



Dartford Avenue, Eccles

Manchester



In Excess of £325,000

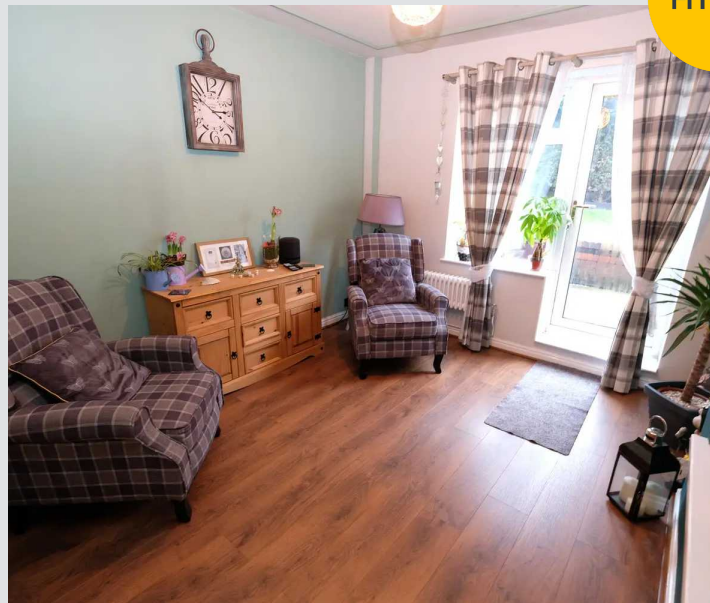
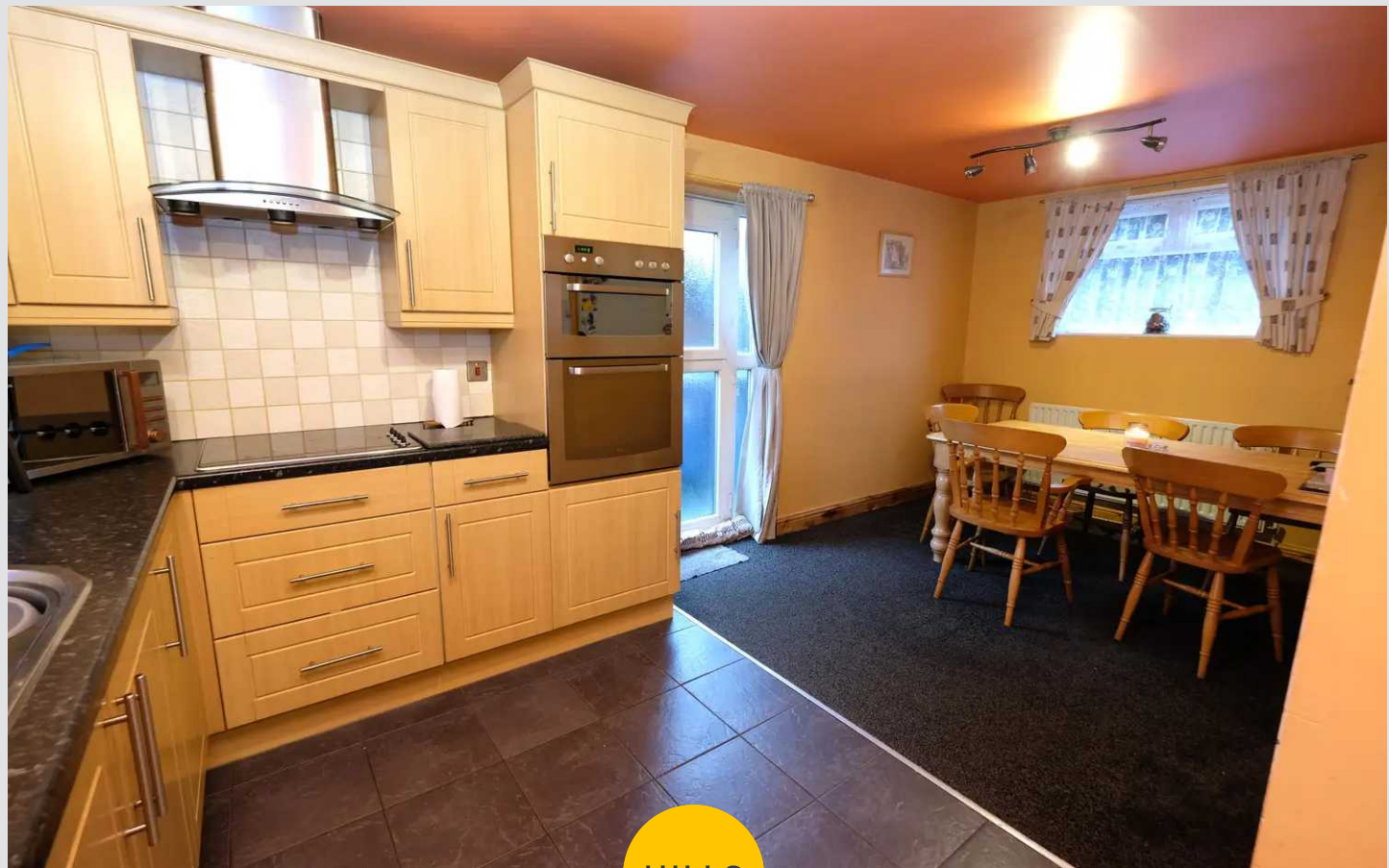
Dartford Avenue

