

**Alfred Street, Eccles**

Manchester



Offers in Region of **£450,000**



# Alfred Street

## Eccles, Manchester

Exceptional three bedroom semi-detached house in sought-after Monton Village. Tastefully extended across three floors, offering ample living space. Luxurious features include wooden floors, fitted kitchen with integral appliances, three bedrooms, modern family bathroom, ample storage, low-maintenance garden, double garage. Close to Monton Green Primary School, amenities, and transport links. A truly exceptional home.

Arrange a viewing today.

Council Tax band: C

Tenure: Freehold

- The Perfect Family Home, Located in the Heart of Monton Village
- Three Bedroom extended, Period Semi Detached Property
- Complete with Double Garage Set Behind to the Rear
- Bay Fronted Lounge Seamlessly Flowing through to the Dining Room
- High Quality Fitted Kitchen & Dining Area with Integral Appliances, Underfloor heating & Quartz Worksurfaces
- Three Generous Bedrooms
- Modern Fitted, Light & Airy Family bathroom with Audio System Built In and a Guest W.C.
- Loft Space with Head Hight, Cellars & Original Storage Cupboard on the Landing
- Low Maintenance Rear Garden with Access to the Double Garage
- Falls Perfectly within Catchment for Monton Green Primary & Surrounded by a Plethora of Amenities & Transport Links



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### Porch

Covered entrance porch with ceiling light, newly tiled floor, and new composite Rockdoor.

### Entrance Hallway

Solid oak parquet flooring, period style radiator, and ceiling light. Stairs to the 1st floor landing and access into the lounge.

### Lounge

13' 9" x 12' 5" (4.19m x 3.78m)

Double glazed bay window to the front elevation, fitted Venetian blinds, chandelier, wall mounted tv points, and two period style wall mounted radiators. Solid oak flooring and new skirting boards. Original coving to the ceiling.

### Dining Room

17' 4" x 12' 9" (5.28m x 3.89m)

Pendant ceiling light, feature fireplace, two period style wall mounted radiators and wall mounted HIVE heating controller. Solid oak flooring and new skirting boards. Double glazed window to the side elevation and UPVC access door leads out to the rear garden.

### W.C.

3' 5" x 2' 9" (1.04m x 0.84m)

Low level W.C, hand wash basin, wall mounted radiator and a ceiling light point. Tiled floor and walls.

### Kitchen

12' 9" x 9' 9" (3.89m x 2.97m)

