

Cypress Road, Eccles

Manchester



In Excess of £230,000



# Cypress Road

Eccles, Manchester

This spacious family home sandwiched between the desirable Monton and Worsley villages offers a perfect blend of comfort and convenience. With large reception rooms, modern kitchen, three double bedrooms, private garden, and off-road parking.

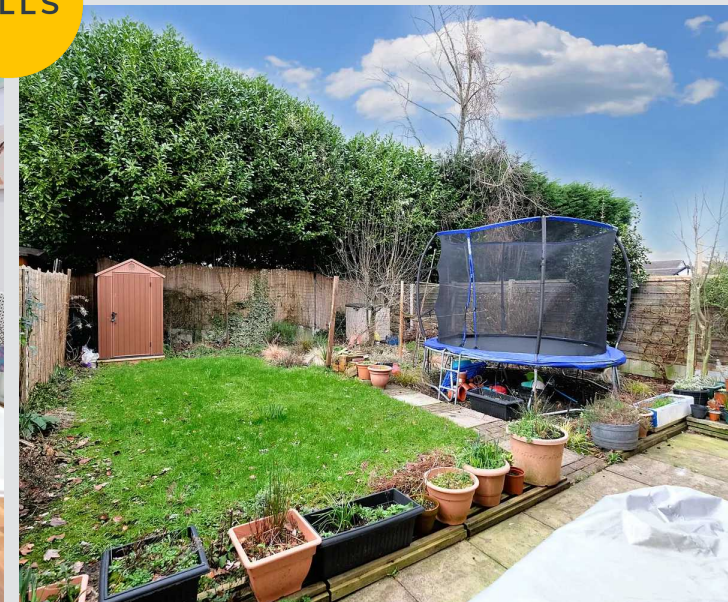
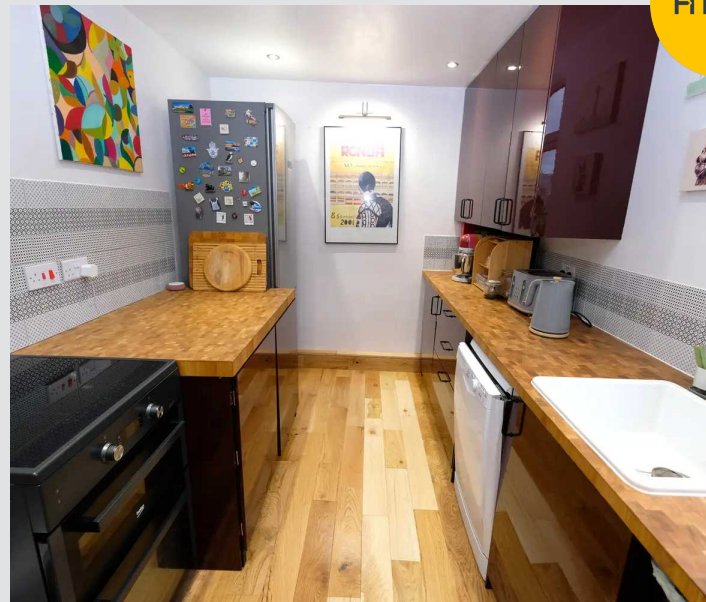
Close to amenities and outstanding schools.

Viewing highly recommended!

Council Tax band: B

Tenure: Freehold

- Well Presented, Deceptively Spacious Family Home
- Two Spacious Reception Rooms & a Newly Fitted Modern Kitchen & Dining Room
- Three Double Bedrooms, Two with Fitted Wardrobes
- Large Family Bathroom with walk In Shower & Downstairs Guest W.C.
- Perfectly Located Between Monton & Worsley Villages
- Off Road Parking for Multiple Cars
- Large, Private Rear Garden that benefits from the Sun
- Falls Within Catchment for Outstanding Schooling
- Surrounded By Excellent Amenities & Fantastic Transport Links





**Reception Room One**

11' 11" x 18' 2" (3.63m x 5.54m)

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

**Reception Room Two**

8' 10" x 10' 4" (2.69m x 3.16m)

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

**Kitchen / Diner**

7' 11" x 19' 7" (2.41m x 5.98m)

Featuring complementary wall and base units with space for a cooker, washing machine, dishwasher and fridge freezer in the pantry. Complete with ceiling spotlights, double glazed window and engineered wood flooring.

