

**Catherine Street, Eccles**  
Manchester



Offers in Region of **£200,000**

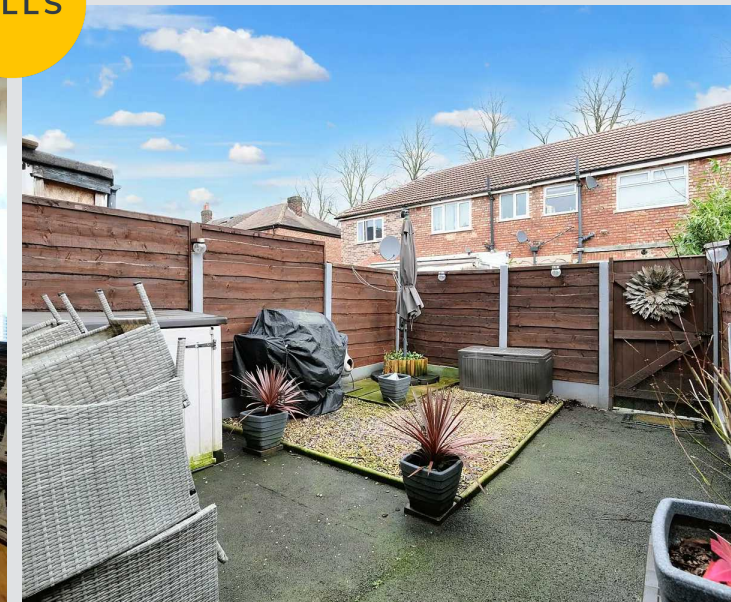
# Catherine Street

Eccles, Manchester

Charming two bed house with two reception rooms, modern kitchen, new roof, and south-facing garden. Well-located between Monton and Worsley villages. Ideal for first-time buyers. No chain. Council Tax band: A

Tenure: Leasehold

- Perfect First Buy and Offered With No Vendor Chain
- Two reception Rooms
- Fitted Kitchen with Ample Storage & Boiler only 12 Months Old
- Two Double Bedrooms, Master with Fitted Wardrobe
- Four Piece Bathroom Suite
- Property Benefits From A New Roof
- Low Maintenance, South Facing Rear Garden
- Perfectly Located Between Monton & Worsley Villages Offering an Array of Shops, Bars & Restaurants
- Close to Public Transport & Motorway Links



### Entrance Hallway

12' 0" x 3' 2" (3.66m x 0.97m)

A welcoming entrance hallway entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Lounge

11' 5" x 10' 4" (3.48m x 3.15m)

Featuring an electric fire. Complete with a ceiling light point, two wall light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

8' 9" x 8' 3" (2.67m x 2.51m)

Featuring complementary wall and base units with an integral stainless steel sink. Space for a cooker, washer, dryer and fridge freezer. Complete with a ceiling light point, part tiled walls and tiled flooring. Twelve month old boiler.

### Dining Room

14' 0" x 12' 2" (4.27m x 3.71m)

Featuring an open fire. Complete with a ceiling light point, double glazed window and laminate flooring.

### Landing

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

### Bedroom One

14' 0" x 11' 6" (4.27m x 3.51m)