### Garden Room

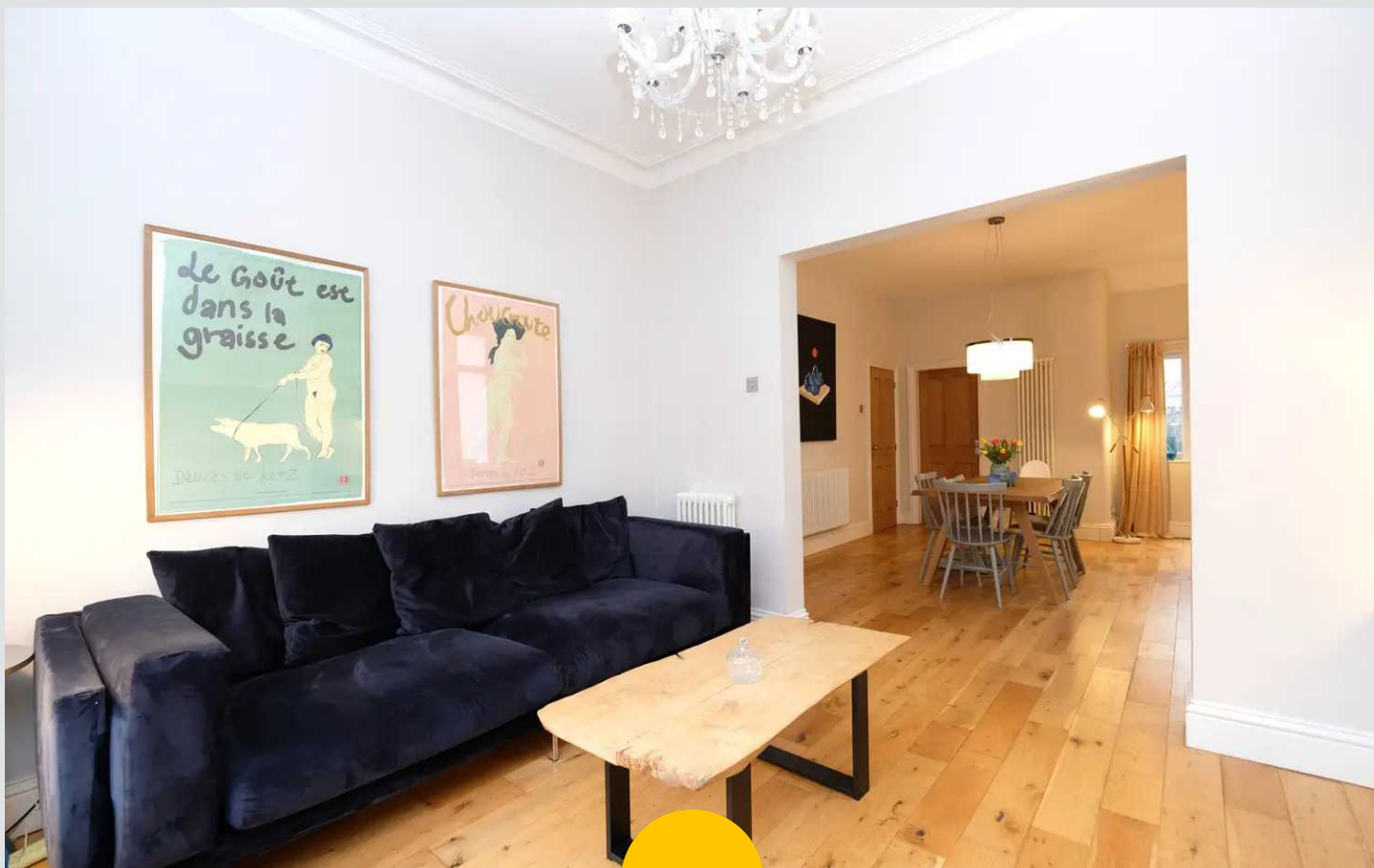
9' 6" x 9' 2" (2.90m x 2.79m)

Velux roof window, ceiling and wall mounted lights, solid limestone floor. Wall mounted radiator. Double glazed windows surround.

### Cellar

13' 9" x 12' 5" (4.19m x 3.78m)

Ceiling light point. An ideal storage area that could offer further development potential having already had first-fix electrics for inset spot lights, power, TV and internet.



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## Landing

Ceiling light point and access to all rooms.

## Bedroom One

15' 10" x 10' 10" (4.83m x 3.30m)

Two double glazed windows to the front elevation, ceiling light and two period style wall mounted radiators. Original fire surround and new carpeted flooring. Wall mounted TV and internet points.

## Bedroom Two

14' 8" x 10' 8" (4.47m x 3.25m)

Ceiling light, period style column radiator and a double glazed window to the rear elevation. Coving to the ceiling and new carpeted flooring.

## Bedroom Three

9' 9" x 6' 10" (2.97m x 2.08m)

Double glazed window to the rear elevation, ceiling light and period style wall mounted radiator. New carpeted flooring and multiple broadband points.

