radiator.

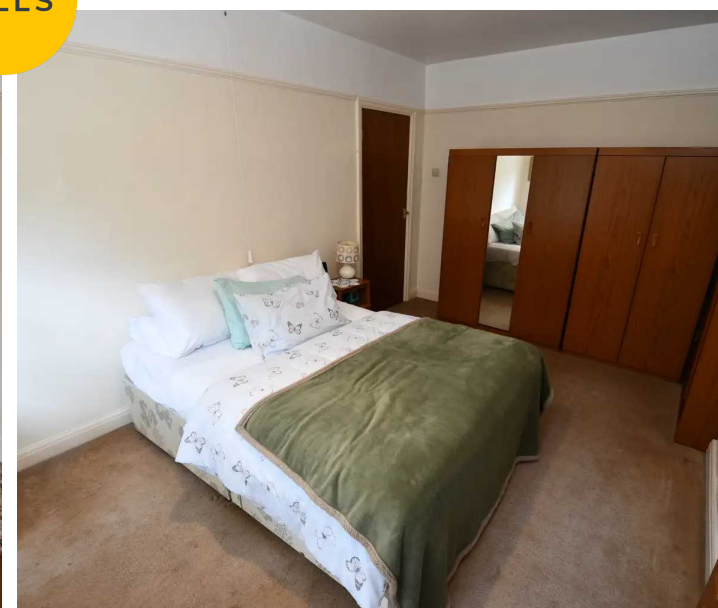
W.C.

4' 2" x 3' 4" (1.26m x 1.01m)

A well lit W.C. complete with a ceiling spotlight, double glaze window and W.C. Fitted with tiled walls and flooring.

