New Lane, Eccles

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Manchester

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HILLS

In Excess of £200,000

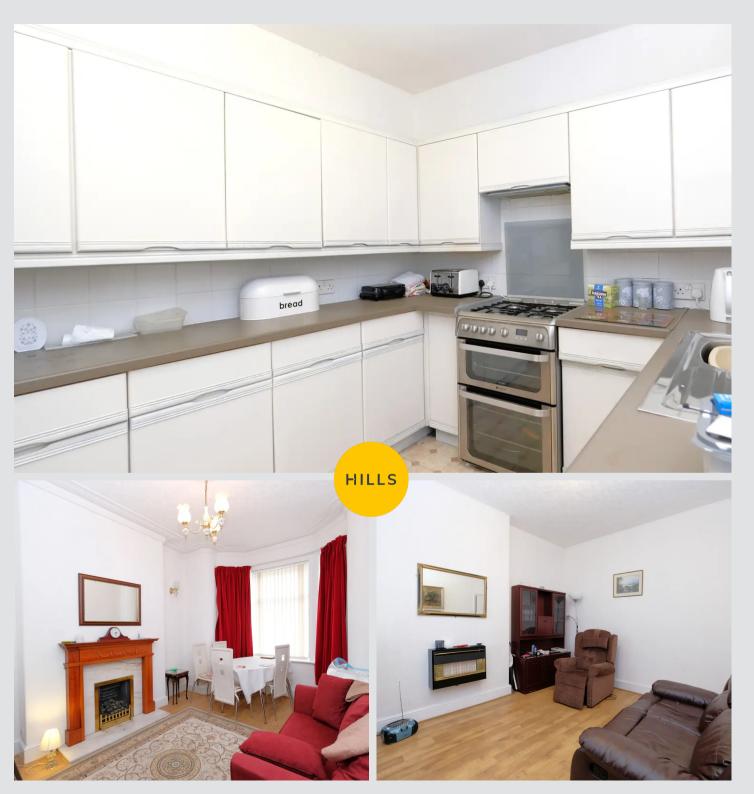
New Lane

Eccles, Manchester

Charming two bedroom semi-detached house in sought-after Winton. Bay-fronted dining room, lounge with patio doors to garden, fitted kitchen, cellar, loft, spacious bathroom. Gated parking, manageable lawn. Close to amenities and transport links. Potential for a third bedroom. Book your viewing now! Council Tax band: B

Tenure: Leasehold

- Deceptively Spacious Semi Detached Property offered with No Vendor Chain
- Bay Fronted Dining Room & Separate Lounge with Patio Doors out to the Rear Garden
- Fitted Kitchen
- Two Double Bedrooms, with Potential to Create a Third
- Cellar and Loft Space Suitable for Storage
- Spacious Four Piece Bathroom Suite
- Gated Off Road Parking for Multiple cars
- Rear Garden with a Manageable Lawn & Gated Access
- Perfectly Locates close to Schools, Shops & Parks as well as Fantastic Transport Links



Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and a uPVC front door. Stairs lead up to the 1st floor landing.

Lounge

14' 3" x 10' 5" (4.34m x 3.18m)

A large family sized lounge complete with a double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator. Laminate wood effect flooring.

Dining Room

14' 2" x 11' 0" (4.32m x 3.35m)

Ceiling light point, wall mounted radiator and double glazed patio doors leading out to the rear garden. Gas fire with feature surround and laminate wood effect flooring.

Kitchen

11' 4" x 8' 4" (3.45m x 2.54m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. With space for a fridge/freezer, washing machine and cooker. Part tiled walls, double glazed window, ceiling light point and a wall mounted radiator. uPVC door accesses the rear and part tiled walls. Boiler

Landing

Ceiling light point, wall mounted radiator and carpeted flooring.

Bedroom One

14' 1" x 11' 7" (4.29m x 3.53m)

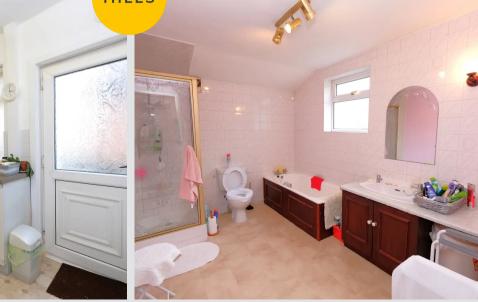
Ceiling light point, wall mounted radiator and two double glazed windows. Fitted wardrobes and carpeted flooring.

Bedroom Two

14' 3" x 8' 6" (4.34m x 2.59m) Ceiling light point, wall mounted radiator and a double glazed window. Carpeted flooring.



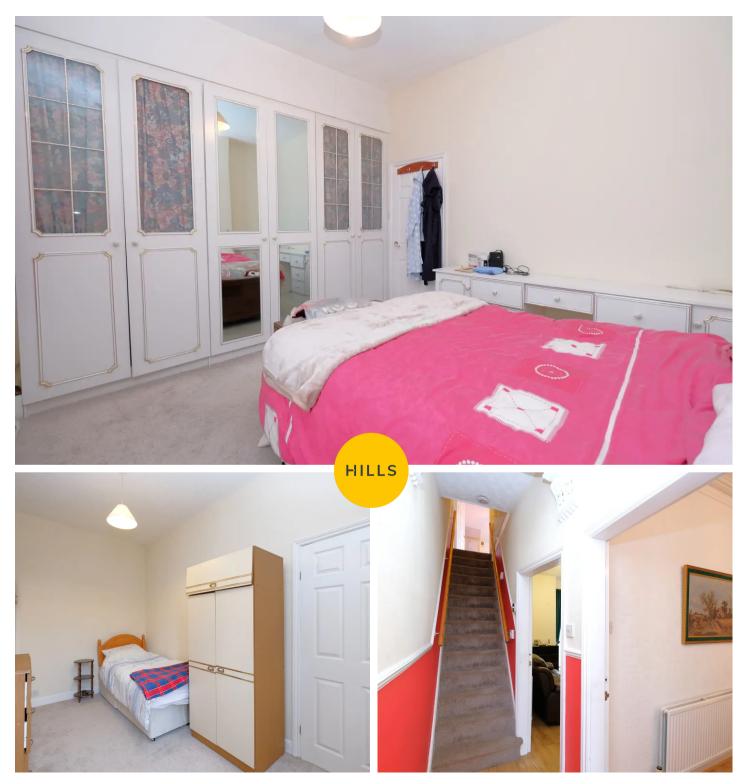
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Bathroom

11' 4" x 8' 4" (3.45m x 2.54m)

Fitted with a modern four piece suite including bath, shower cubicle, low level W.C and a hand wash basin set in a vanity unit. Ceiling light point, wall mounted radiator, wall mounted light and cushioned flooring. Park tiled walls and a double glazed window to the side elevation.









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