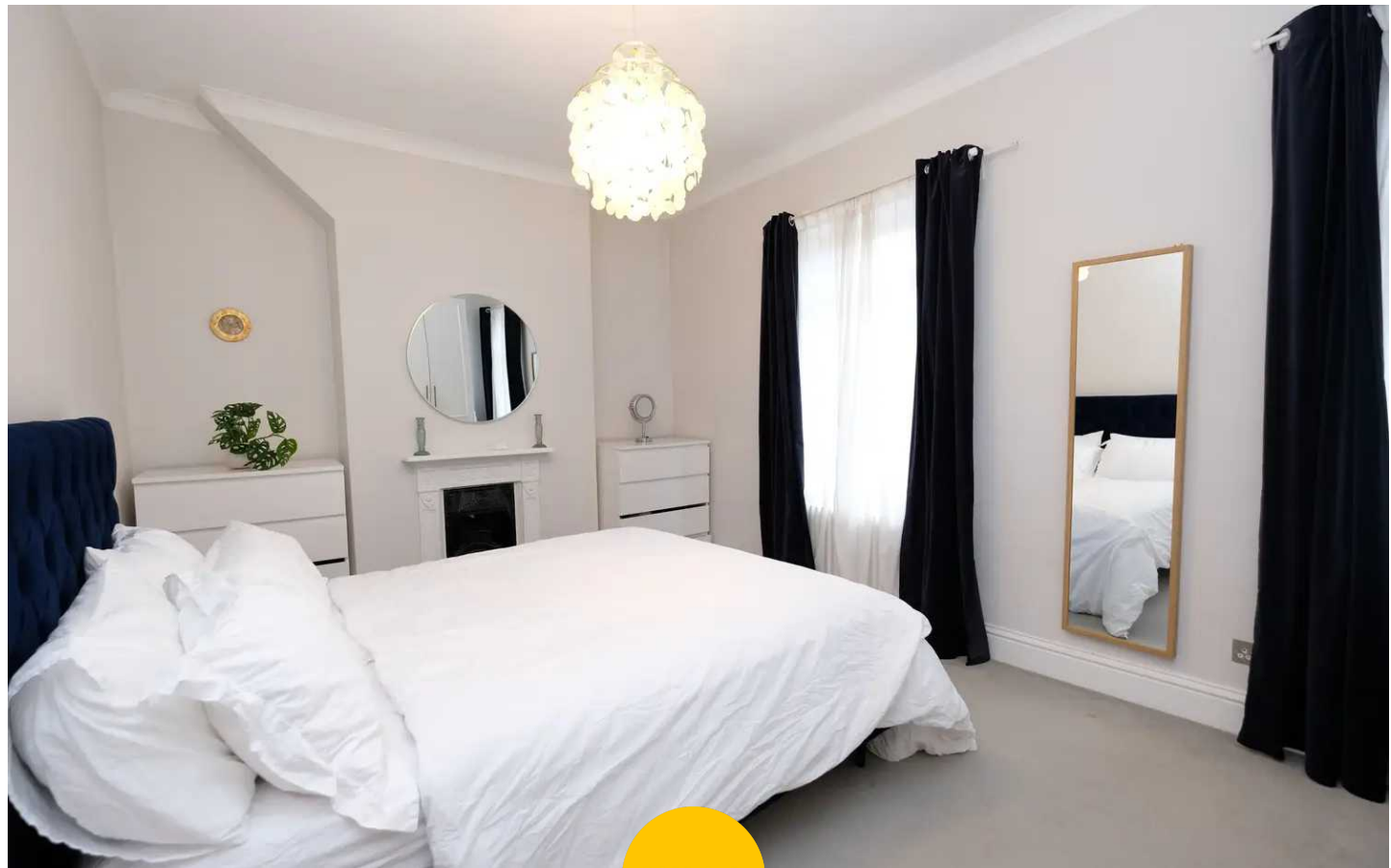
## Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

