



Rocky Lane, Eccles

Manchester



In Excess of £450,000

Rocky Lane

Eccles, Manchester

Stunning three bed semi detached property in sought-after Monton Village. Original features, spacious lounge, high-spec kitchen, three generous bedrooms, modern bathroom, conservatory, cellar, loft, gated off-road parking, well-maintained gardens. Outstanding schools, amenities, and transport links nearby. Book a viewing today!

Council Tax band: C

Tenure: Freehold

- Deceptively Spacious Period Property with Original Features Throughout, Located in Monton Village
- Bay Fronted Family Lounge With High Ceilings, Central Fire & Surround & Ceiling Rose
- High Specification Kitchen with Quartz Work Surface & Integral Appliances, Open Plan with the Second Reception Room
- Three Generous Double Bedrooms
- Modern Family Bathroom & Guest W.C.
- Conservatory, Cellar & Loft Space
- Gated Off Road Parking to the Rear
- Well Maintained Gardens to the Front & Rear
- Falls Perfectly within Catchment for Outstanding Schools
- Surrounded by a Plethora of Amenities & Excellent Transport Links



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and tiled flooring.

Lounge

14' 0" x 11' 1" (4.27m x 3.38m)

Featuring a cast iron fireplace and surround. Complete with a ceiling light point, two wall light points, double glazed bay window and two column radiators. Fitted with hardwood flooring.

Reception Room Two

13' 9" x 11' 9" (4.19m x 3.58m)

Featuring an open fire with tiled hearth. Complete with a ceiling light point, double glazed window and patio doors. Fitted with hardwood flooring.

Kitchen

25' 1" x 8' 4" (7.65m x 2.54m)

Featuring complementary wall and base units with Quartz worktops, glass splashback and ceramic sink. Integral dishwasher, fridge freezer, washer and size ring range cooker. Complete with a ceiling light point, ceiling spotlights, double glazed window, two single glazed windows and column radiator. Fitted with tiled flooring.

Downstairs W.C

4' 9" x 3' 5" (1.45m x 1.04m)

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

Cellar

14' 2" x 11' 2" (4.32m x 3.40m)

Rear Hallway

Complete with a ceiling light point, hardwood stable door and tiled flooring. Loft space.

Landing

Complete with a ceiling light point, original storage and carpet flooring. Loft access.



Bedroom One

15' 1" x 12' 1" (4.60m x 3.68m)

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

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

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

Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m)

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

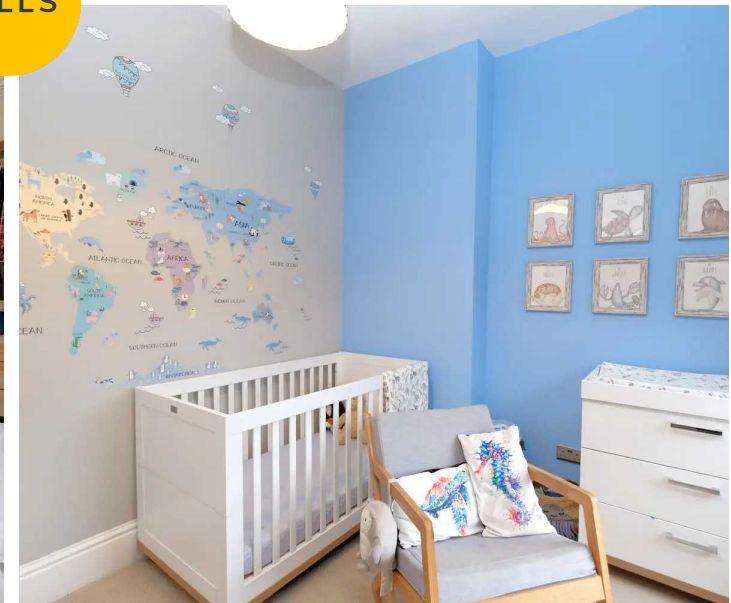
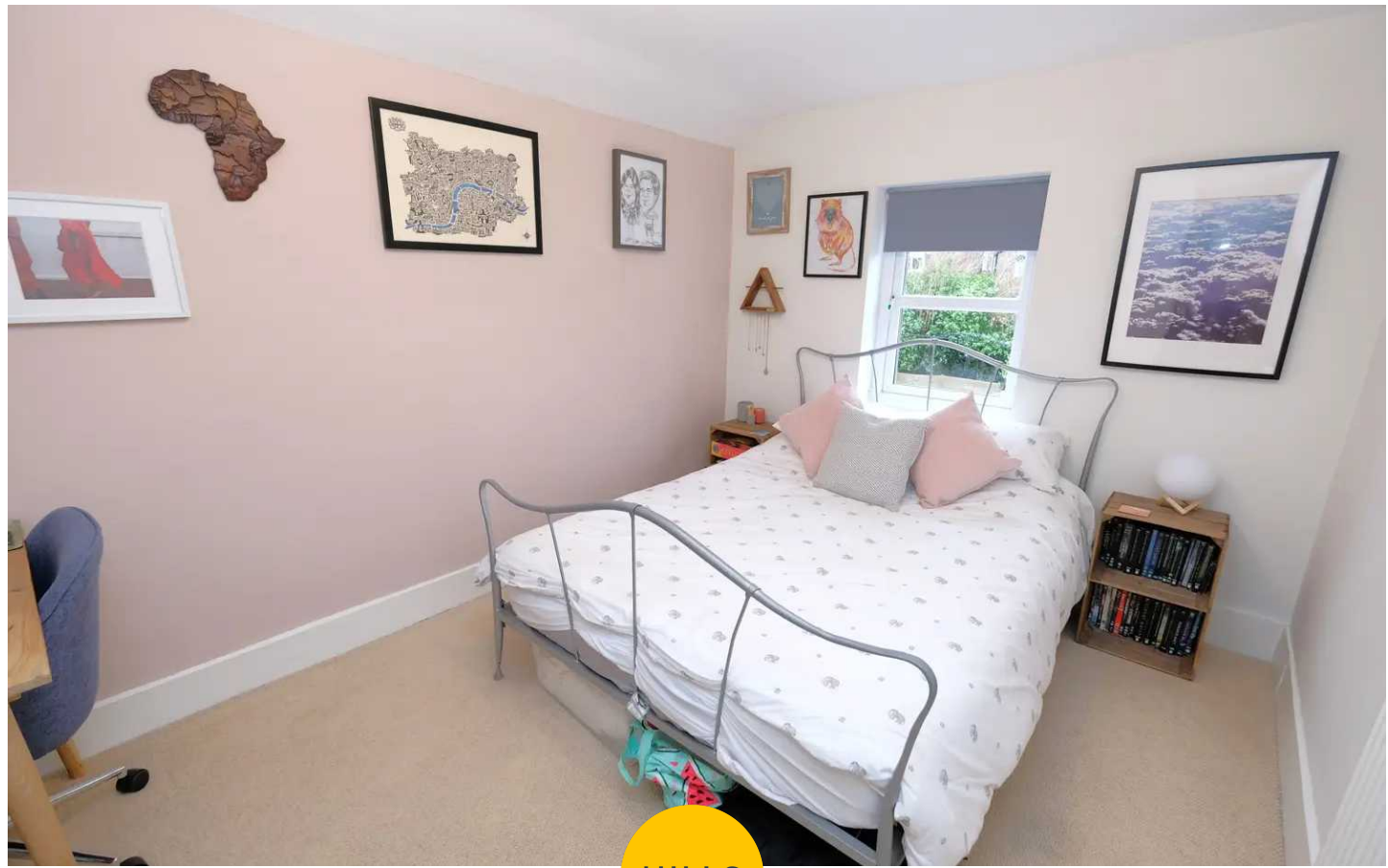
Bathroom