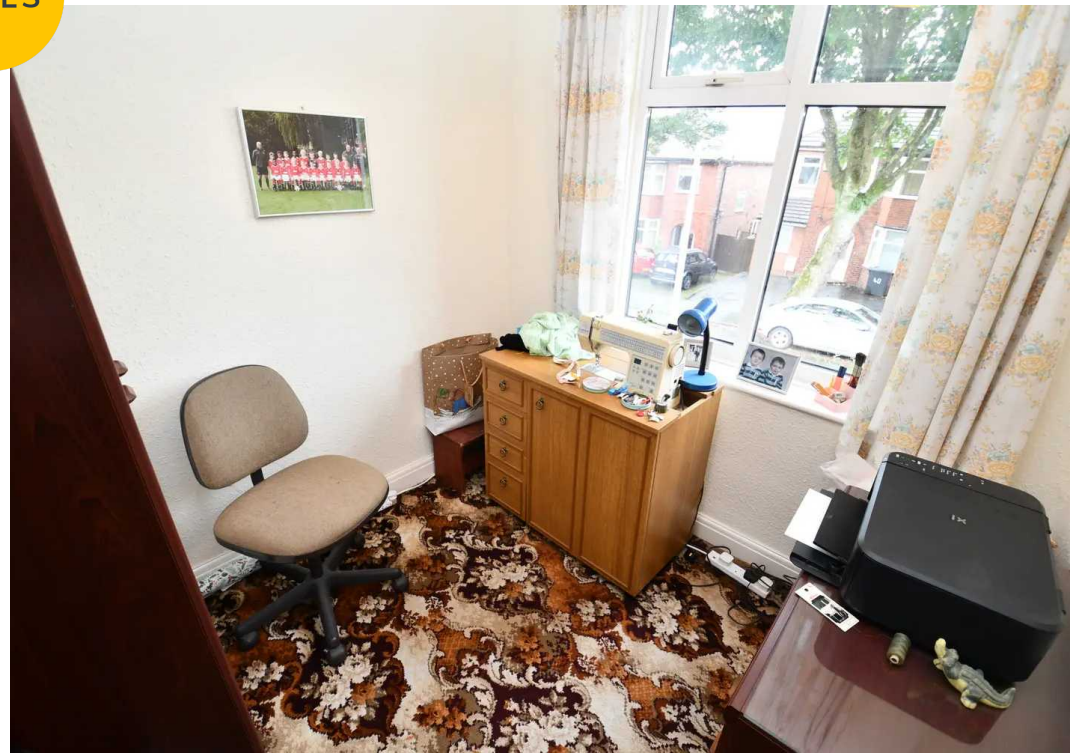
External

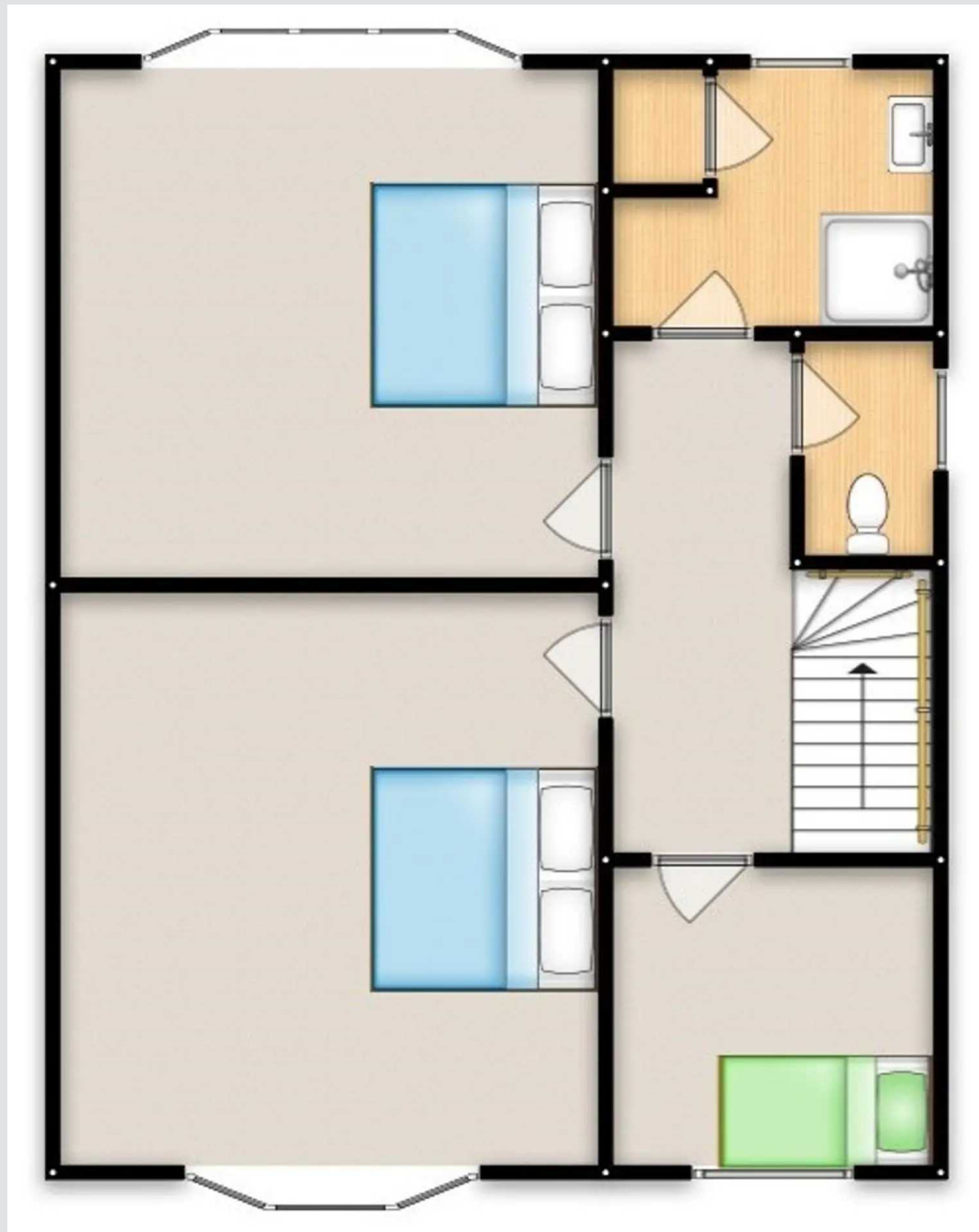
To the front of the property is a a driveway and off road parking. Featuring a well-maintained garden. The rear of the property benefits from laid to lawn grass, mature plants and is not overlooked.





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