



Newlands Avenue, Eccles

Manchester



£350,000

Newlands Avenue

Eccles, Manchester

Offering an abundance of space, this three bedroom detached property would be ideal for a growing family! Featuring a 23FT lounge, a garage conversion offering an additional kitchen diner, and a large five piece family bathroom. It also benefits from a new roof, installed three years ago
Council Tax band: C

Tenure: Leasehold

- Large, Extended Three Bedroom Detached Family Home
- Huge 23FT Family Lounge and a Separate Dining Room
- Fitted Kitchen and a Garage Conversion Providing an Additional Kitchen Diner/Utility Space
- Large Five-Piece Family Bathroom
- Double Driveway to the Front Providing Off-Road Parking
- Beautifully Maintained Garden to the Rear with Laid-to-Lawn Grass, Mature Plants and Paving
- Close to Excellent Transport Links Throughout Manchester, Within Easy Access of the M60 Motorway and Bus Links into Eccles Town Centre
- Viewing is Highly Recommended to Appreciate the Space this Property has to Offer!



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Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

23' 5" x 11' 7" (7.13m x 3.52m)

Complete with four wall light points, double glazed bay window and wall mounted radiator. Fitted with patio doors and carpet flooring.

Kitchen

16' 0" x 7' 11" (4.87m x 2.41m)

Featuring complementary fitted units with integral hob. Complete with ceiling spotlights, double glazed window and laminate flooring.

Dining Room

13' 10" x 8' 6" (4.22m x 2.60m)

Complete with a ceiling light point, wall mounted radiator and patio doors. Fitted with laminate flooring.

Utility Room / Kitchenette

17' 3" x 13' 0" (5.26m x 3.96m)

Featuring fitted units with integral hob and oven. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

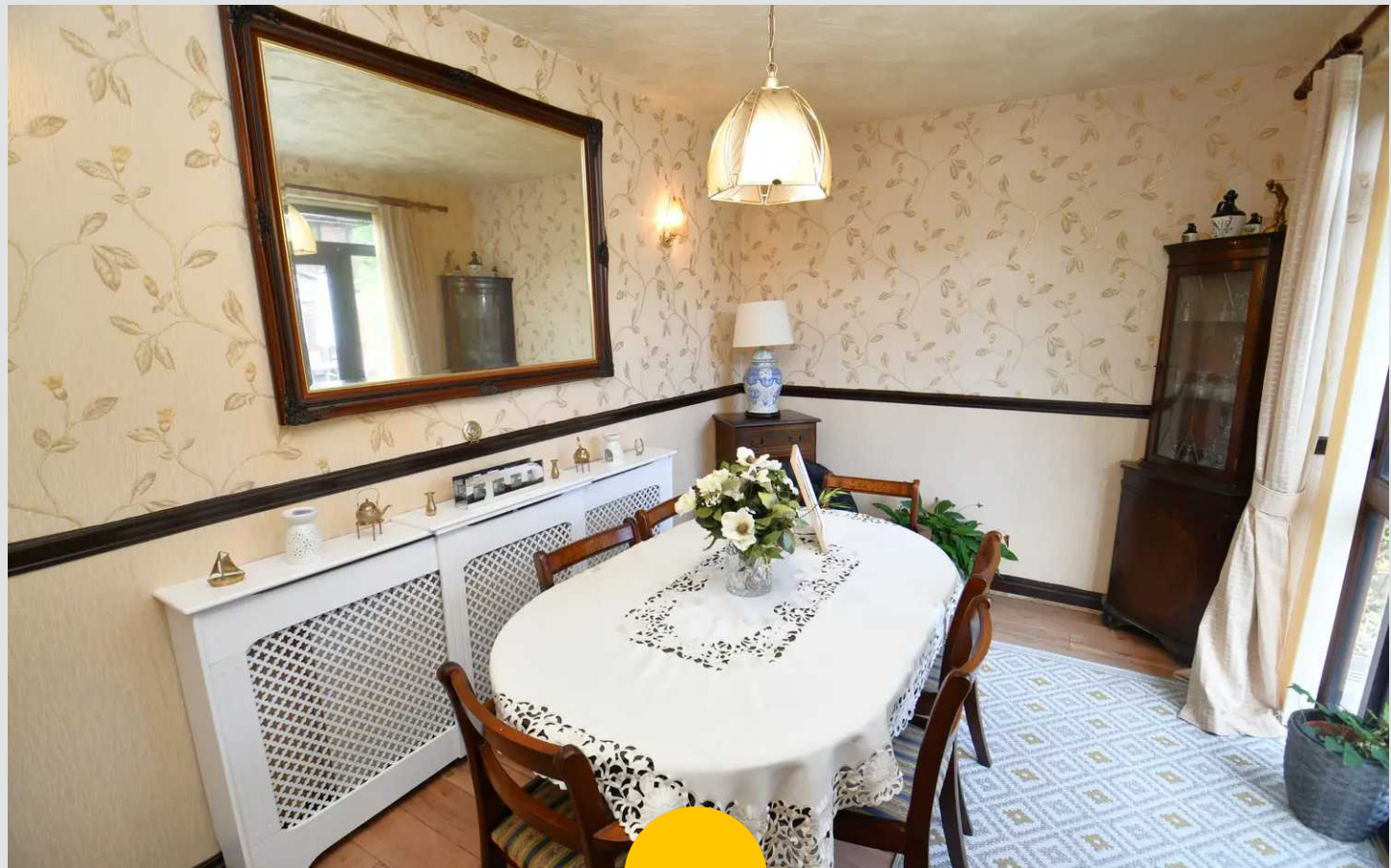
12' 0" x 9' 8" (3.65m x 2.95m)

