



Greenside Court, Eccles

Manchester



Offers in Region of **£160,000**

Greenside Court

Eccles, Manchester

Deceptively spacious ground floor apartment in Monton Village. Features two double bedrooms, modern kitchen, communal gardens, and a garage with parking. Close to amenities and transport links. Must be viewed to be fully appreciated.

Council Tax band: A

Tenure: Leasehold

- Spacious Lounge & Dining Area
- Separate Modern Fitted Kitchen
- Two Generous Double Bedrooms
- Modern Three Piece Bathroom Suite
- Large Storage Cupboard with Power & Lighting
- Fully Double Glazed & Electric Throughout
- Beautifully Kept Communal Gardens
- Ground Floor Apartment in the Centre of Monton Village Complete with Garage
- Surrounded by Excellent Amenities & Transport Links



Entrance Hallway

Complete with a ceiling light point, storage cupboard and laminate flooring.

Lounge

18' 3" x 11' 8" (5.56m x 3.56m)

A spacious lounge complete with a ceiling light point, two wall light points, double glazed window and two electric radiators. Fitted with laminate flooring.

Kitchen

10' 0" x 6' 6" (3.05m x 1.98m)

A bright kitchen featuring complementary wall and base units with electric cooker and oven. Complete with a ceiling light point, double glazed window and storage cupboard. Fitted with lino flooring.

Bedroom One

11' 5" x 10' 6" (3.48m x 3.20m)

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with laminate flooring.

Bedroom Two

9' 8" x 7' 9" (2.95m x 2.36m)

Complete with a ceiling light point, double glazed window and electric radiator. Fitted with laminate flooring.

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

A well lit bathroom featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, electric heated towel rail and part tiled walls. Fitted with laminate tiled flooring.

External

Complete with residents parking, well kept communal gardens and garage.







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.