



Westbourne Road

Manchester



Offers in Region of £240,000

Westbourne Road

Eccles, Manchester

Fantastic three bed semi-detached house in sought-after Monton Village. Spacious lounge, modern kitchen/dining. Generous plot for further development. Three double bedrooms, family bathroom. Front, side, and rear gardens, off-road parking. Close to amenities, schools, transport links. Great opportunity for first-time buyers and growing families. View now!

Council Tax band: A

Tenure: Freehold

- Perfect First Buy or Family Home
- Located just a Short Walk From Monton Village
- Spacious Family Lounge
- Modern Fitted Kitchen & Dining Area
- Occupying a Generous Corner Plot Offering Further Potential for Further Development
- Three Double Bedrooms
- Modern Family Bathroom & Downstairs W.C.
- Front, Side & Rear Gardens Plus Off Road Parking For Multiple Cars
- Excellently Located Close to Brilliant Amenities & Transport Links



Entrance Hallway

Complete with a hardwood front door, ceiling light point and laminate flooring.

Lounge

15' 4" x 13' 5" (4.67m x 4.09m)

A spacious lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen

15' 3" x 9' 9" (4.65m x 2.97m)

A bright kitchen featuring complementary wall and base units with an integral stainless steel sink. Space for a fridge freezer, washer and cooker. Complete with a ceiling light point, two double glazed windows and lino flooring. Hardwood door and lino flooring.

Downstairs W.C.

5' 5" x 2' 5" (1.65m x 0.74m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and tiled splashback. Lino flooring.

Landing

Complete with a ceiling light point and laminate flooring. Loft access.

Bedroom One

14' 0" x 10' 8" (4.27m x 3.25m)

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

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

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



Bedroom Three

10' 2" x 7' 4" (3.10m x 2.24m)

Featuring a storage cupboard above the stairs. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

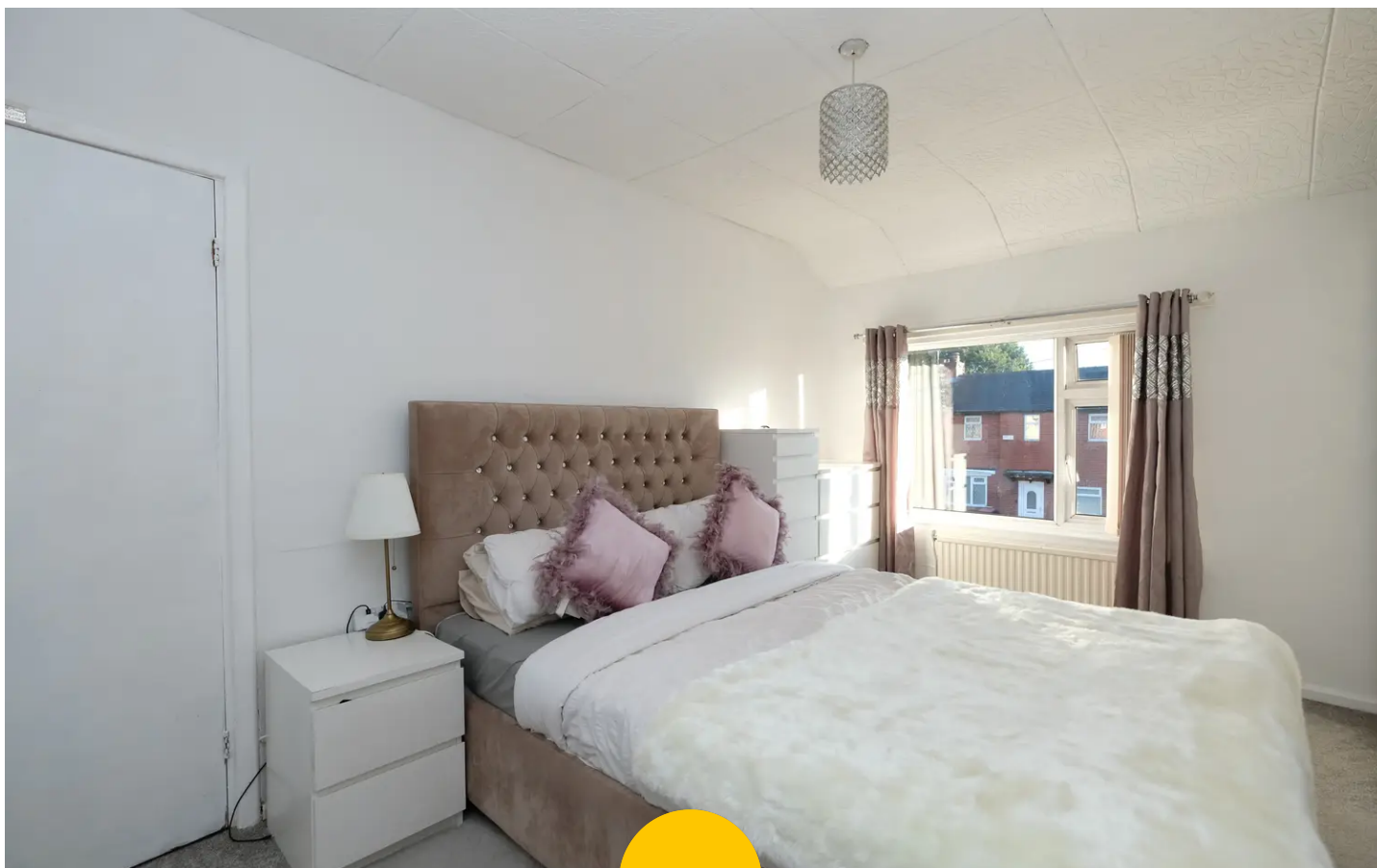
5' 7" x 5' 9" (1.70m x 1.75m)

