



Napier Road, Eccles

Manchester



In Excess of £280,000

# Napier Road

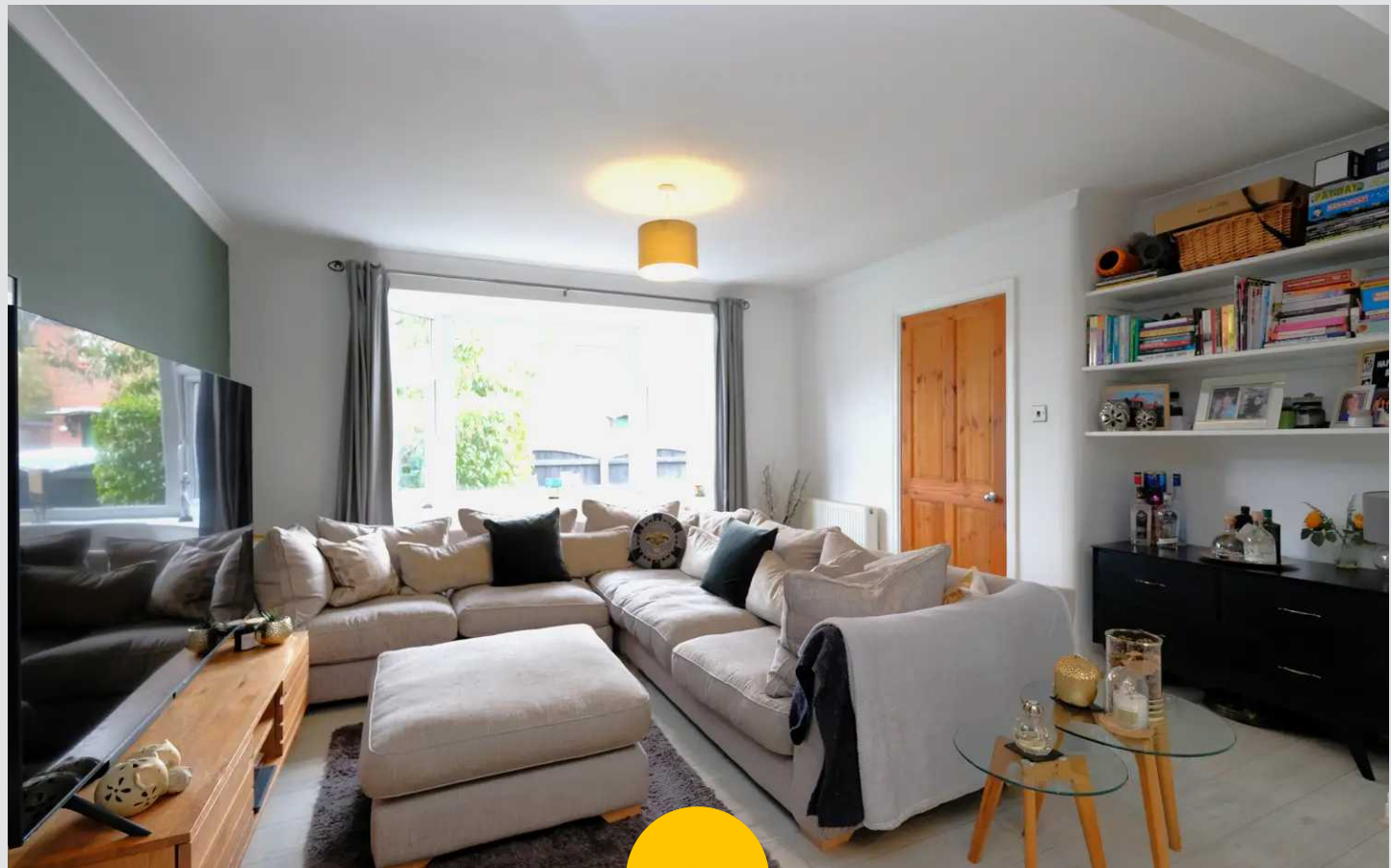
Eccles, Manchester

Immaculate three bedroom semi-detached home in sought-after location near Monton Village. Stylish interior, open-plan living, generous bedrooms, fitted wardrobes, modern bathroom. Off-road parking, well-maintained gardens. Close to shops, bars, restaurants. Excellent transport links. Ideal for families.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented Extended Three Bedroom Semi Detached Home
- Two Reception Rooms
- Contemporary Kitchen with Integral Appliance
- Open Plan Living Space to the Ground Floor
- Three Generous Bedrooms, Fitted Wardrobes to the Master
- Fitted Family Bathroom Suite
- Off Road Parking to the Front alongside a Well Maintained Garden
- Private Rear Garden with Artificial Lawn
- Positioned just a Short Stroll to Monton Village
- Surrounded by Many Local Amenities & Within Catchment for Outstanding Schooling



### Entrance Hallway

A welcoming entrance hallway entered through composite front door. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Lounge

23' 4" x 14' 5" (7.11m x 4.39m)

A spacious lounge featuring an open fireplace and storage cupboard. Complete with two ceiling light points, a double glazed bay window and two wall mounted radiators.

### Kitchen

17' 6" x 12' 2" (5.33m x 3.71m)

An L-shaped kitchen complete with complementary fitted wall and base units with integral fridge freezer, dishwasher, electric oven and grill. Integral sink and stainless steel extractor. Complete with a ceiling light point, double glazed window and composite French doors. Fitted with laminate flooring.

### Landing

Complete with ceiling spotlights, double glazed window and carpet flooring.

