



Westwood Crescent, Eccles

Manchester



Offers Over £230,000

Westwood Crescent

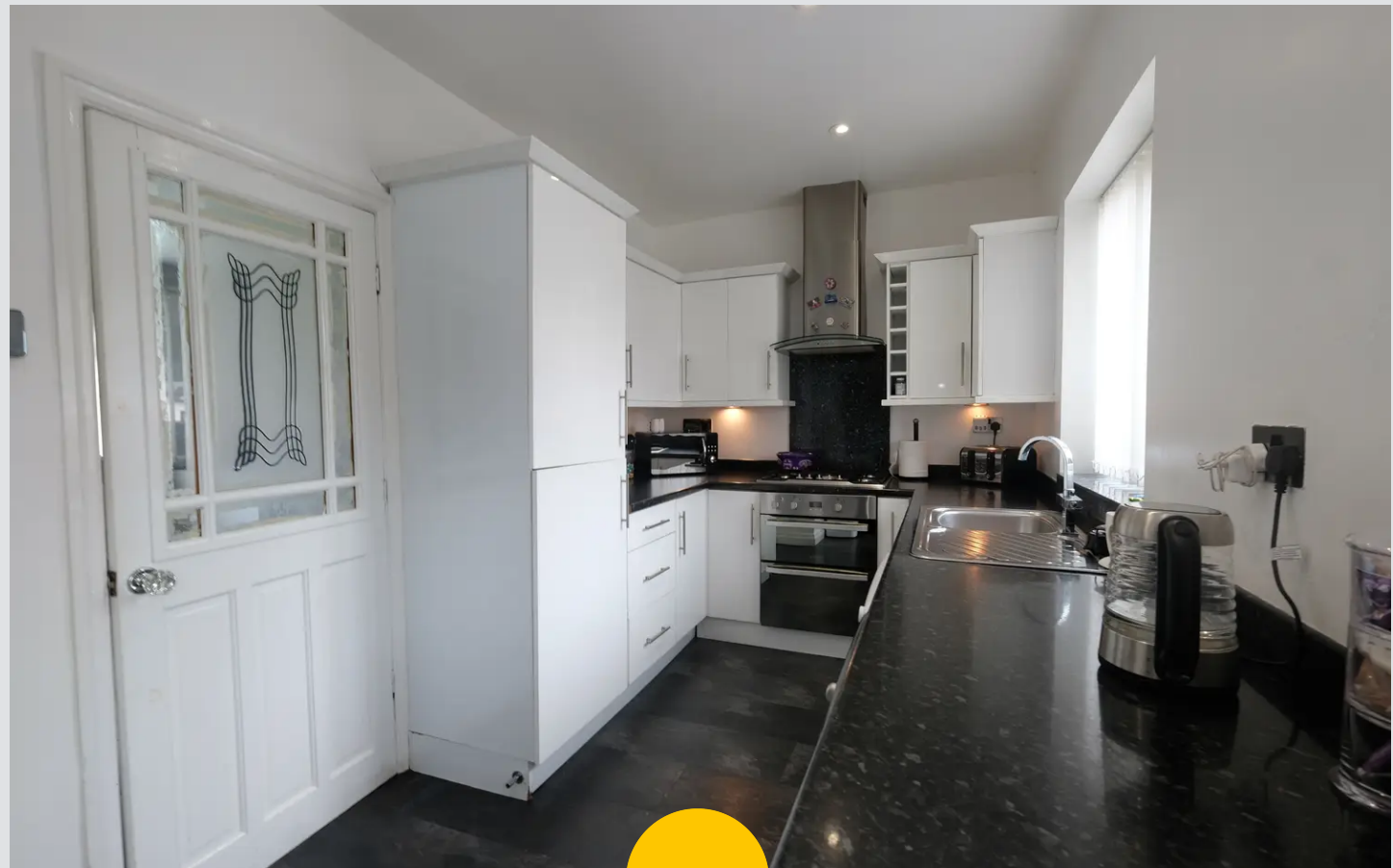
Winton, Manchester

Immaculate three bed semi-detached house in sought-after area within walking distance of the vibrant Monton Village. Featuring two spacious reception rooms, modern kitchen, three double bedrooms, family bathroom, and wet room. Externally the property sits in a generous plot with well-maintained gardens and off-road parking. Close to amenities and transport links. Perfect family home, book a viewing now!