**Downstairs W.C.**

2' 7" x 5' 9" (0.79m x 1.75m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**Landing**

Complete with a ceiling light point and providing access to first floor rooms.

**Bedroom One**

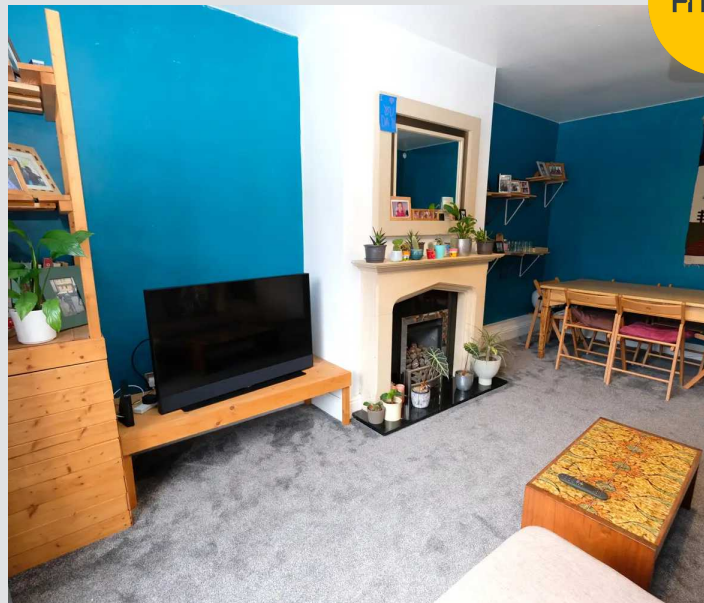
13' 4" x 12' 0" (4.07m x 3.65m)

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

**Bedroom Two**

12' 0" x 11' 2" (3.67m x 3.40m)

