



**Roberts Street, Eccles**

Manchester



In Excess of **£270,000**

# Roberts Street

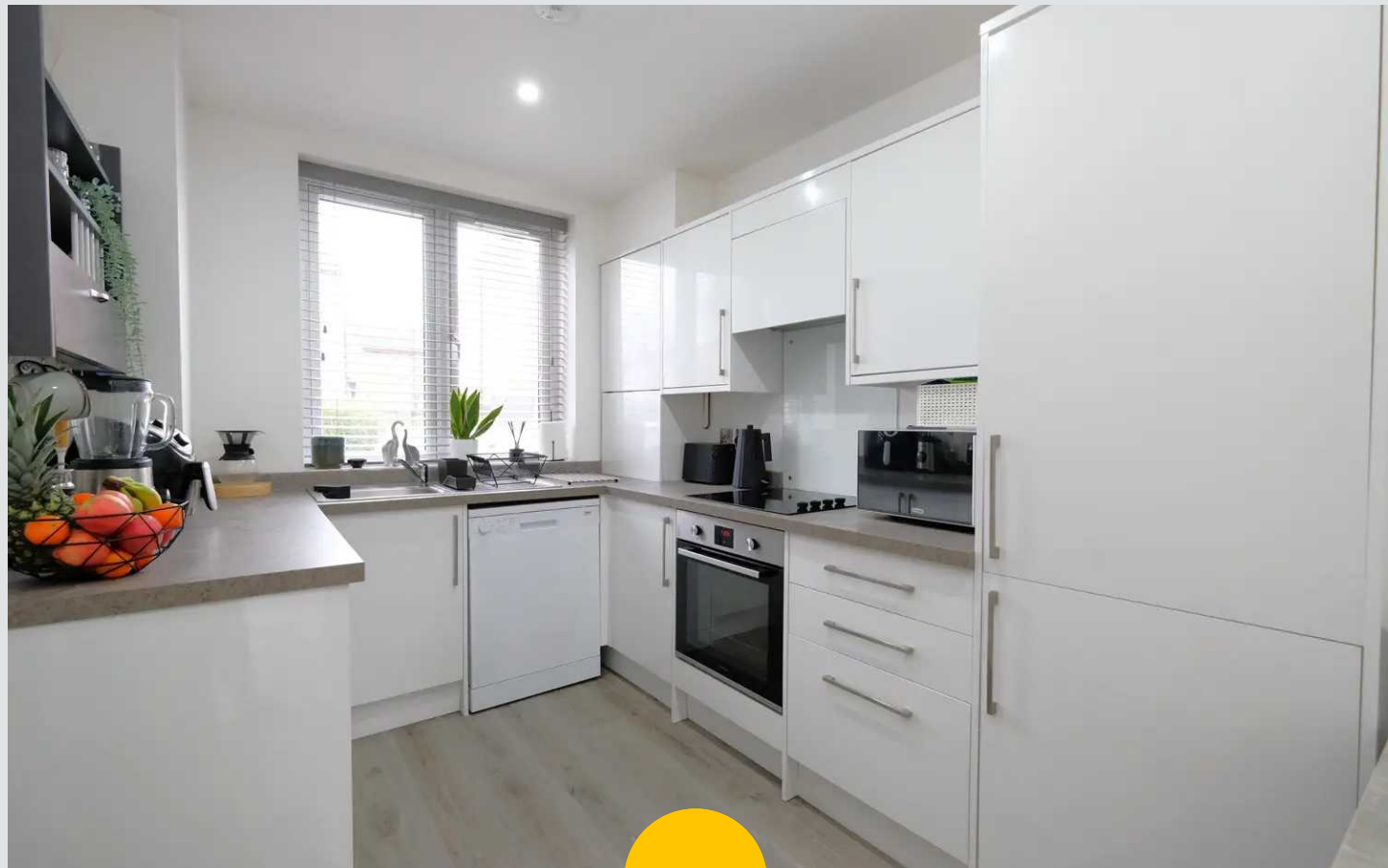
Eccles, Manchester

Impressive and modern three bedroom property in sought-after area. Open-plan living, contemporary kitchen, master with en suite. Off-road parking, landscaped garden. Close to amenities and transport links. Perfect for first-time buyers or families seeking comfort and convenience.