Council Tax band: A

Tenure: Freehold

- Three Generous Double Bedrooms
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Family Bathroom Suite & Downstairs Wet Room
- Well Presented Throughout & Offered with No Vendor Chain
- Gardens to the Front & Rear
- Off Road Parking for Multiple Cars
- Located in a Popular Residential Area just a short walk from Monton Village & Worsley village
- Surrounded by Excellent Amenities & Transport Links



Entrance Hallway

Ceiling light point, wall mounted radiator and tiled flooring. Hardwood door and stairs leading up to the 1st floor.

Lounge

14' 0" x 11' 3" (4.27m x 3.43m)

Ceiling light point, wall mounted radiator and a double glazed window. Built in storage.

Dining Room

11' 9" x 9' 4" (3.58m x 2.84m)

Ceiling light point, double glazed window and a wall mounted radiator. Laminate wood effect flooring.

Kitchen

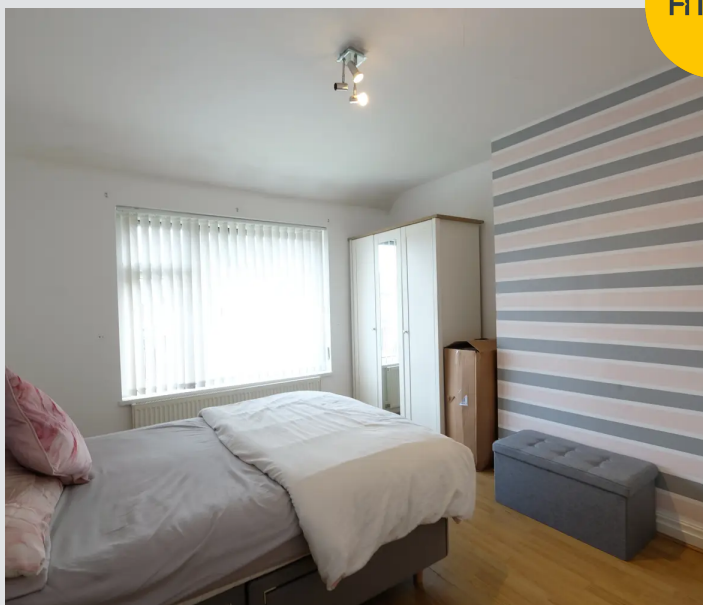
17' 6" x 7' 4" (5.33m x 2.24m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Built in 5 ring gas hob and electric oven. With space for a fridge/freezer and washing machine. Laminate wood effect flooring, inset lighting and part tiled walls. Heated towel rail. Patio doors open onto the rear garden.

Wet Room / Guest W.C

5' 6" x 5' 4" (1.68m x 1.63m)

Inset lighting, tiled walls and vinyl flooring. Heated towel rail, hand wash basin and a low level W.C



Landing

Ceiling light point and a double glazed window to the side elevation.

Bedroom One

12' 7" x 11' 3" (3.84m x 3.43m)

Ceiling light point, wall mounted radiator and a double glazed window. Laminate wood effect flooring.

Bedroom Two

11' 3" x 8' 9" (3.43m x 2.67m)

Ceiling light point, wall mounted radiator and a double glazed window. Laminate wood effect flooring.

Bedroom Three

11' 9" x 9' 2" (3.58m x 2.79m)

Ceiling light point, wall mounted radiator and a double glazed window. Laminate wood effect flooring.

