



Narbonne Avenue, Eccles

Manchester



In Excess of £250,000

Narbonne Avenue

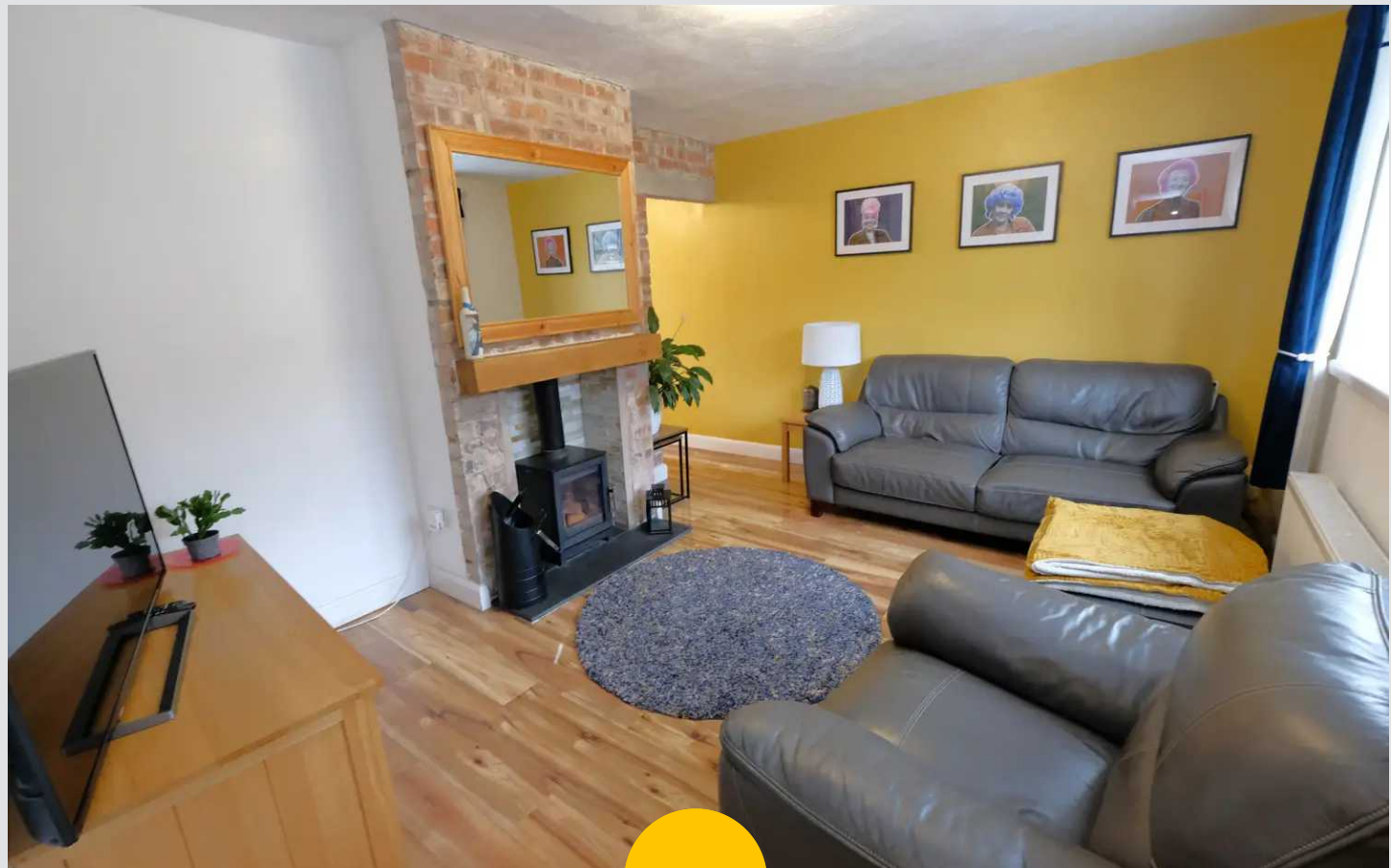
Eccles, Manchester

*****POPULAR ELLESMERE PARK LOCATION**** This beautifully presented three bedroom is situated on a generous plot, with a DOUBLE DRIVEWAY to the front, and a large garden to the rear with laid-to-lawn grass and paving