Council Tax band: B

Tenure: Freehold

- Perfect First Buy or Family Home, Laid over Three Floors
- Modern Open Plan Living Space
- Spacious Light & Airy Lounge with French Doors on to the Rear Garden
- Fitted Contemporary Kitchen
- Three Double Bedrooms, with Fitted wardrobes to the Master
- Family Bathroom, En suite & Guest W.C.
- Off Road Parking for Two Cars to the Front
- Well Kept Garden with Patio & Lawn to the Rear
- Excellent Positioned Close to Local Amenities & Transport Links





### Entrance Hallway

Complete with a ceiling light point and laminate flooring.

### Reception Room

Complete with ceiling spotlights, Velux windows, uPVC patio doors to the rear and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

Featuring complementary wall and base units with integral fridge freezer, cooker and hob. Space for a dishwasher. Complete with ceiling spotlights, double glazed window and laminate flooring.

### Downstairs W.C

Featuring hand wash basin and W.C. Plumbing for a washing machine. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Landing One

Complete with a ceiling light point and carpet flooring.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Featuring a three-piece suite including a bath, hand wash basin and W.C. Complete with double glazed window.



**Landing Two**

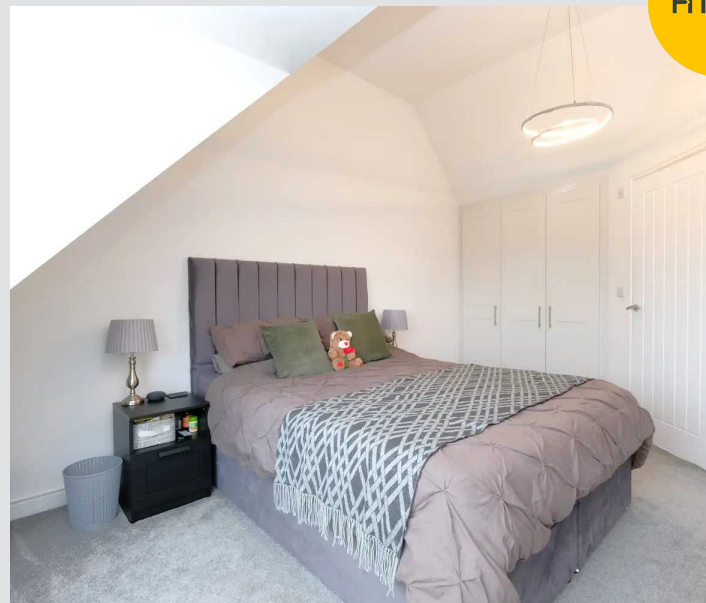
Complete with a ceiling light point and carpet flooring.