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

### Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

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



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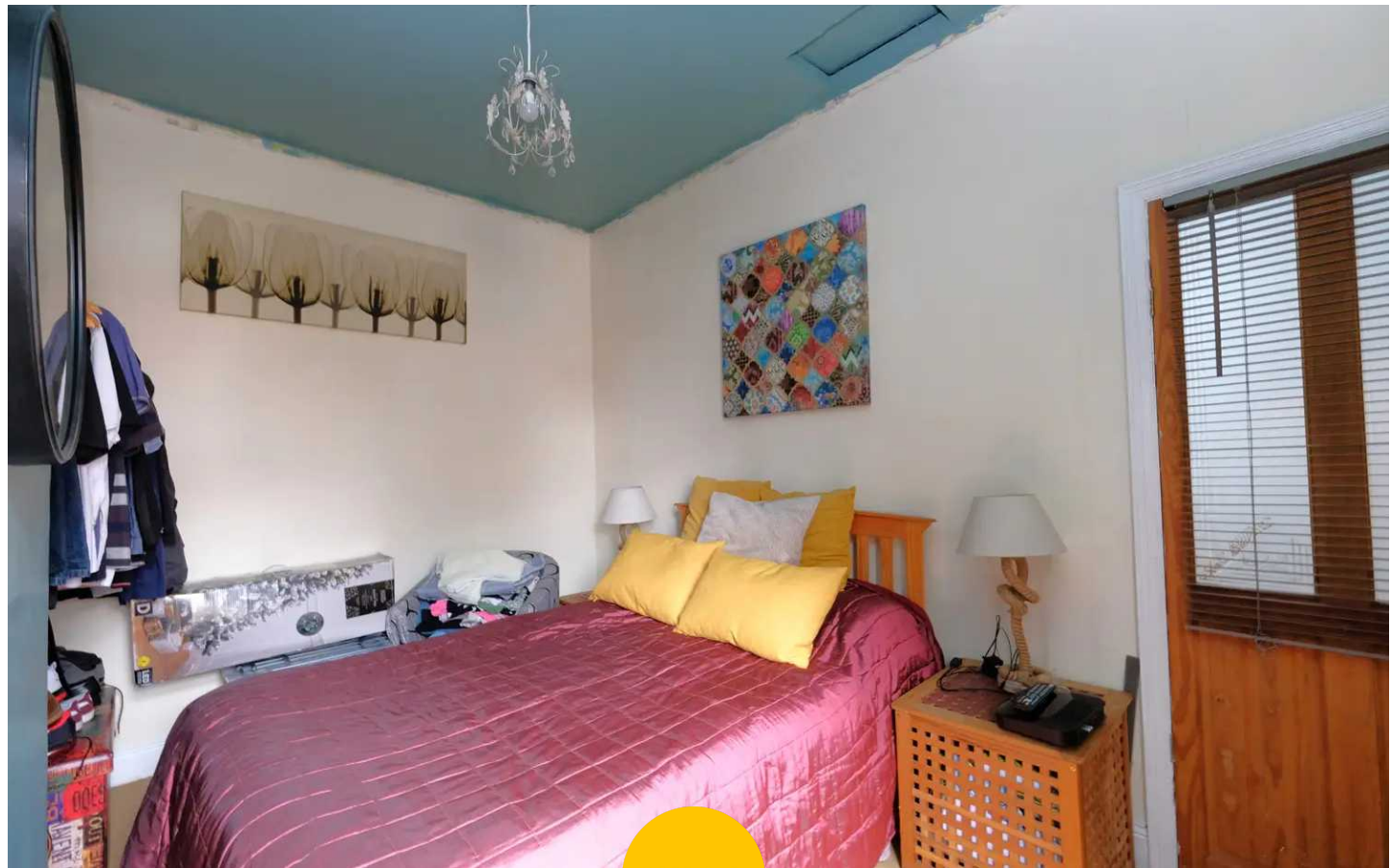
**Bathroom**

8' 9" x 8' 4" (2.67m x 2.54m)

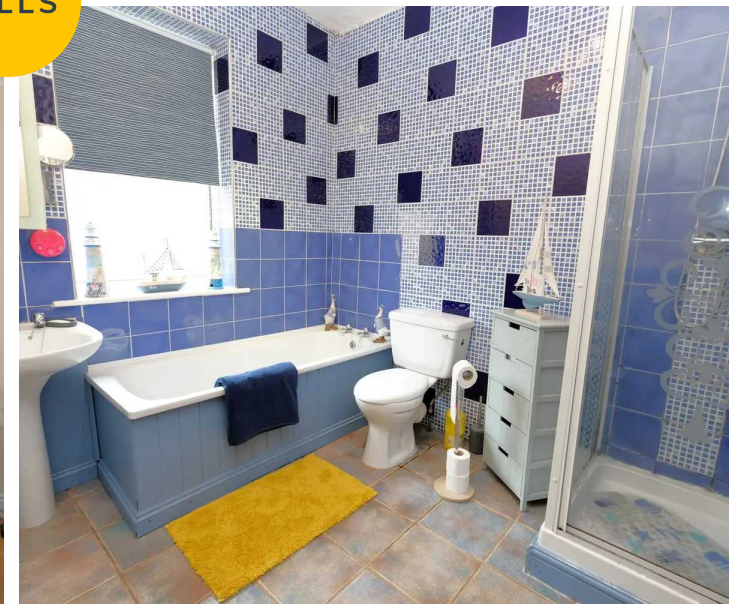
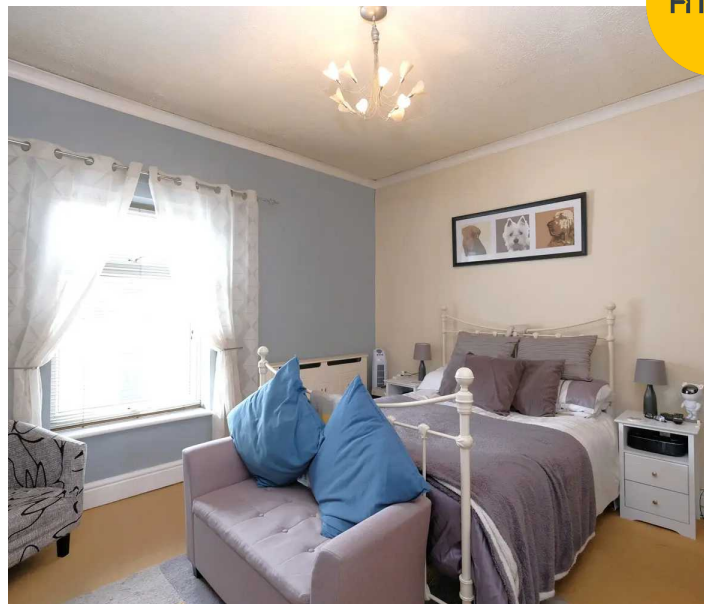
Featuring a four-piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with a double glazed window, wall mounted radiator, part tiled walls and tiled flooring.