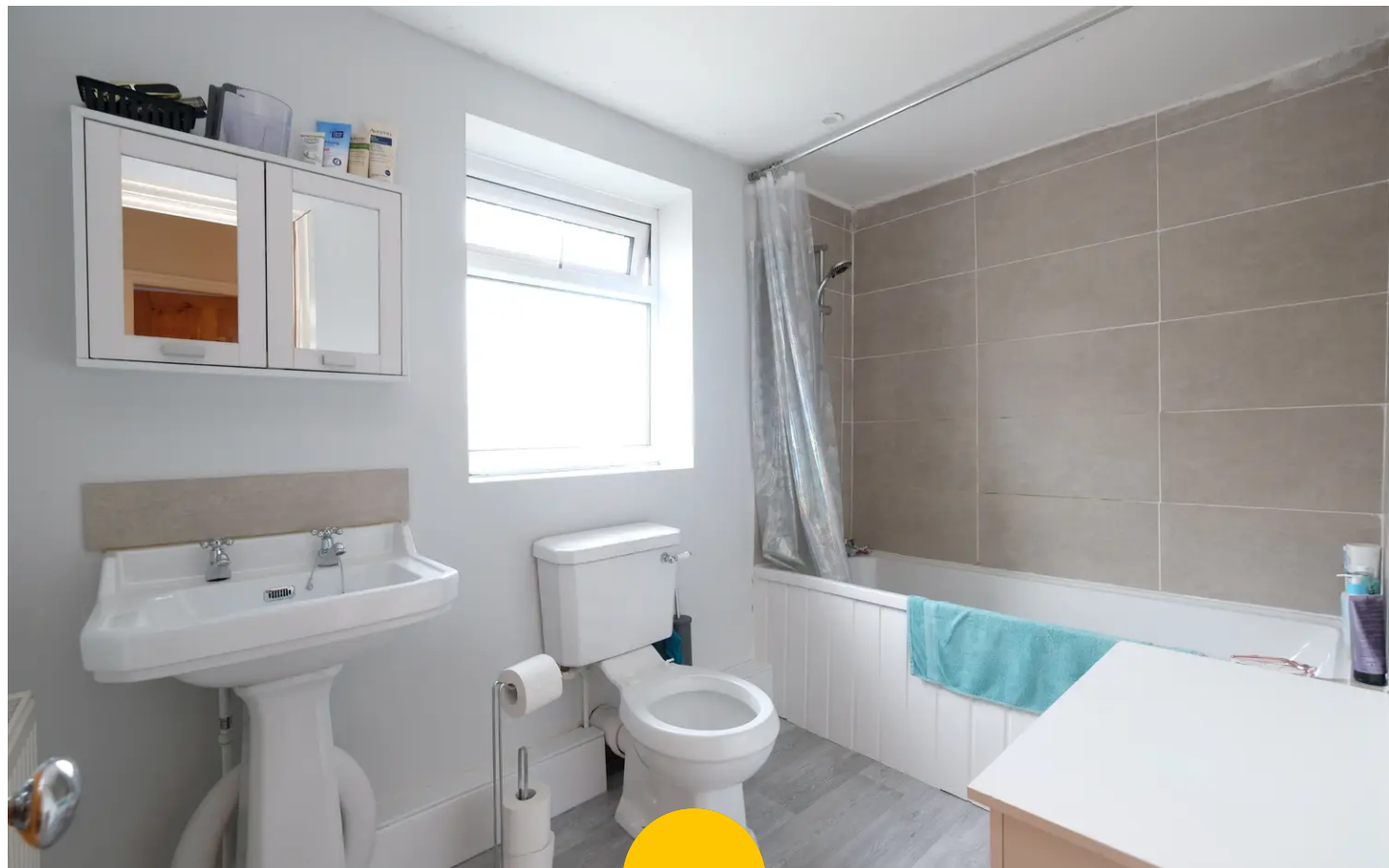
Bathroom

8' 9" x 5' 7" (2.67m x 1.70m)