Council Tax band: A

Tenure: Freehold

- Stylish Three Bedroom Family Home
- Situated in the Popular Ellesmere Park, Within Catchment of Ellesmere Park High School
- Family Lounge and a Spacious Dining Room with Patio Doors to the Rear
- Contemporary Fitted Kitchen and a Modern Bathroom with a Separate W/C
- Double Driveway to the Front Providing Off-Road Parking
- Large Garden to the Rear Complete with Laid-to-Lawn Grass and Paving
- Close to Monton Village, which is Host to a Fine Array of Bars, Shops and Restaurants
- Early Viewing is Essential – Properties in this Area are Popular!



Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and tiled flooring.

Lounge

13' 11" x 11' 4" (4.24m x 3.45m)

Featuring a log burner. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen

9' 4" x 10' 5" (2.85m x 3.17m)

Featuring modern wall and base units with an integral oven, microwave, hob, dishwasher and washing machine. Space for fridge freezer. Complete with laminate flooring.

Dining Room

9' 9" x 10' 7" (2.98m x 3.22m)

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

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

12' 4" x 11' 1" (3.75m x 3.39m)

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

Bedroom Two

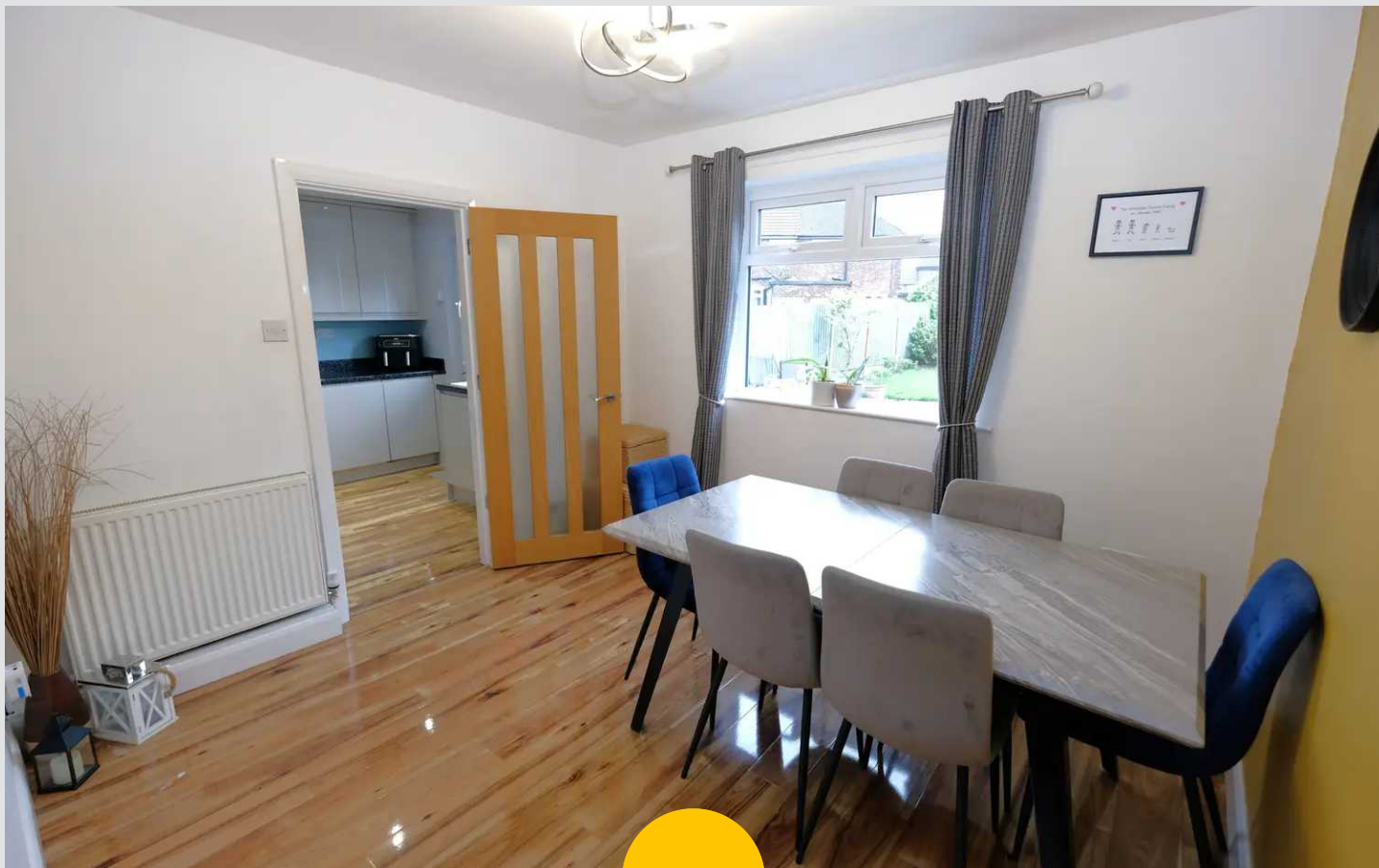
10' 3" x 10' 2" (3.13m x 3.11m)

