

Henty Close, Eccles

Manchester



In Excess of £230,000

# Henty Close

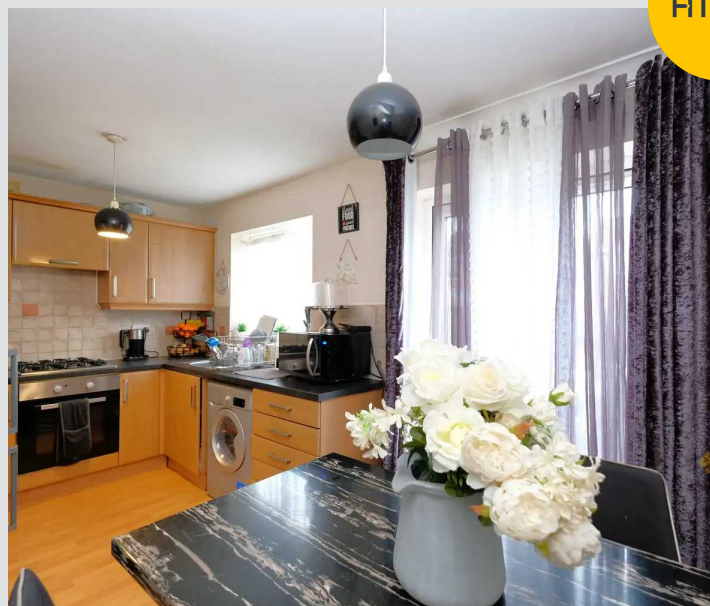
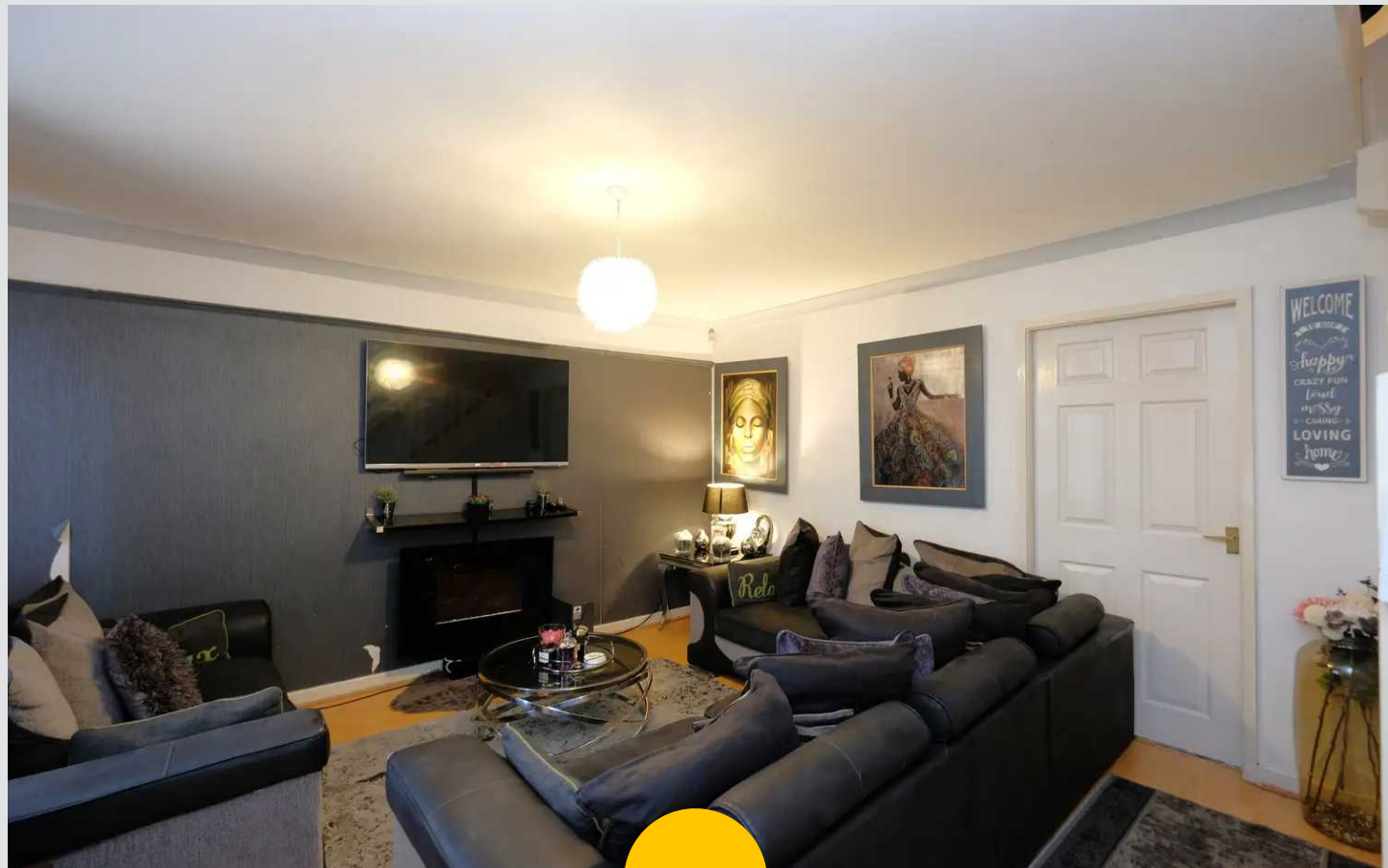
Eccles, Manchester