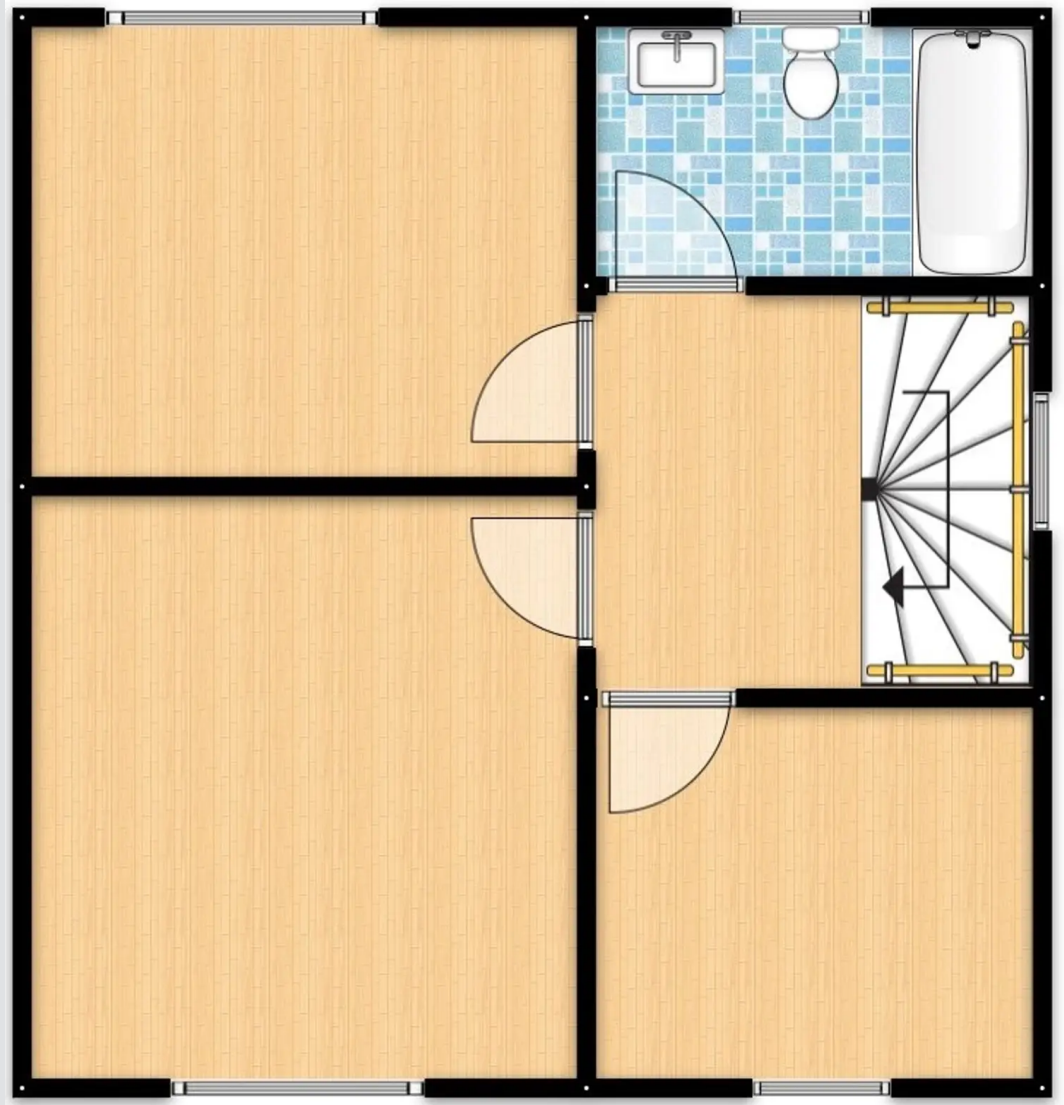
Fitted with a three piece suite including bath with shower over, low level W.C and a hand wash basin. Inset lighting, wall mounted radiator, double glazed window and cushioned flooring. Part tiled walls.

Externally

To the front of the property the garden is laid to lawn with a paved driveway providing off-road parking for multiple cars. To the rear is a generous garden that comes with a paved patio area, pond, stoned area and summer house. Wood built shed and gated access to the front.



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.