### Bedroom One

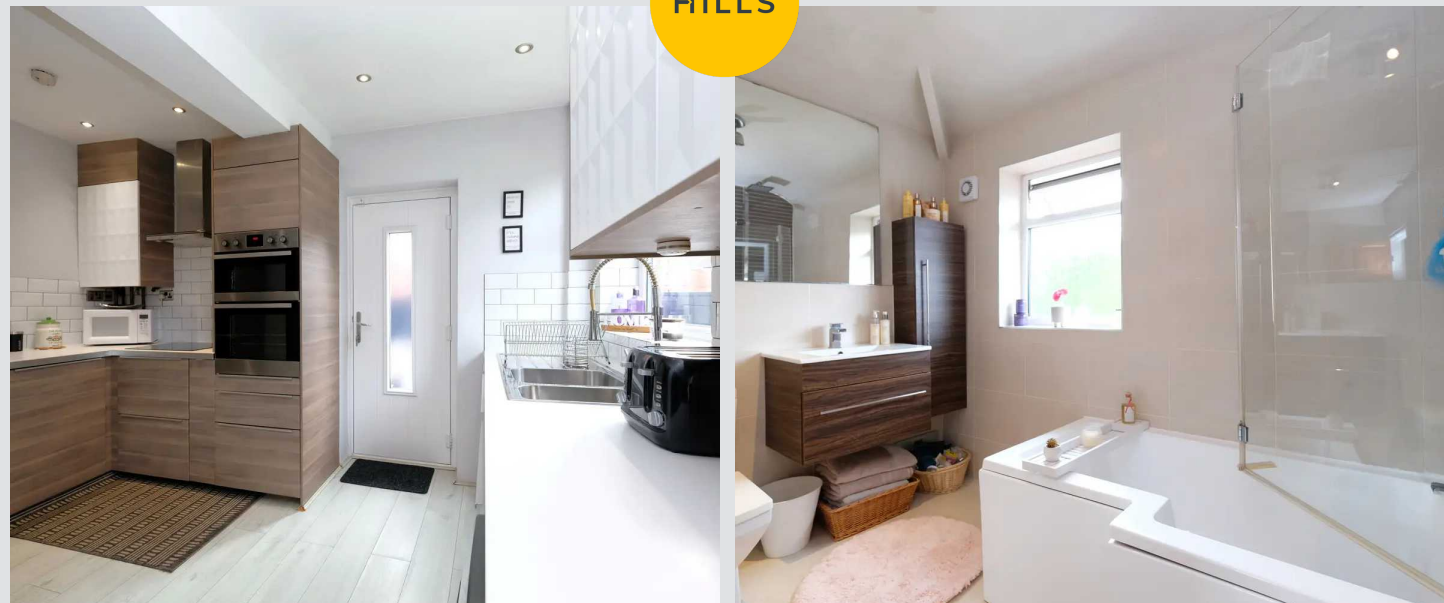
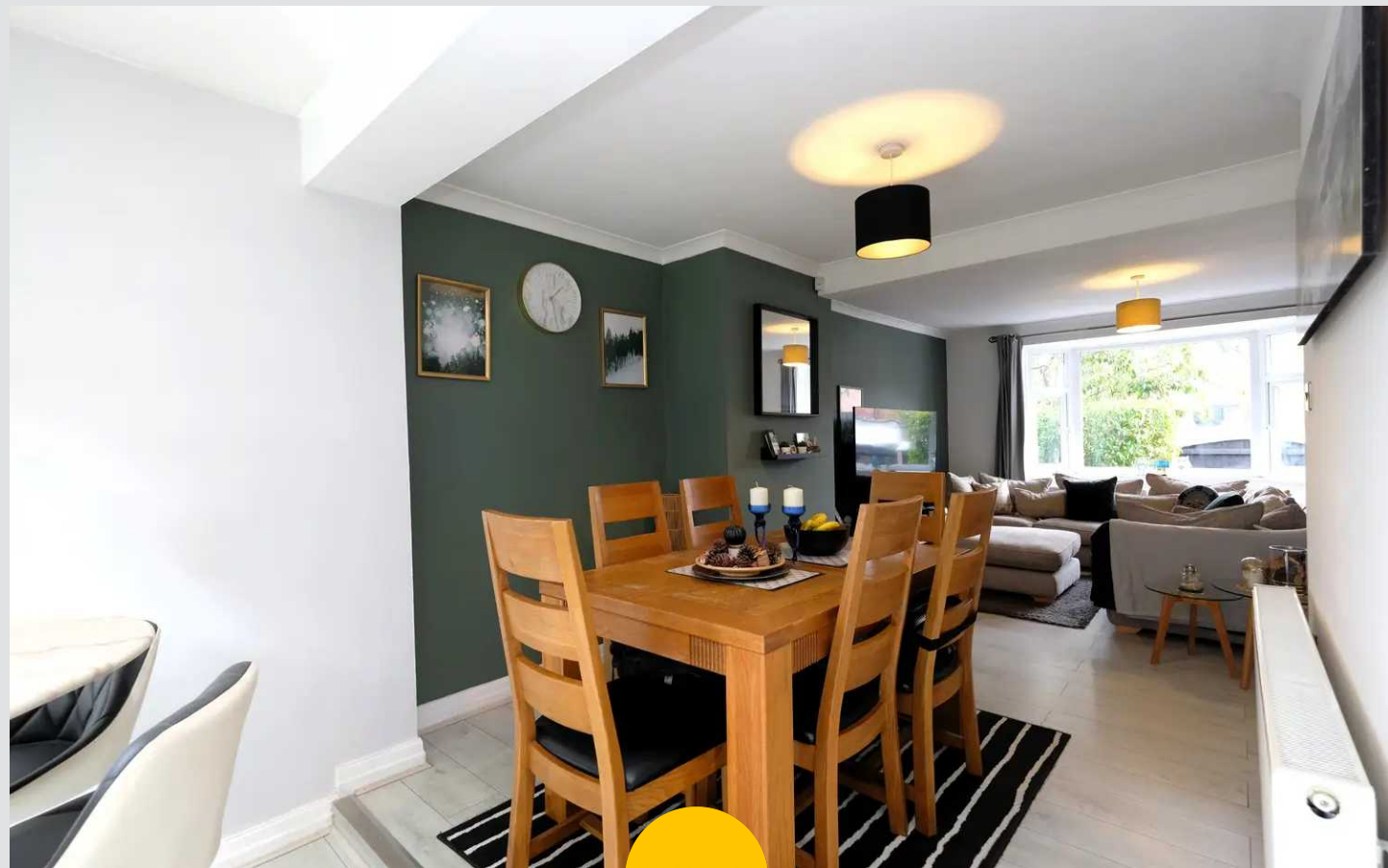
13' 6" x 10' 4" (4.11m x 3.15m)

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

### Bedroom Two

8' 8" x 8' 6" (2.64m x 2.59m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring. Access to a boarded loft via a dropdown ladder.