Modern three bed semi-detached house on a cul de sac, ideal for first-time buyers or families. Spacious lounge, fitted kitchen, off-road parking, and sizeable garden. Close to amenities, schools, and transport links, offering comfort and convenience in a sought-after location.

Council Tax band: B

Tenure: Freehold

- Modern Build Three Bedroom Semi Detached Property, Tucked Away on a Popular Cul De Sac
- Spacious Family Lounge
- Modern Fitted Kitchen & Dining Space
- Three Generous Bedrooms
- Family Bathroom & Downstairs W.C.
- Off Road Parking For Multiple Cars
- Sizable Rear Garden with Paved Patio, Lawn & Gated Side Access
- Brilliantly Located Close to Local Amenities, Transport Links, Parks & Schools



### 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 laminate 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

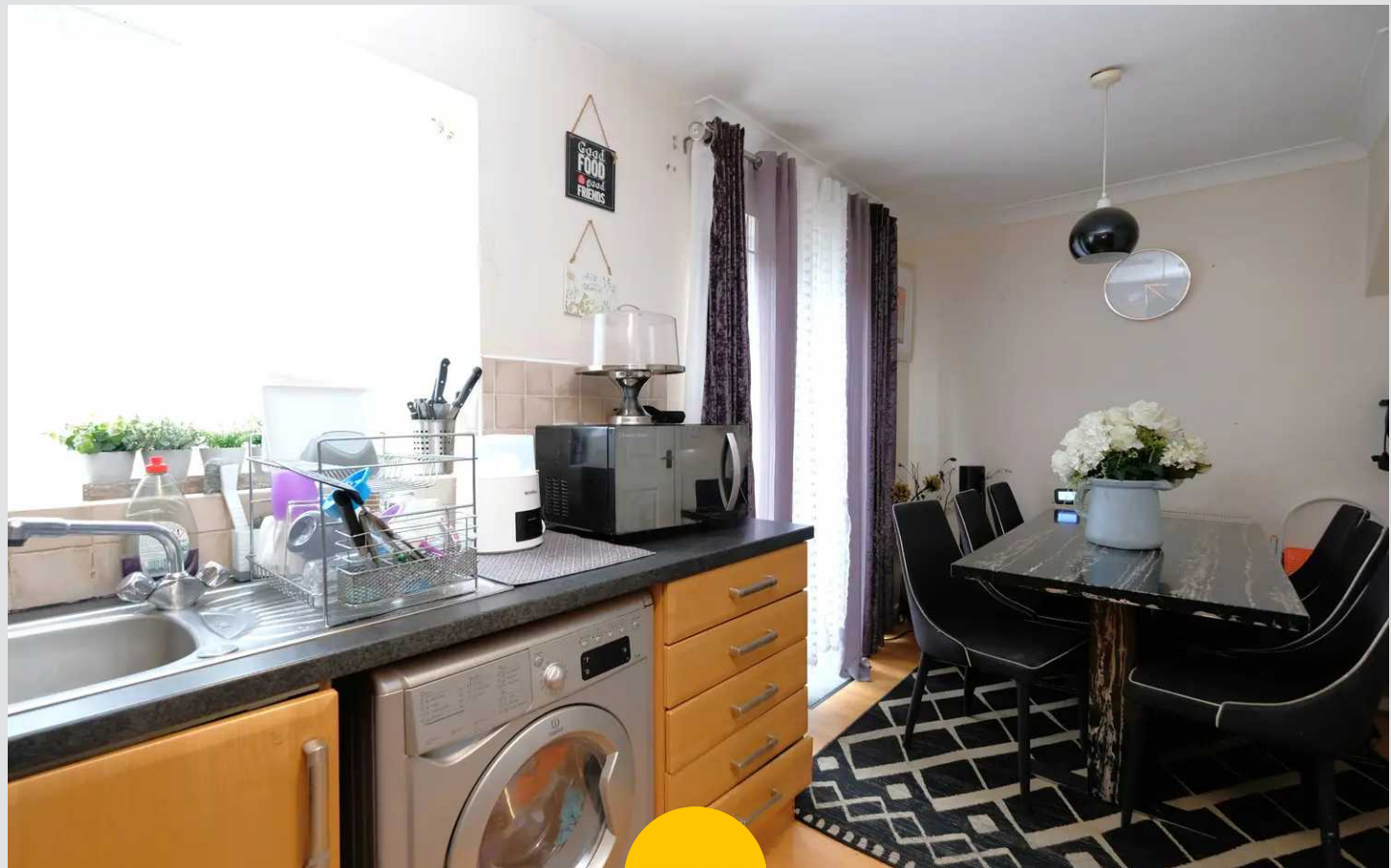
11' 7" x 9' 0" (3.53m x 2.74m)

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 laminate flooring.

