



Burlington Road, Eccles

Manchester



£400,000

# Burlington Road

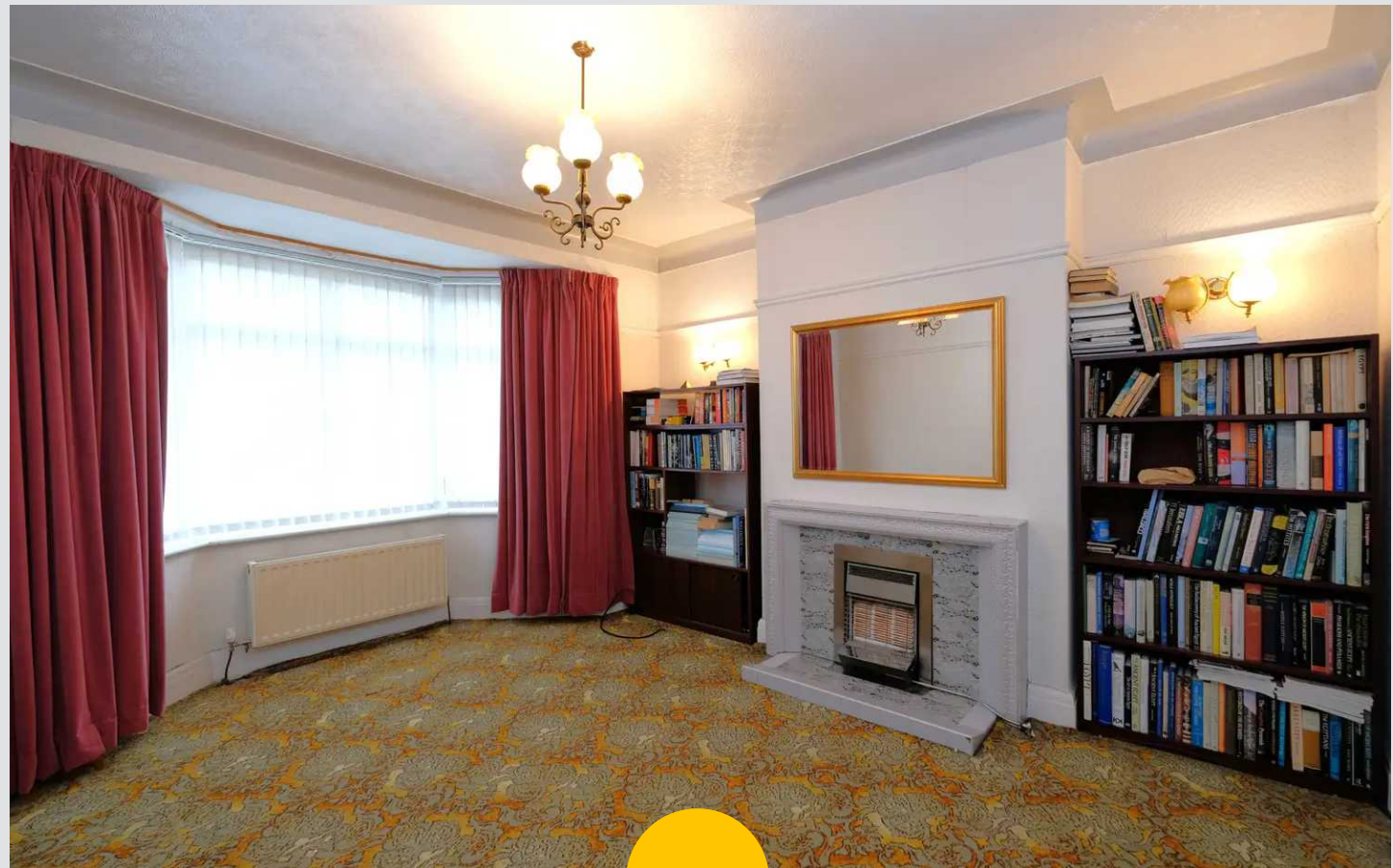
Eccles, Manchester

Extended three bed semi in Monton Village. No chain. Spacious layout, bay-fronted lounge, versatile reception room, fitted kitchen, three bedrooms, gardens, off-road parking, garage. Ideal family home near amenities and schools. Viewing recommended!

Council Tax band: C

Tenure: Leasehold

- Extended Three Bedroom semi Detached Property
- Situated on a Quiet Cul De Sac
- Offered with No Vendor Chain
- Bay Fronted Lounge & Second Reception Room
- Fitted Kitchen & Dining Area
- Three Generously Sized Bedrooms
- Family Bathroom & Separate W.C.
- Gardens to Both the Front & Rear
- Off Road Parking For Multiple Cars & Garage
- Perfectly Located in the Desirable Monton Village & Within Catchment for Excellent Schooling



**Reception Room One**

12' 5" x 14' 7" (3.78m x 4.45m)

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

**Reception Room Two**

12' 4" x 13' 0" (3.76m x 3.97m)

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

**Kitchen / Diner**

18' 9" x 9' 3" (5.72m x 2.81m)

Featuring complementary wall and base units with integral cooker and hob. Space for washing machine, dishwasher and fridge freezer. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with laminate tiled flooring.