Eccles, Manchester

Introducing a double story semi-detached property, with four bedrooms and ample living space. Situated in a peaceful cul de sac, this family home offers a converted loft room, well-maintained gardens, and gated off-road parking. Located near outstanding schools and excellent amenities, it is an exceptional choice for a forever family home.

Council Tax band: B

- Double Story Extended Semi Detached Property with Four Bedrooms, Creating the Perfect Family Home
- Situated on a Cul De Sac
- Two Reception Rooms & a Spacious Fitted Kitchen & Dining Area
- Four Generous Bedrooms
- Family Shower Room & En suite with Bath Tub off the Master
- Fully Converted Loft Space, Previously Used as a Bedroom
- Well Maintained Front & South Facing Rear Garden Along With Gated Off Road Parking
- Falls Within Catchment for Outstanding Schools
- Surrounded by Excellent Amenities & Transport Links



Reception Room One

12' 5" x 12' 11" (3.78m x 3.94m)

Complete with a ceiling light point, wall mounted radiator and uPVC patio doors to the rear. Fitted with carpet flooring.

Reception Room Two

11' 1" x 10' 3" (3.37m x 3.12m)

Complete with a ceiling light point, wall mounted radiator and double glazed uPVC patio doors to the rear. Fitted with laminate flooring.

Kitchen / Diner

15' 11" x 18' 1" (4.86m x 5.52m)

Featuring complementary wall and base units with integral hob and oven. Space for a fridge freezer and washing machine. Complete with three ceiling light points, three double glazed windows and wall mounted radiator. Fitted with a uPVC side door and part tiled / carpet flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

12' 1" x 10' 6" (3.69m x 3.20m)

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

En-suite

8' 5" x 6' 0" (2.56m x 1.82m)

Featuring three-piece suite including a bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

Bedroom Two

8' 4" x 11' 10" (2.53m x 3.60m)

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



Bedroom Three

9' 1" x 9' 11" (2.76m x 3.01m)

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

Bedroom Four

8' 2" x 8' 11" (2.49m x 2.73m)

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

Bathroom

6' 5" x 2' 8" (1.96m x 0.81m)

A well lit bathroom featuring a shower, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail and lino flooring.