9' 9" x 5' 2" (2.97m x 1.57m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, vanity unit and heated towel rail. Fitted with part tiled walls and tiled flooring.

External

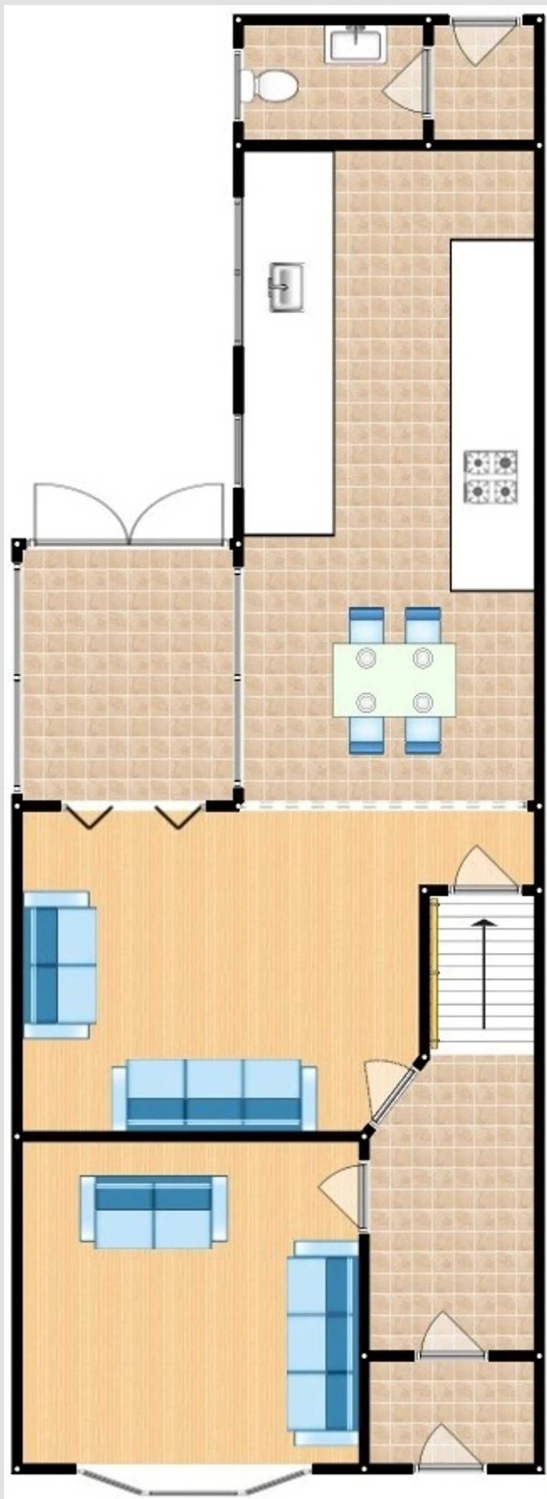
To the front of the property is a garden. To the rear of the property is gated off-road parking with raised decked seating area, lawn and raised flower bed. Gated access from back to front.





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