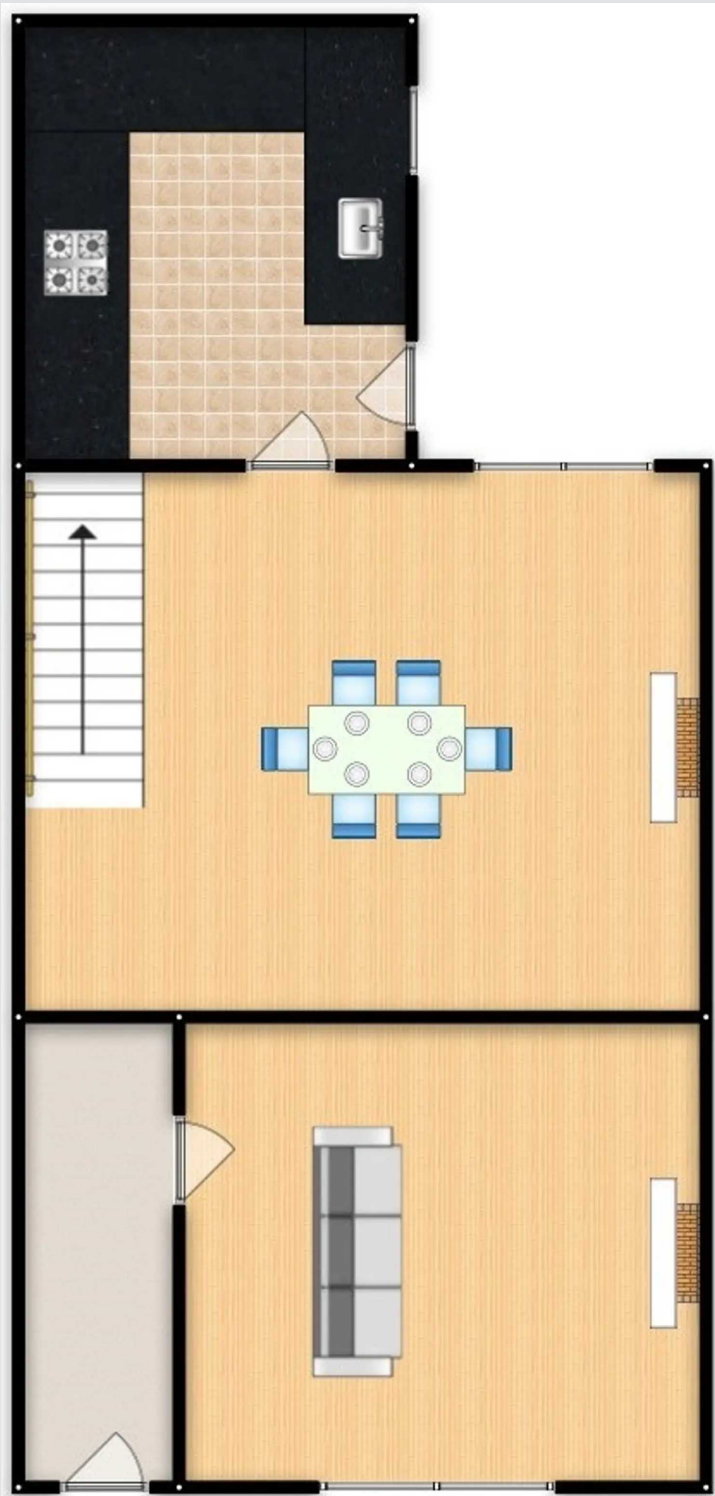
**External**

To the rear of the property is a decorative stoned seating area. Gated access to the rear.



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