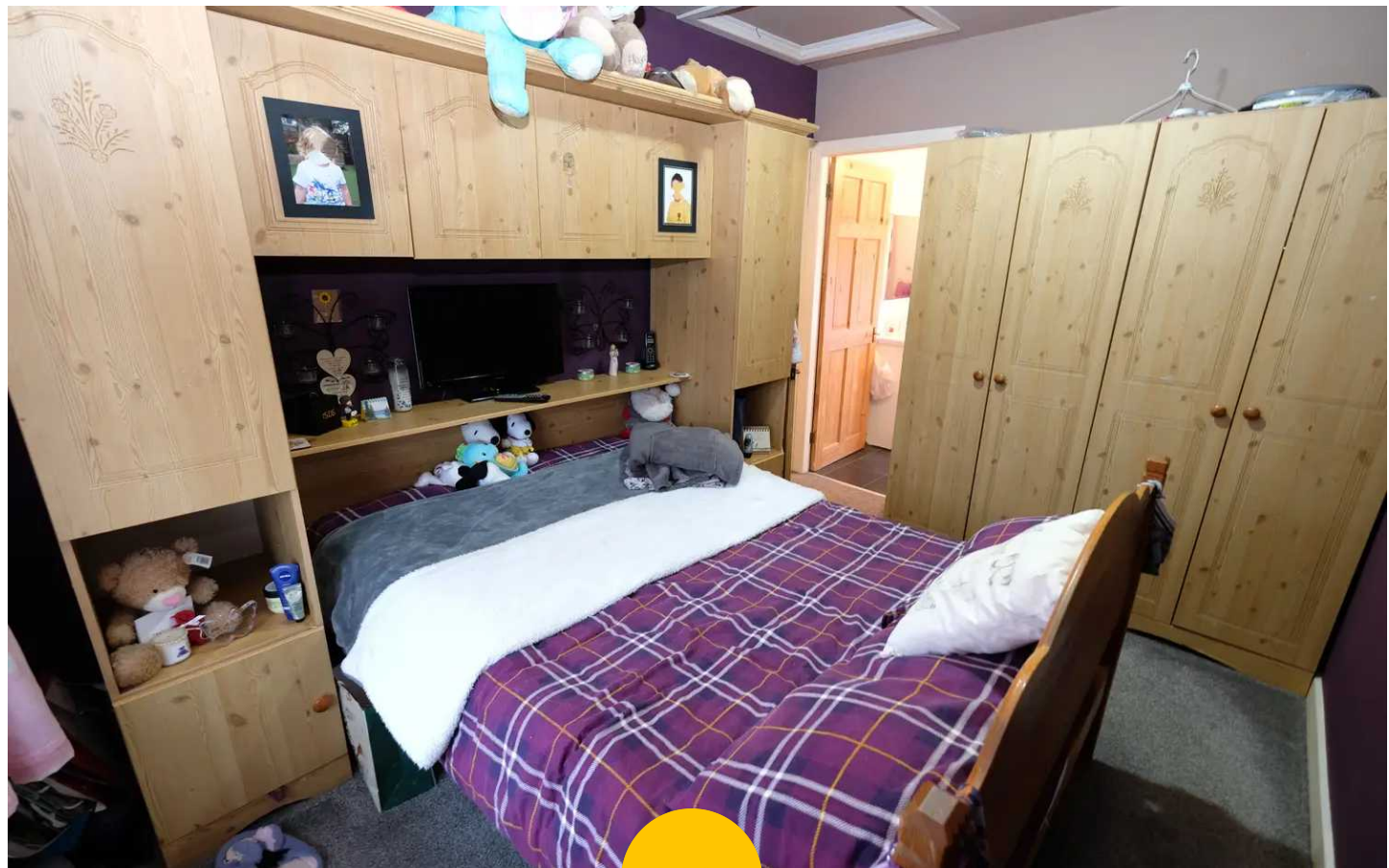
Loft Room

9' 10" x 22' 11" (2.99m x 6.98m)

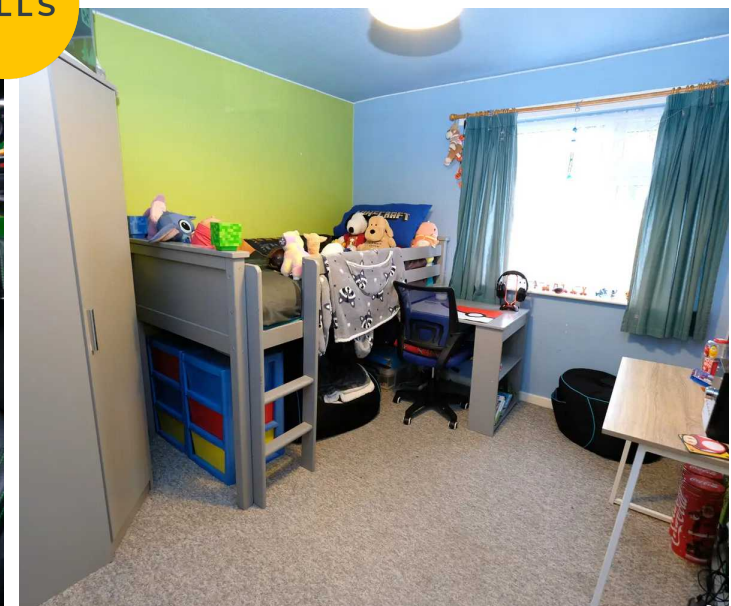
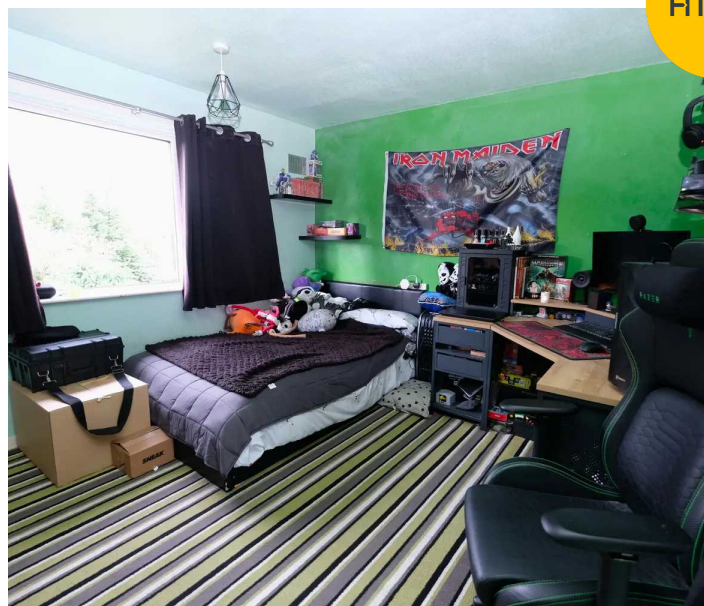
Complete with a ceiling light point, two Velux windows and wall mounted radiator. Fitted with carpet flooring.

External

To the front of the property is a small grass garden and paved pathway to the front door. To the rear of the property is a paved patio and lawn.



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