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### Bedroom Three

12' 1" x 7' 1" (3.68m x 2.16m)

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

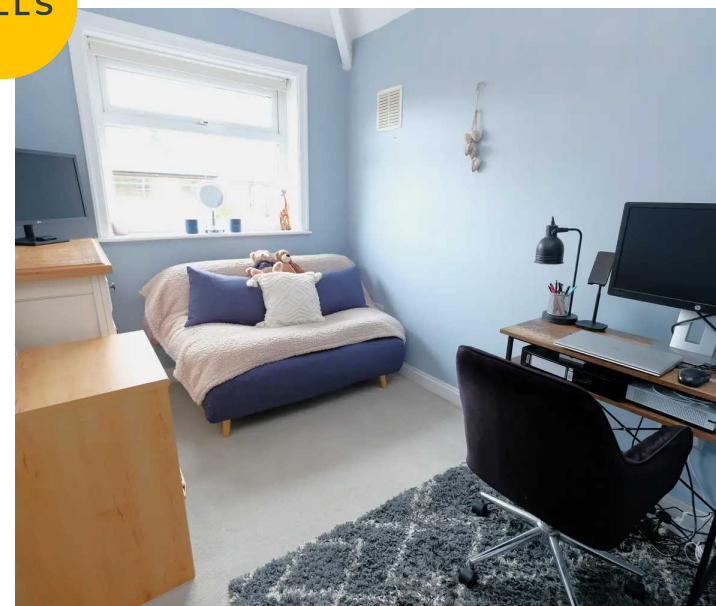
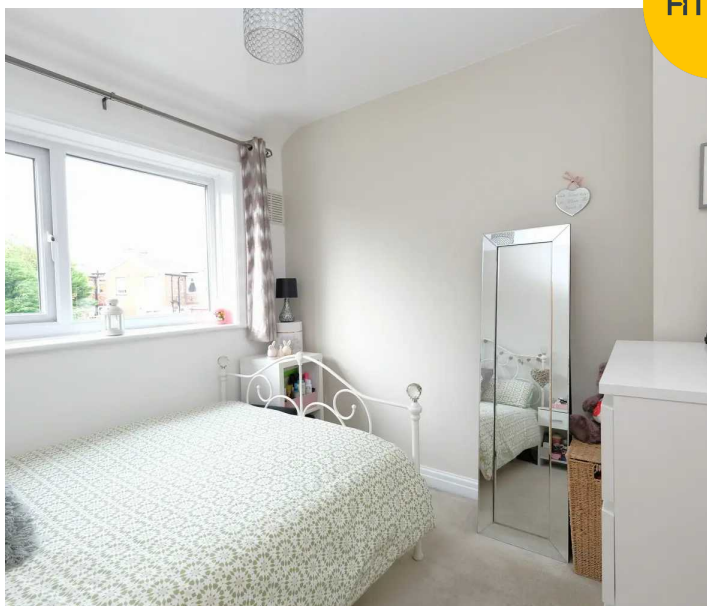
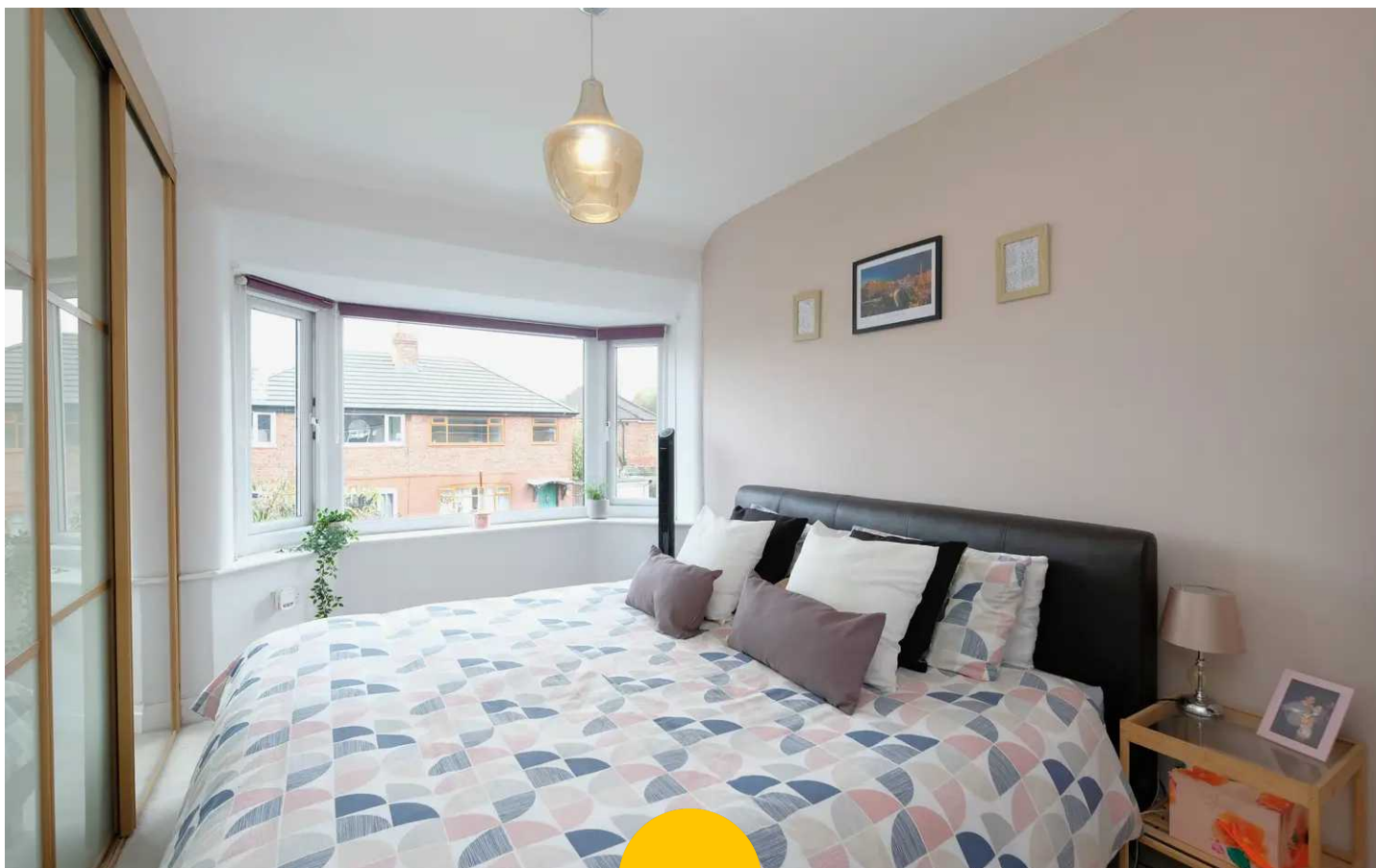
### Bathroom