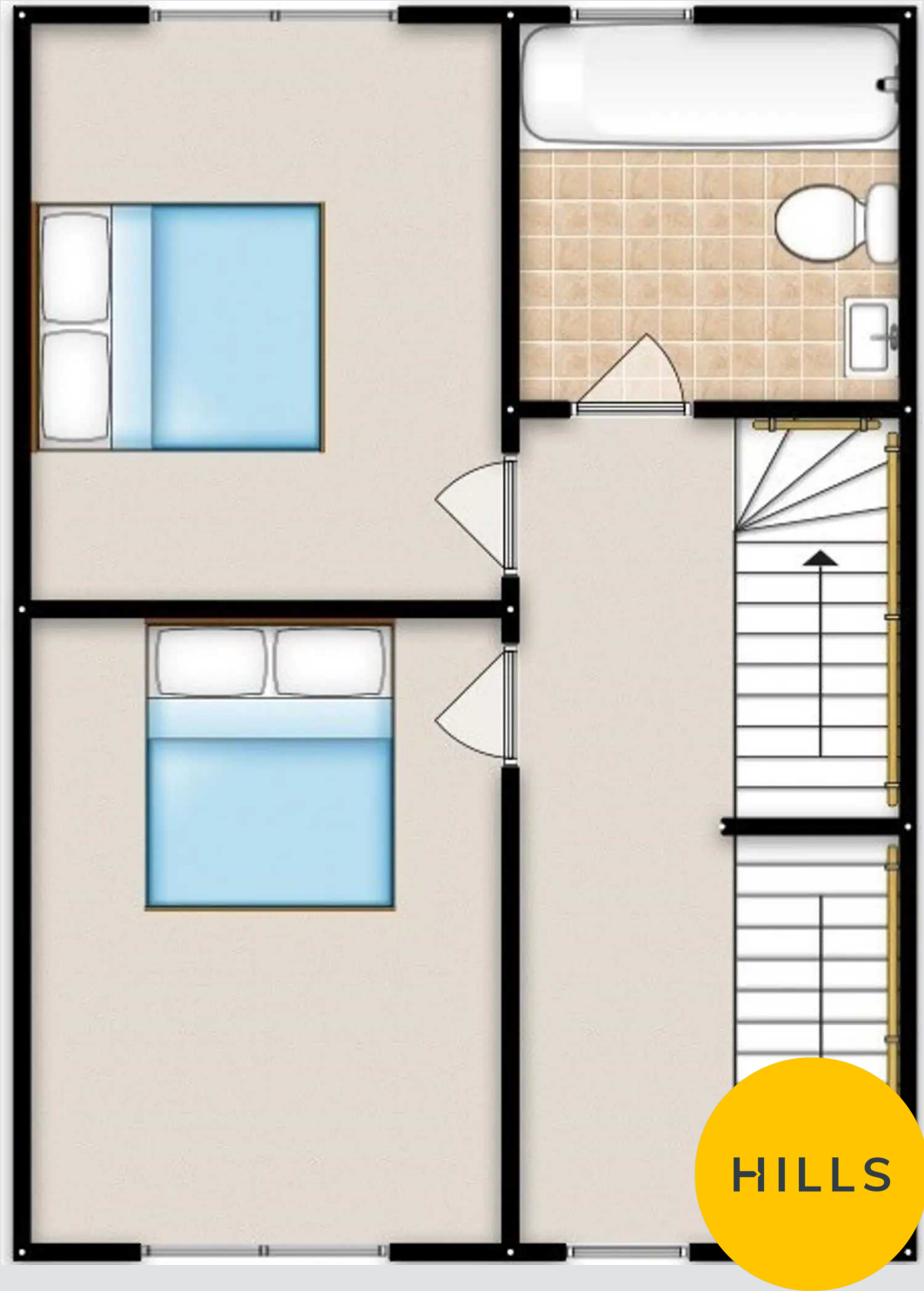
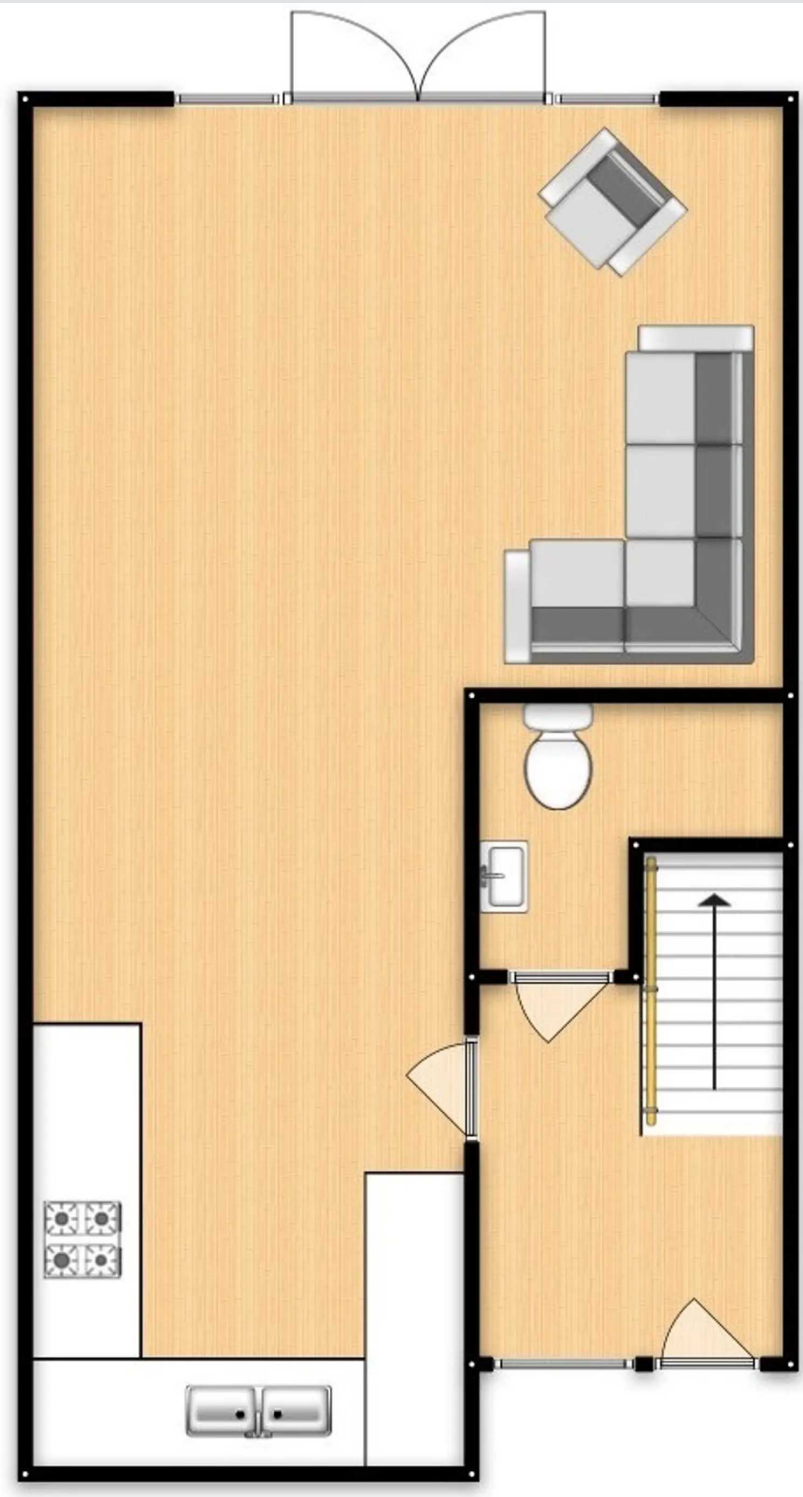
**Bedroom One**