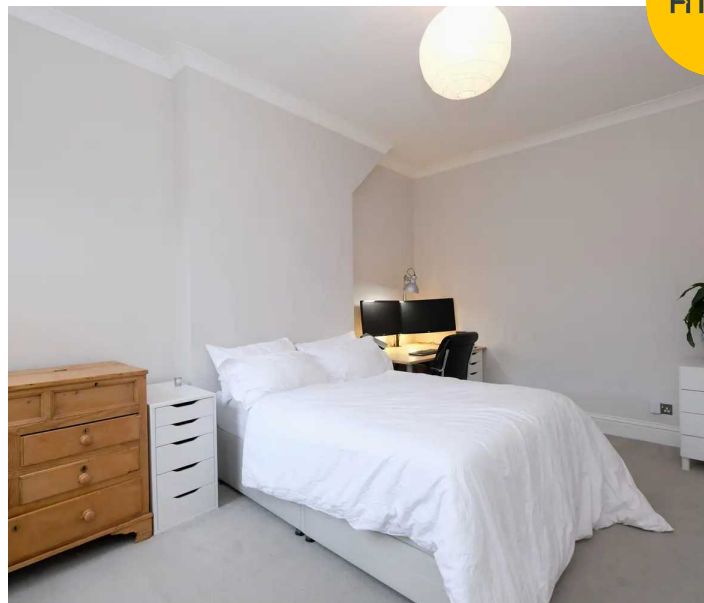
A stunning three-piece bathroom complete with vaulted ceiling and roof window. Bath with shower over, low level W.C and a hand wash basin set in a vanity unit. Integrated SONOS music system. Heated chrome towel rail and multiple inset spot lights. Fully tiled walls and solid marble tiled floor.

## External

To the front of the property is a well-kept courtyard set behind a hedge fence with gated access. Two parking permits for the street. To the rear is a flagged garden that benefits from the sun in the afternoon. Gated access to the side. Access door into the double garage for secure off road parking.