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

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

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



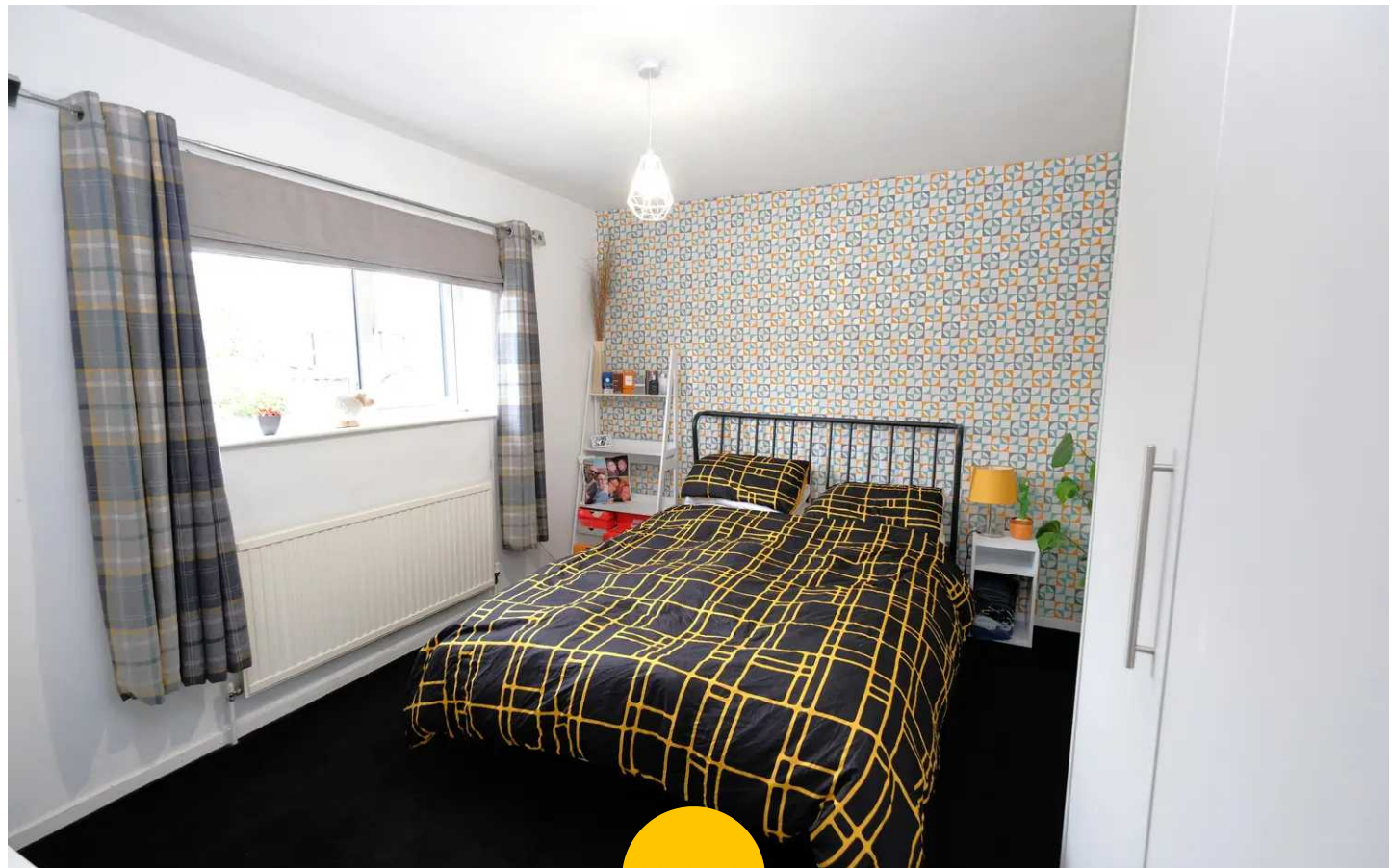
Bathroom