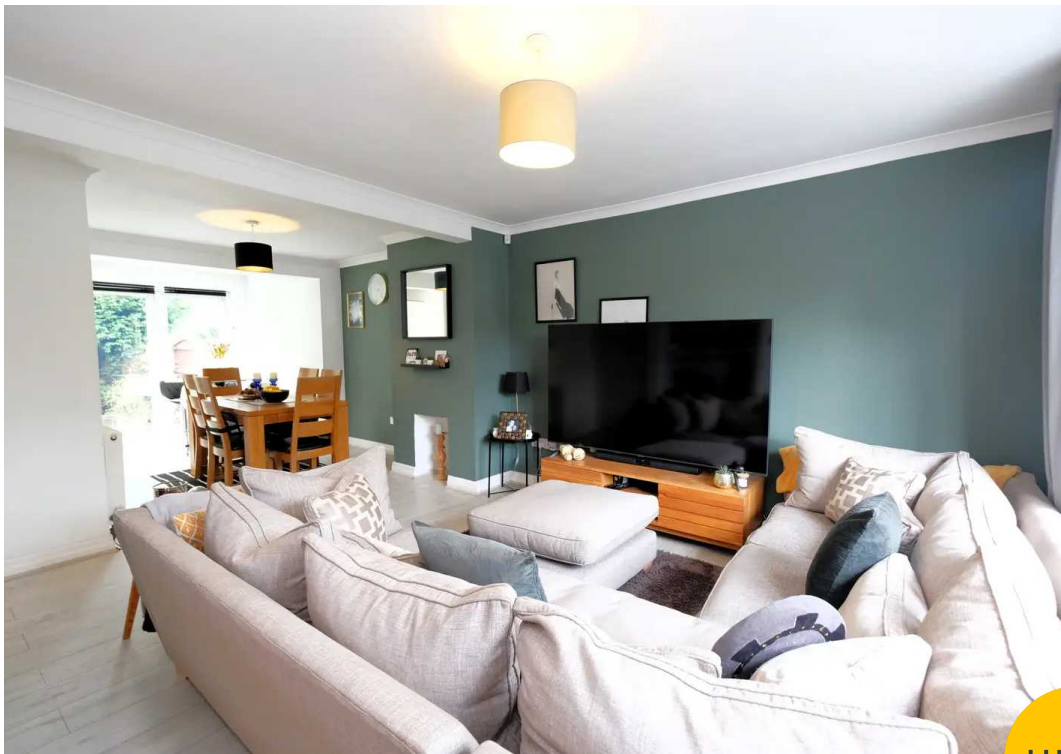
8' 8" x 5' 6" (2.64m x 1.68m)