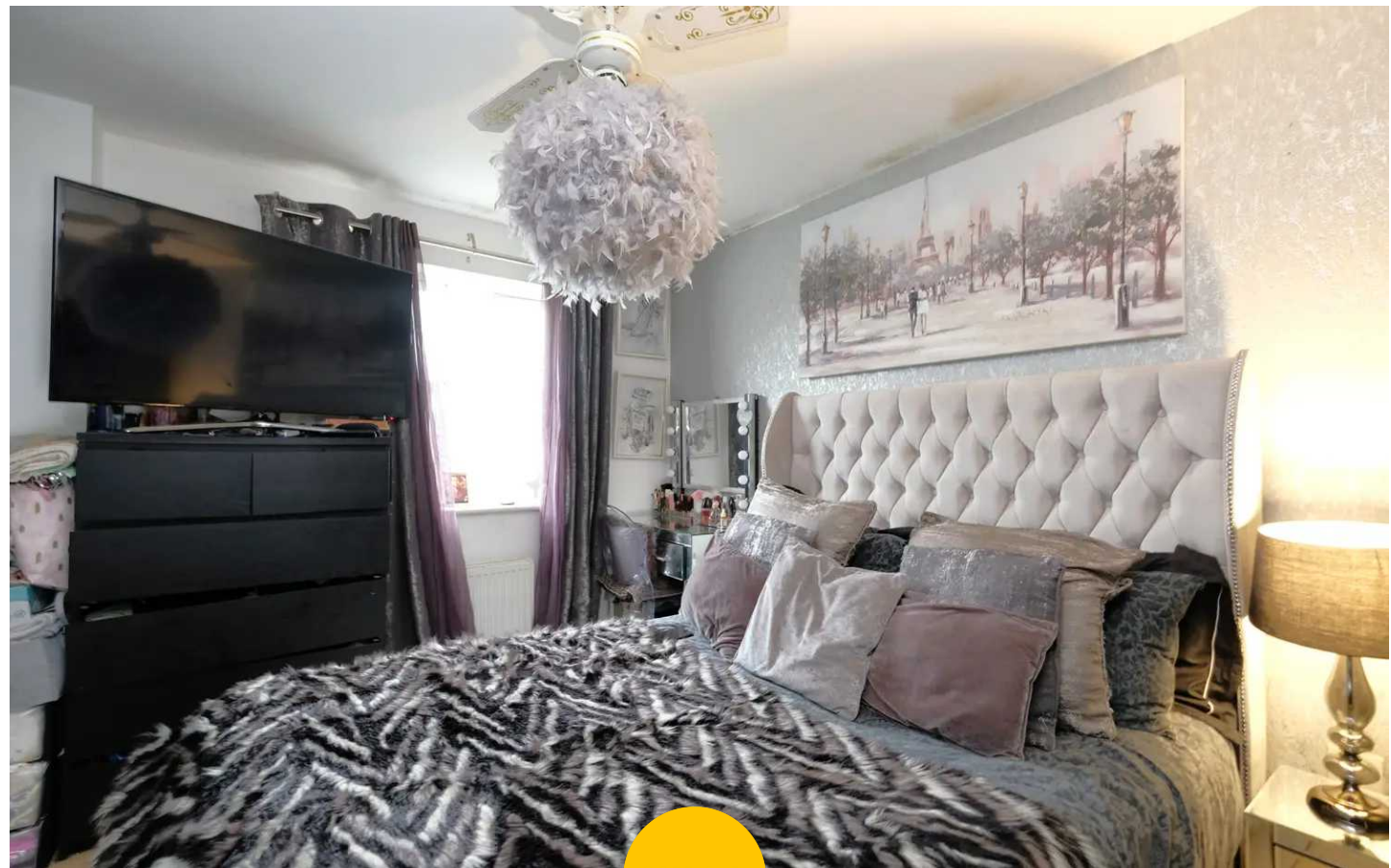
**Bathroom**

8' 1" x 4' 6" (2.46m x 1.38m)

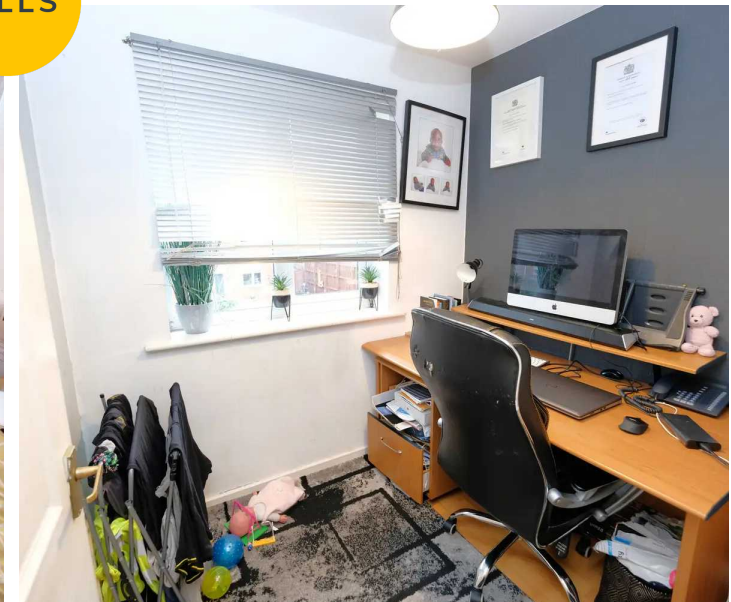
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Airing cupboard housing the boiler which is around twelve months old.

**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.



HILLS







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