4' 10" x 5' 8" (1.47m x 1.72m)

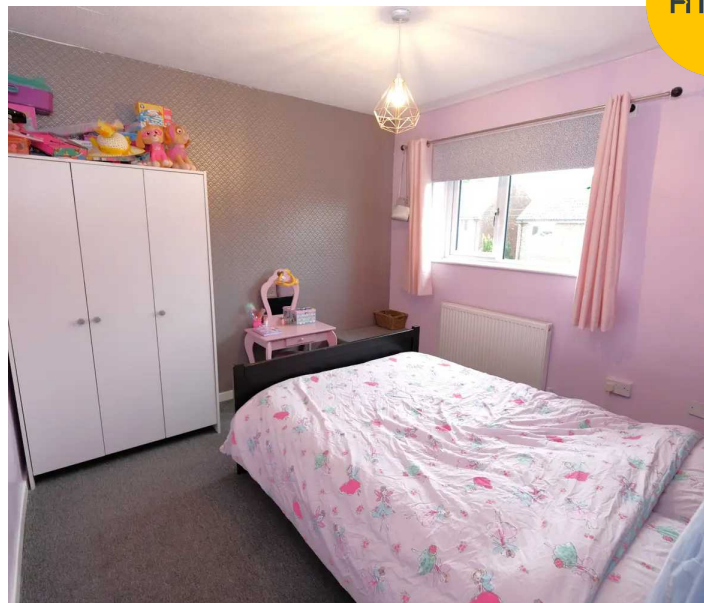
Featuring a bath and sink. Complete with a ceiling light point and splash cladding.

External

To the rear of the property is a garden with stoned seating area and lawn.