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

12' 4" x 14' 8" (3.77m x 4.47m)

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

**Bedroom Two**

12' 4" x 13' 1" (3.77m x 3.99m)

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

**Bedroom Three**

8' 5" x 7' 6" (2.56m x 2.29m)

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



**Bathroom**

6' 0" x 7' 7" (1.84m x 2.30m)

Featuring a three-piece suite including a bath, sink and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator.

**W.C.**

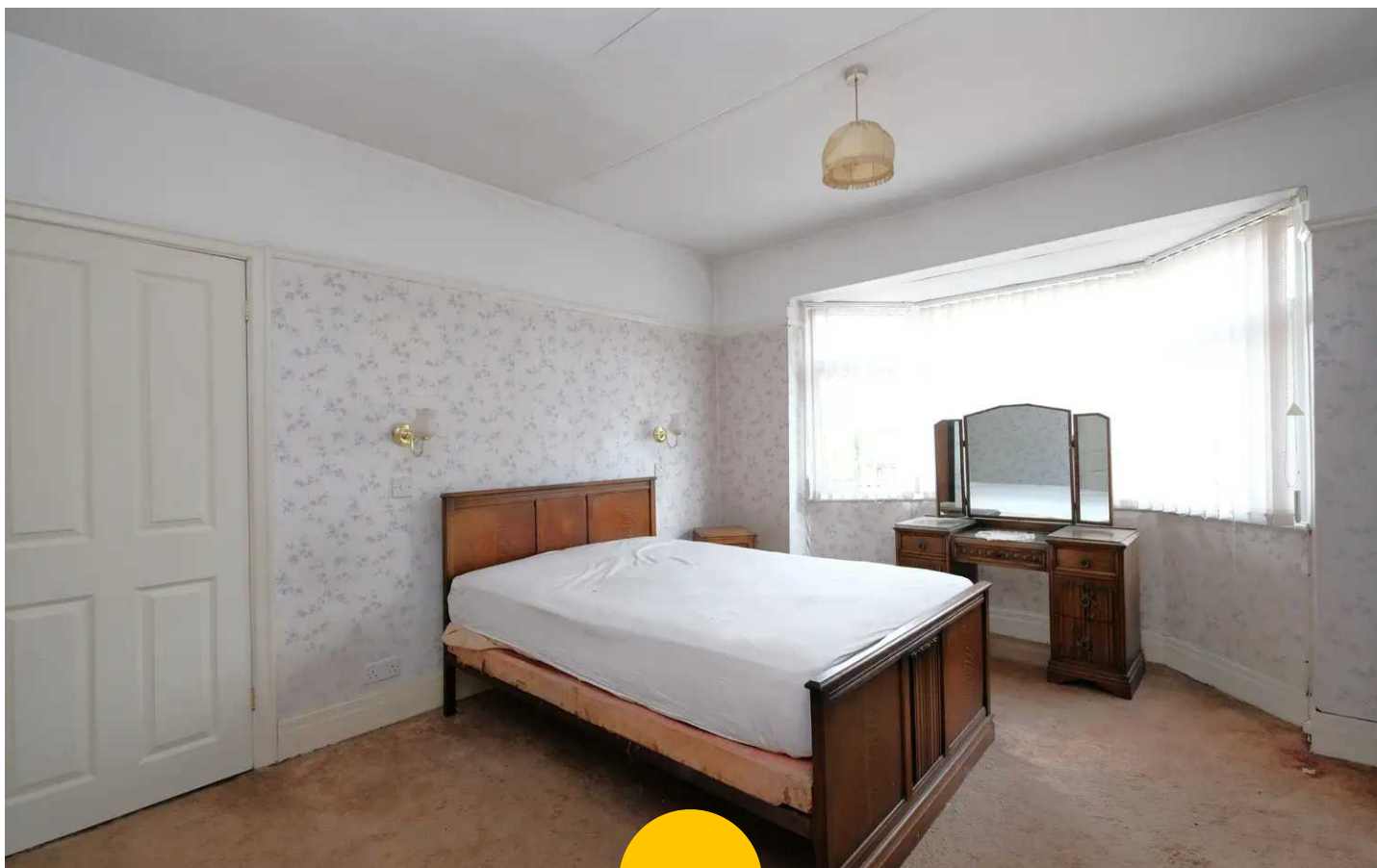
4' 4" x 2' 9" (1.33m x 0.84m)

Complete with a W.C, ceiling light point and double glazed window.

**Bathroom**

6' 0" x 7' 7" (1.84m x 2.30m)

Featuring a three-piece suite including a bath, sink and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator.







## 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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