



Henty Close, Eccles

Manchester



Offers in Region of **£265,000**

Henty Close

Eccles, Manchester

Immaculate three bed semi-detached house on quiet cul-de-sac. Extensively renovated with fresh, modern feel. Spacious lounge, new kitchen/dining area, generous bedrooms, elegant family bathroom. Off-road parking, large rear garden with decked seating area. Close to schools, amenities & transport links. Ideal for growing families. Don't miss out!

Council Tax band: B

Tenure: Freehold

- Immaculately Presented Three Bedroom Semi Detached Property, Situated on a Cul De Sac and Offered with No Vendor Chain
- Recently Undergone Extensive Renovation Work
- Spacious but Cosy Family Lounge
- Newly Fitted Modern Kitchen & Dining Area with a Generously Sized Storage Cupboard
- Three Generous Bedrooms
- Newly Installed Family Bathroom & Guest W.C.
- Off Road Parking For Multiple Cars
- Sizable Rear Garden with Decked Seating Area & Gated Side access
- Excellent Schooling Close By and Many more Amenities
- Easy Access to Motorway & Public Transport Links



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Entrance Hallway

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

Lounge

15' 2" x 13' 4" (4.62m x 4.06m)

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

Kitchen / Diner

15' 2" x 7' 9" (4.62m x 2.36m)

Featuring complementary wall and base units with an integral stainless steel sink, electric hob and oven, stainless steel extractor. Space for a fridge freezer and washer. Storage cupboard under the stairs. Complete with two ceiling light points, double glazed window and French doors. Fitted with part tiled walls and laminate flooring.

Downstairs W.C

5' 5" x 2' 7" (1.65m x 0.79m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window, tiled splashback and flooring.

Landing

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

Bedroom One

11' 7" x 9' 0" (3.53m x 2.74m)

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

Bedroom Two

9' 8" x 8' 1" (2.95m x 2.46m)

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



Bedroom Three

6' 8" x 6' 1" (2.03m x 1.85m)

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

Bathroom

8' 1" x 6' 0" (2.46m x 1.83m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Airing cupboard housing the boiler which is around twelve months old.

External

To the front of the property is a small lawn. To the side of the property is a driveway providing off-road parking for around three cars.



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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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