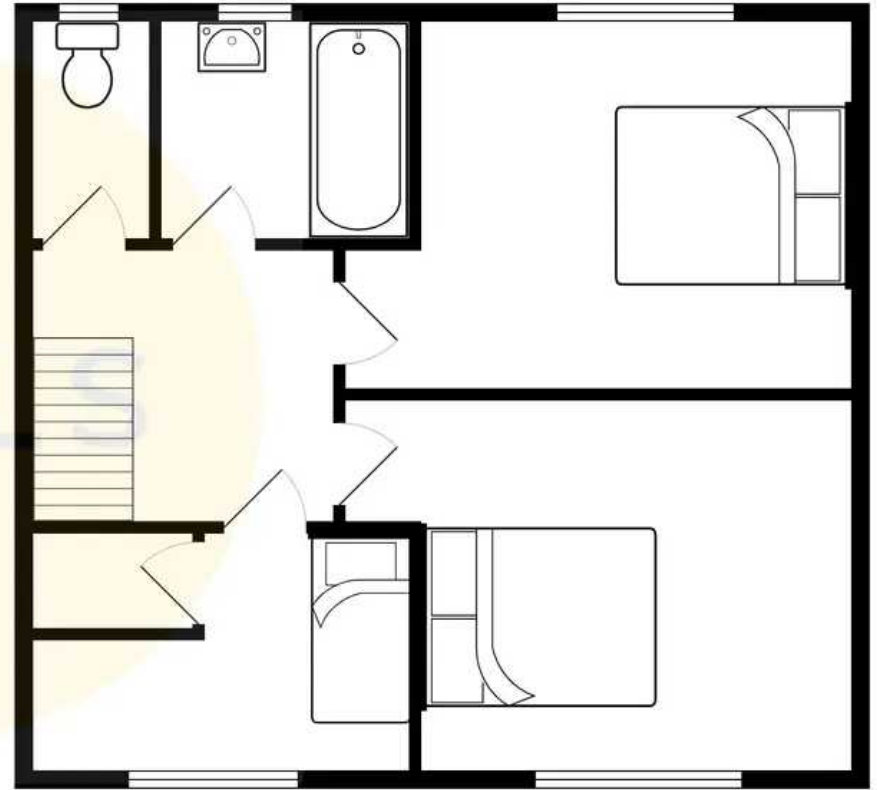
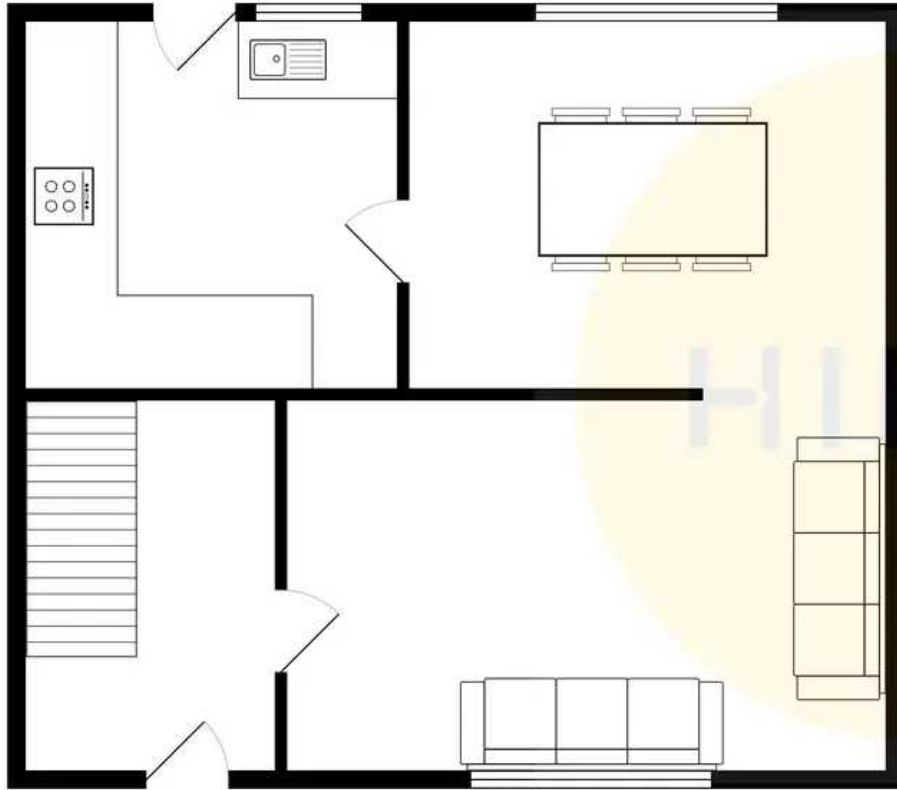
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