A bright bathroom featuring a three-piece suite including a bathtub with shower over, hand wash basin and W.C. Built in storage.. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with tiled walls and cushioned flooring.

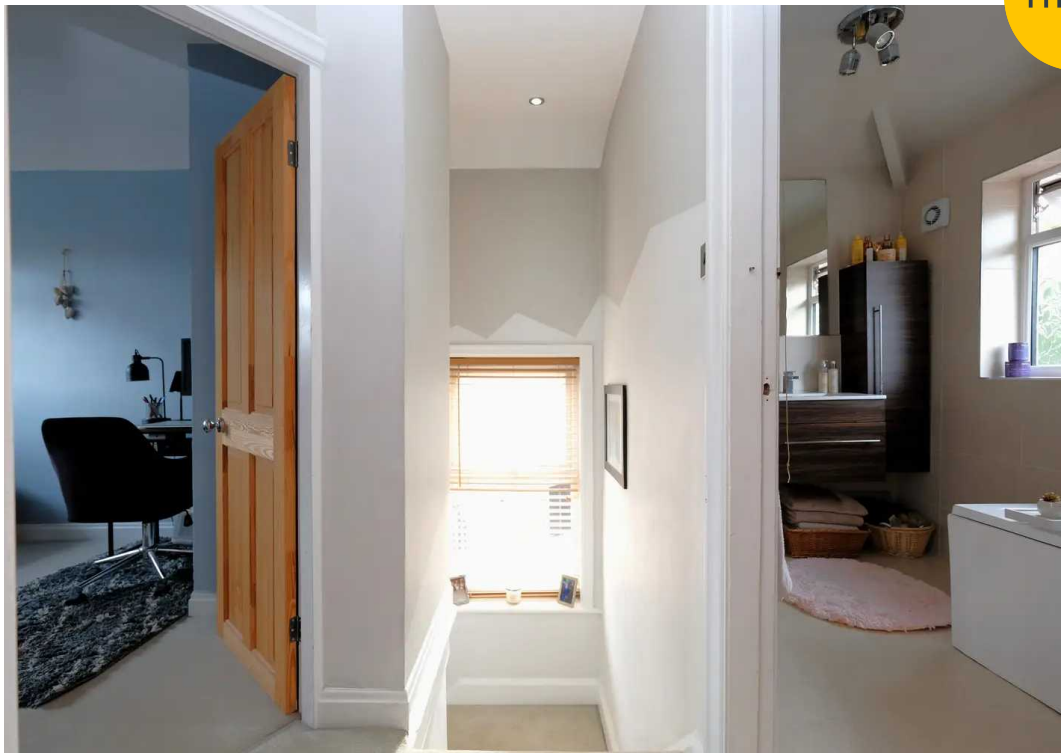
### External

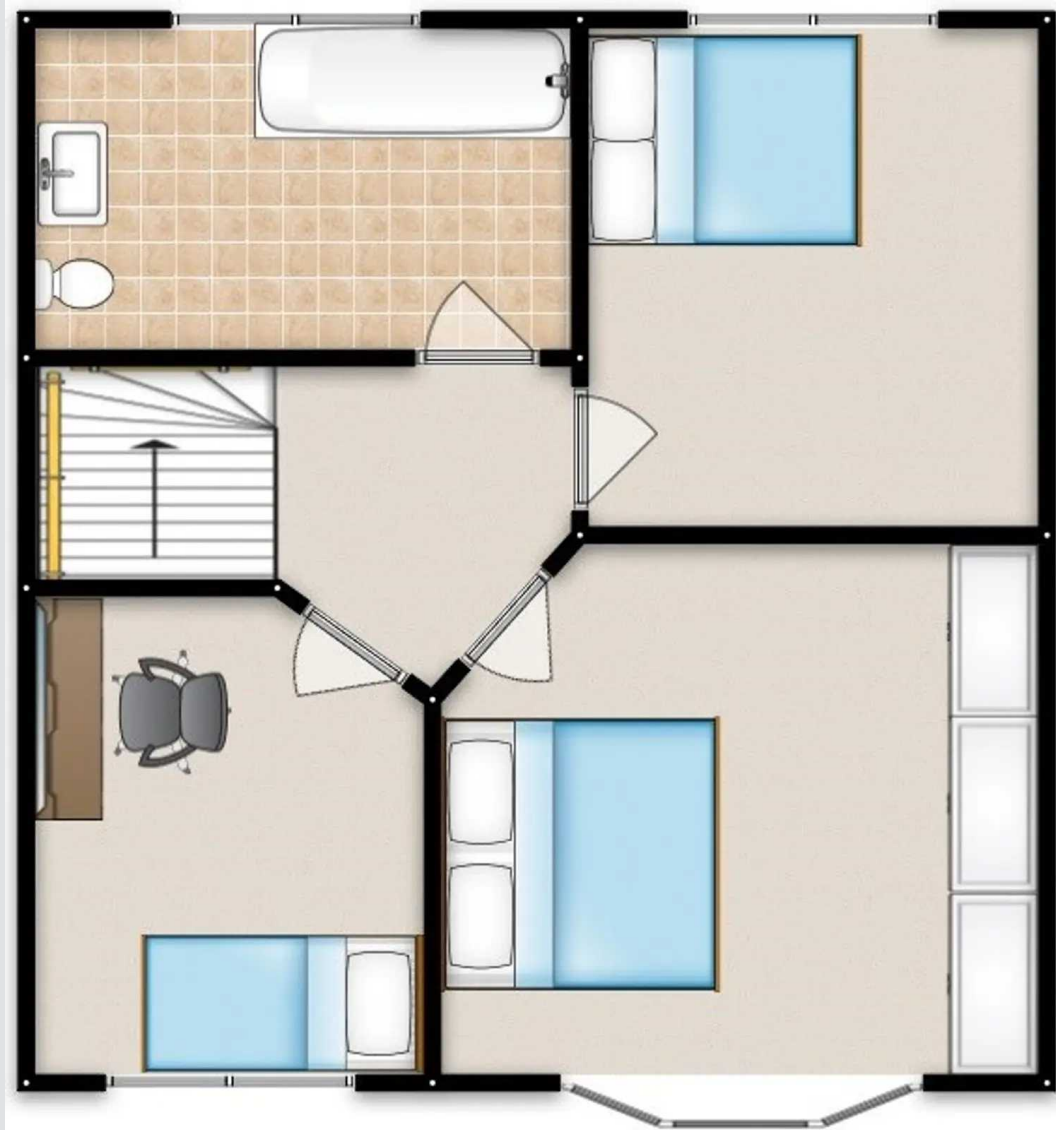
To the rear of the property is a block paved patio and storage cupboard. Artificial lawn with a picket fence and decorative slate boarder. Block paved seating area. Gated side access.





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