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





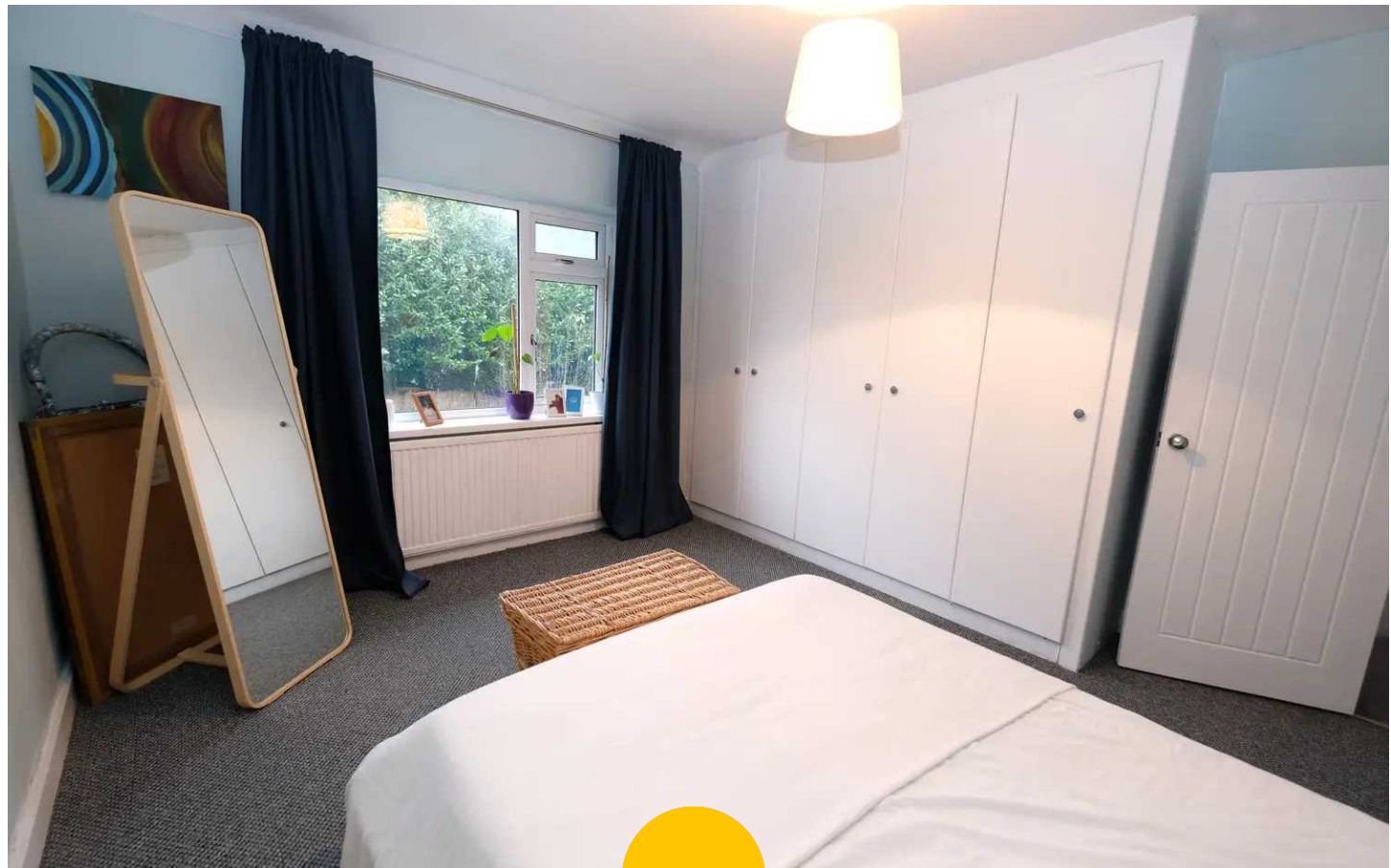
**Bedroom Three**

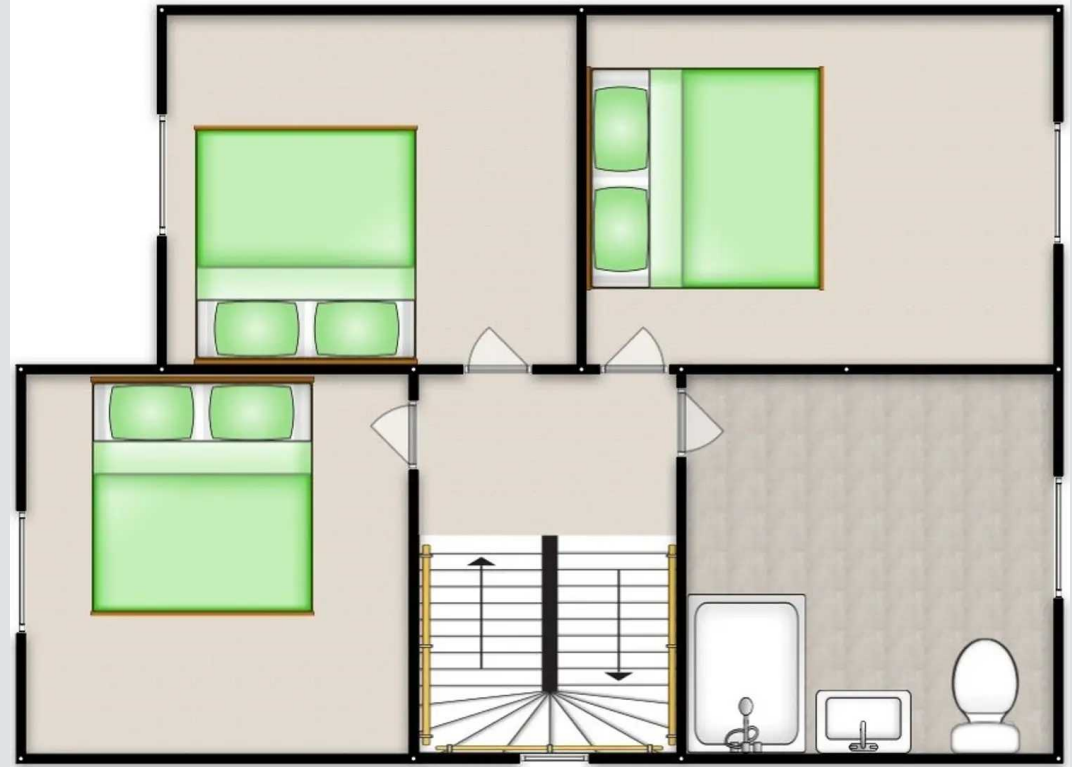
12' 8" x 10' 6" (3.86m x 3.20m)

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

**External**

To the rear of the property is a garden which benefits from the sun all day.









HILLS

## 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/)



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.