Hiley Road, Eccles

Manchester

HILLS

Offers Over **£180,000**

Hiley Road

Eccles, Manchester

Fantastic three bed terrace house in sought-after location, ideal for families and first-time buyers. Generous living space and potential for further development, two reception rooms, quality kitchen, gated parking, private garden. Freehold with no chain. Convenient to amenities and transport links. Must-see property for those seeking modern comforts in a prime location.
Council Tax band: A

Tenure: Freehold

- Fantastic Three Bedroom Terrace Property
- Two Reception Rooms
- Fitted Quality Kitchen
- Three Generous Bedrooms
- Three Piece Bathroom Suite
- Gated Off Road Parking to the Front
- Well Kept Garden to the Rear
- Freehold Title & No Onward Chain
- Ideal for both Families & First Time Buyers Alike
- Excellently Located Close to Amenities & Transports Links

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Porch
5' 8" x 3' 4" (1.73m x 1.02m)
Entered via a uPVC front door. Complete with a double glazed window and tiled flooring.

Lounge
13' 9" x 11' 4" (4.19m x 3.45m)
Featuring a gas fire. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Reception Room Two
10' 4" x 9' 7" (3.15m x 2.92m)
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Kitchen
9' 7" x 9' 3" (2.92m x 2.82m)
Featuring complementary wall and base units with integral stainless steel sink. Space for cooker, fridge freezer and washer. Complete with a ceiling light point, double glazed window and uPVC door. Fitted with part tiled walls and lino tile flooring.

Landing
Complete with a ceiling light point, wall mounted radiator and carpet flooring. Loft access.
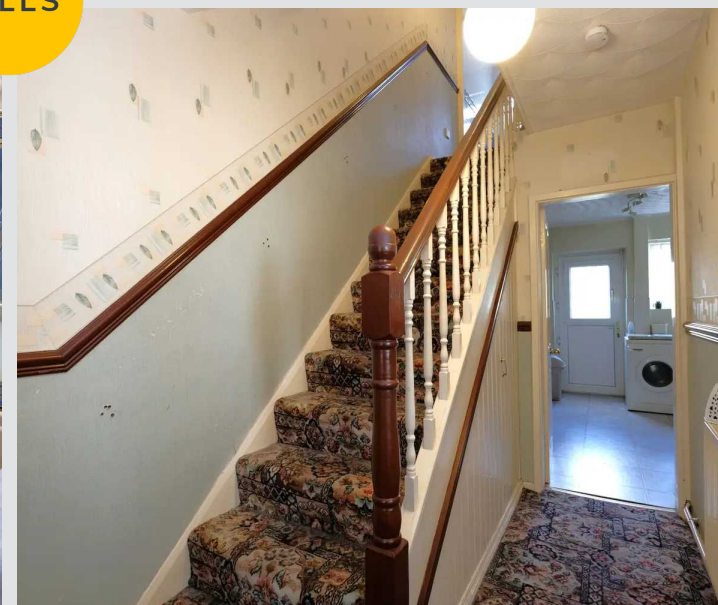
Bedroom One
13' 5" x 11' 1" (4.09m x 3.38m)
Featuring fitted wardrobes. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Bedroom Two
11' 9" x 10' 2" (3.58m x 3.10m)
Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with hardwood flooring.