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

**En-suite**

Featuring a shower, hand wash basin and W.C. Complete with ceiling spotlights, Velux window, tiled walls and flooring.



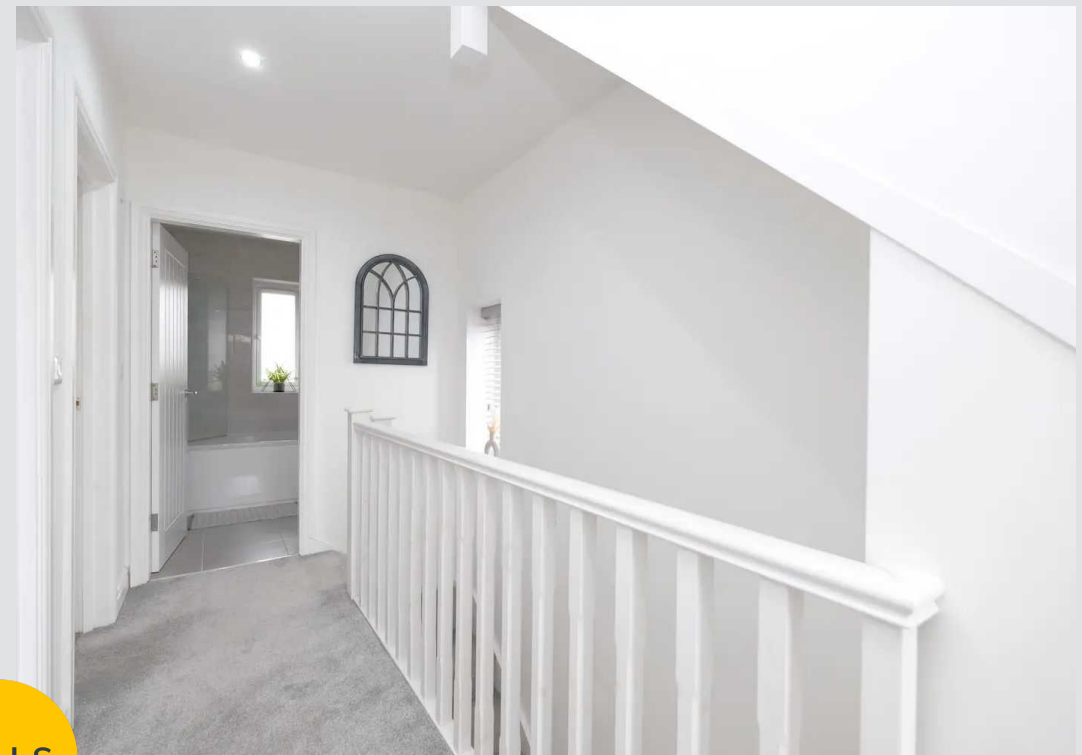


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