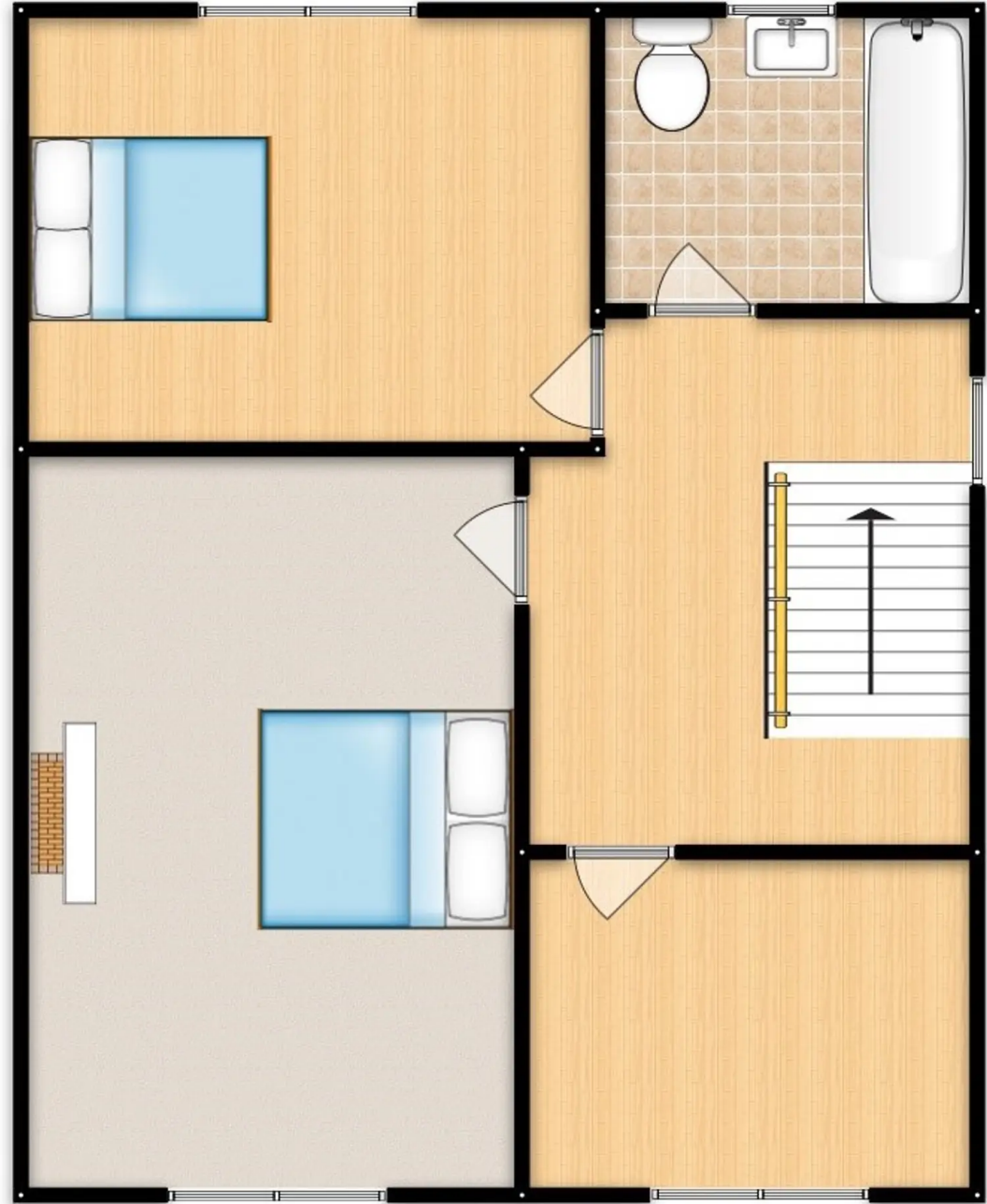
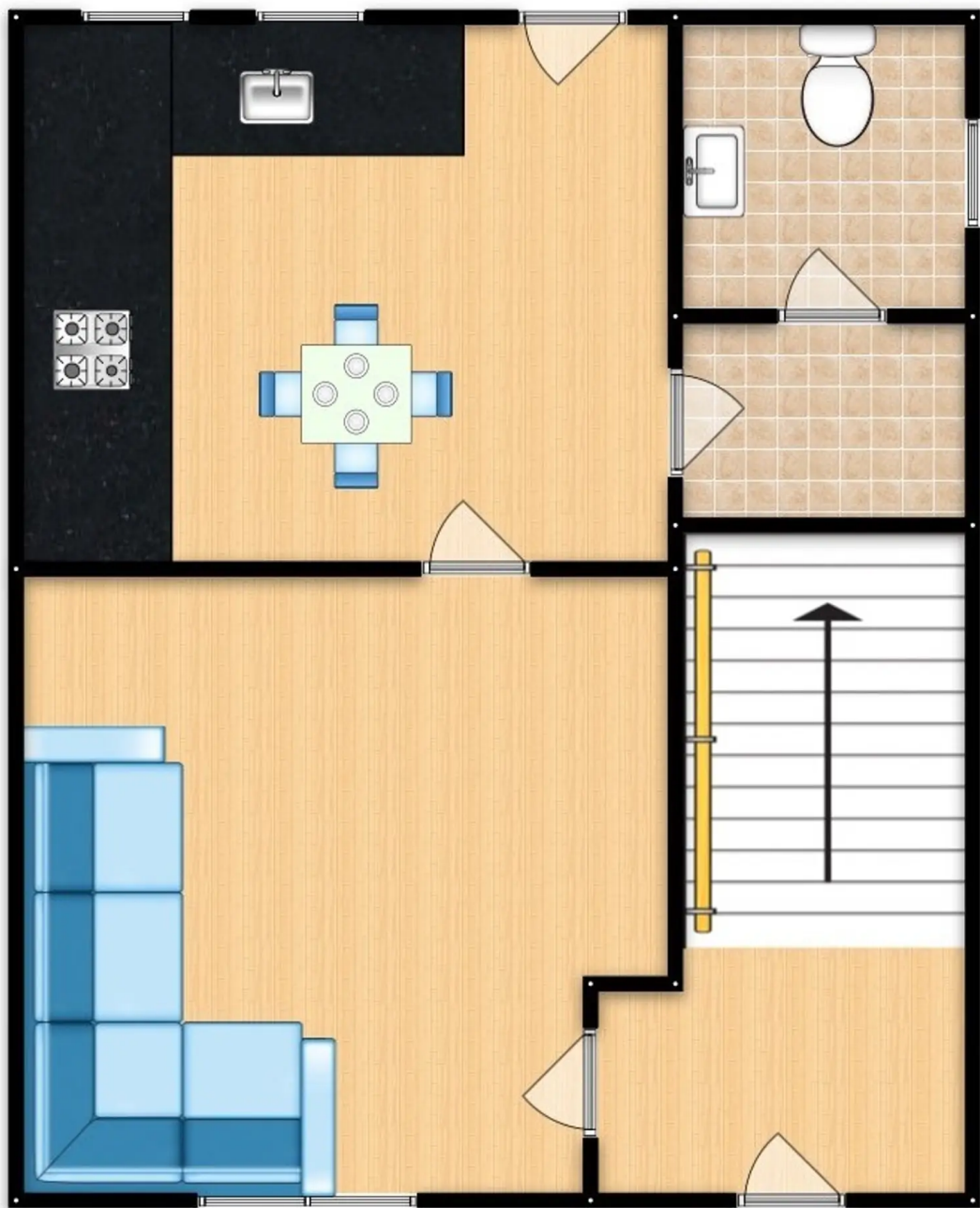
A well lit bathroom featuring a three-piece suite including bath with shower over, hand wash basin and W.C.

Complete with a double glazed window and heated towel rail. Tiled walls and flooring.

External

To the front and side of the property is a lawn with a paved driveway for multiple cars.







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