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Bedroom Three

9' 5" x 7' 2" (2.87m x 2.18m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.
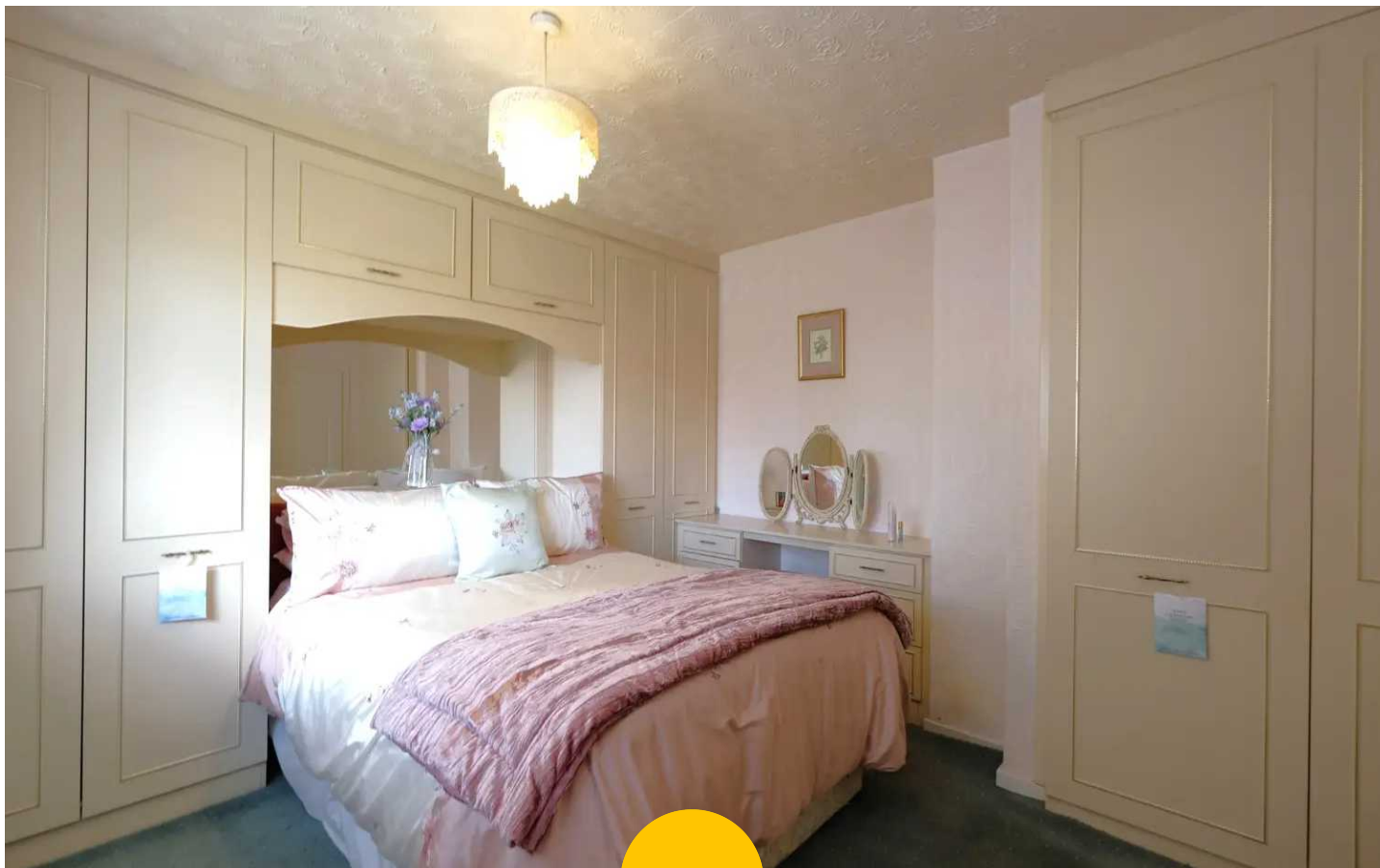
## Bathroom

7' 6" x 5' 4" (2.29m x 1.63m)

Featuring a three-piece suite including a three-piece suite including bath with electric shower over, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and heated towel rail. Fitted with tiled walls and laminate tile flooring.

External

To the front of the property is a block paved gated driveway and lawn with planted border.