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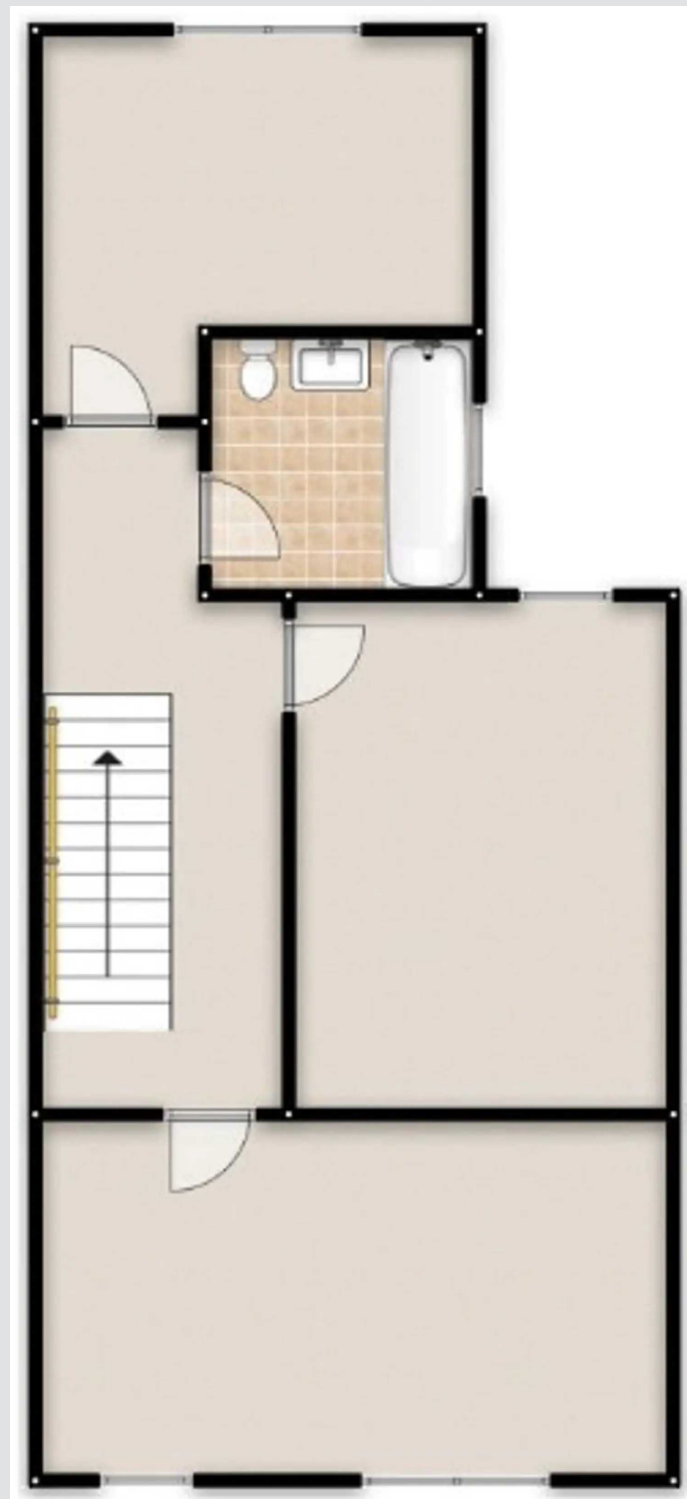
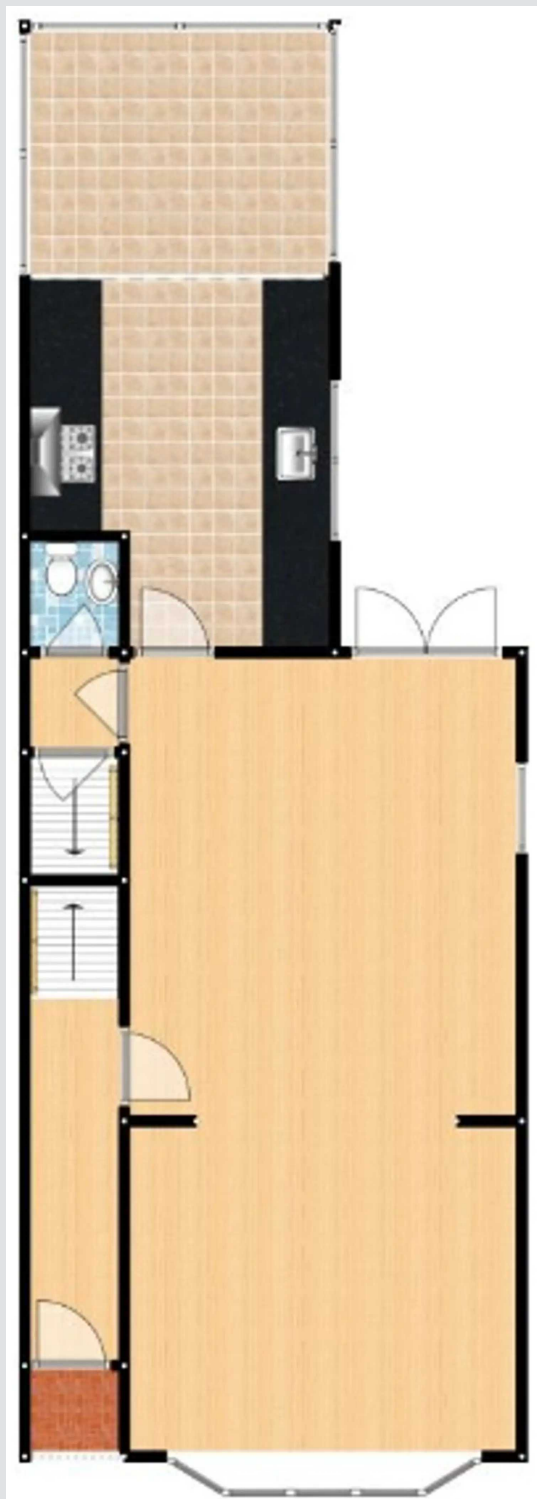






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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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