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Kitchen

Dining Room

Lounge

Hallway

Porch

Bathroom

Landing

Bedroom

Bedroom

Bedroom
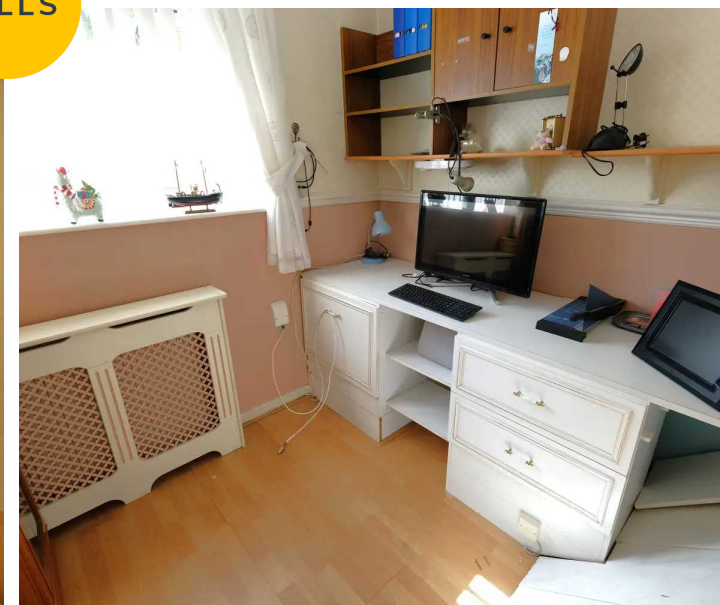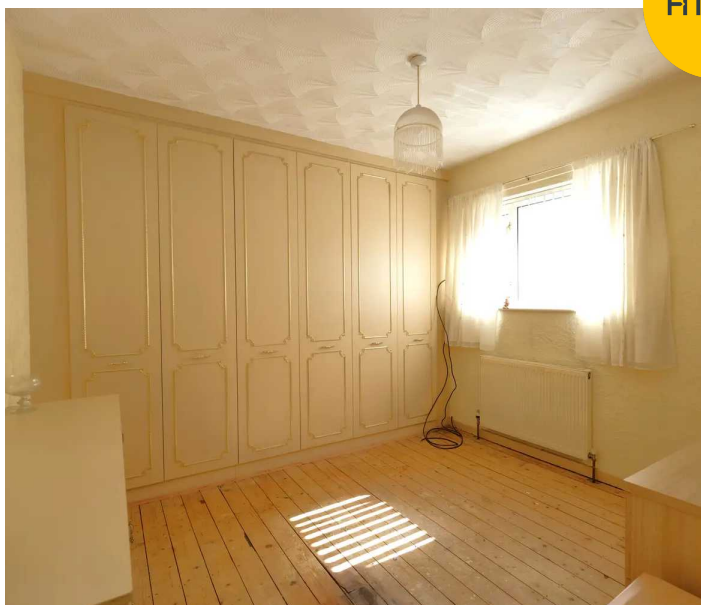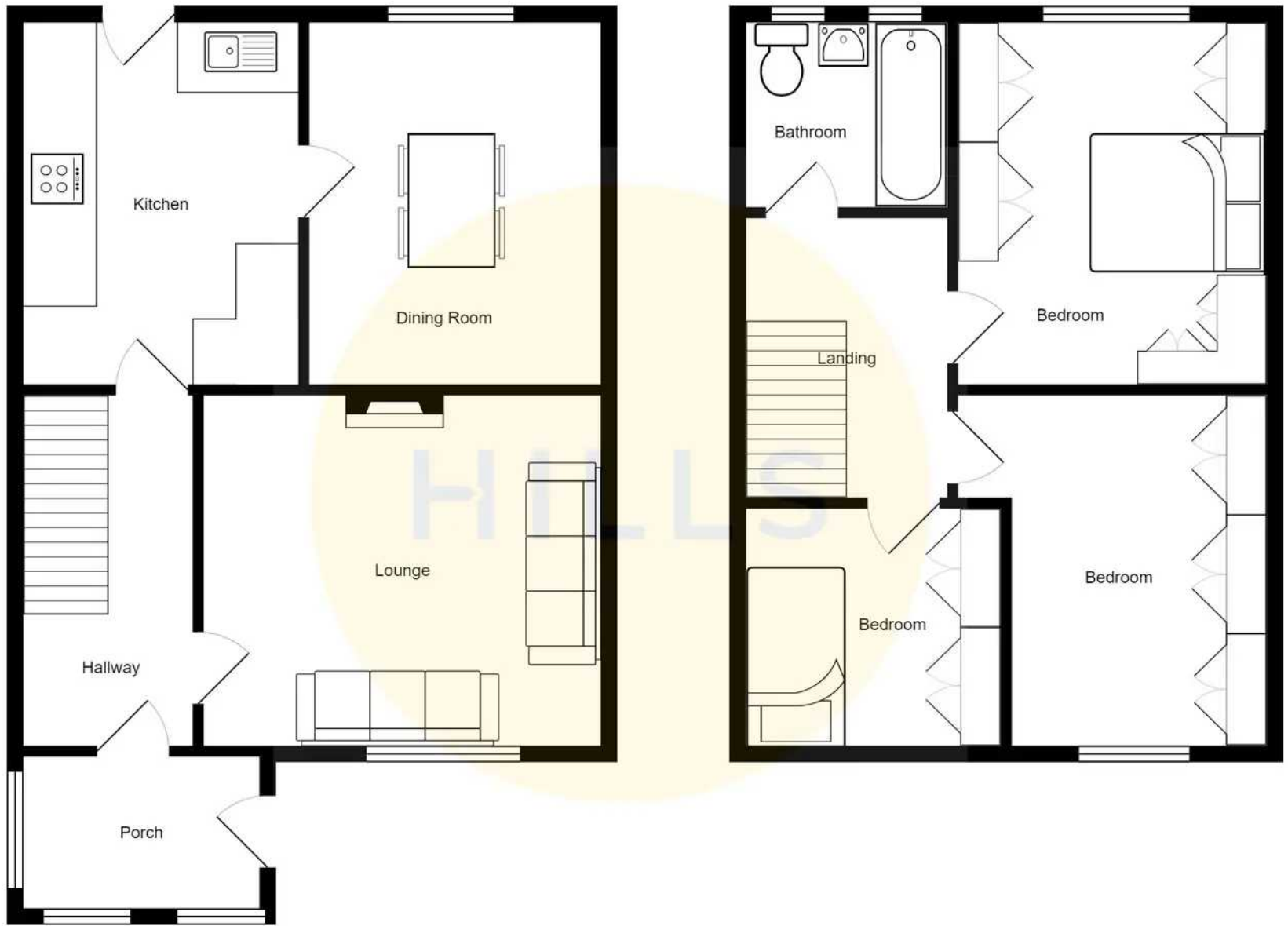
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