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

Bedroom Two

11' 3" x 11' 1" (3.42m x 3.39m)

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



Bedroom Three

8' 9" x 6' 6" (2.67m x 1.98m)

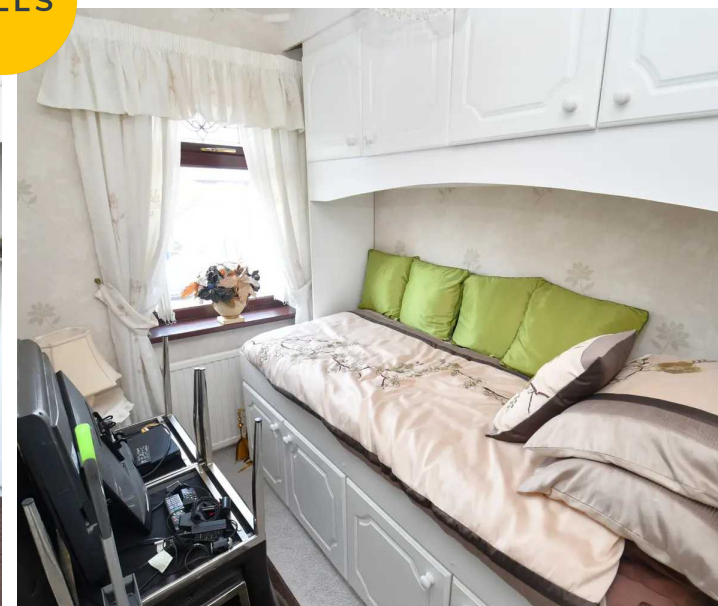
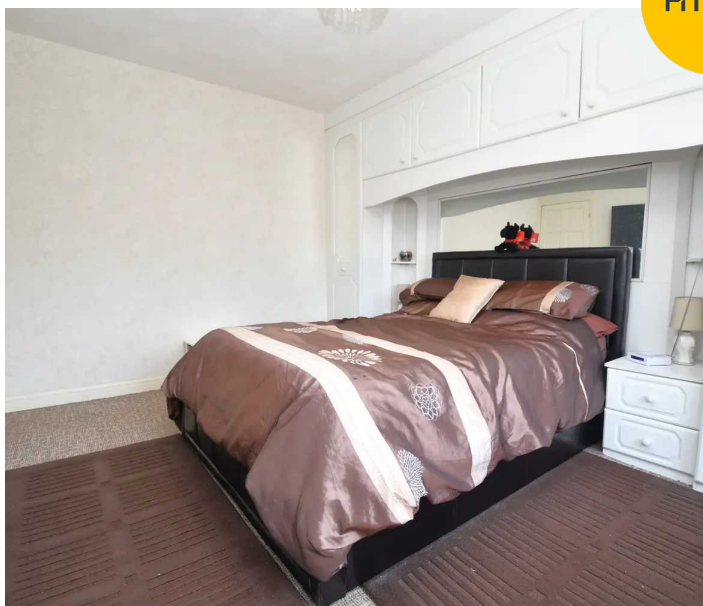
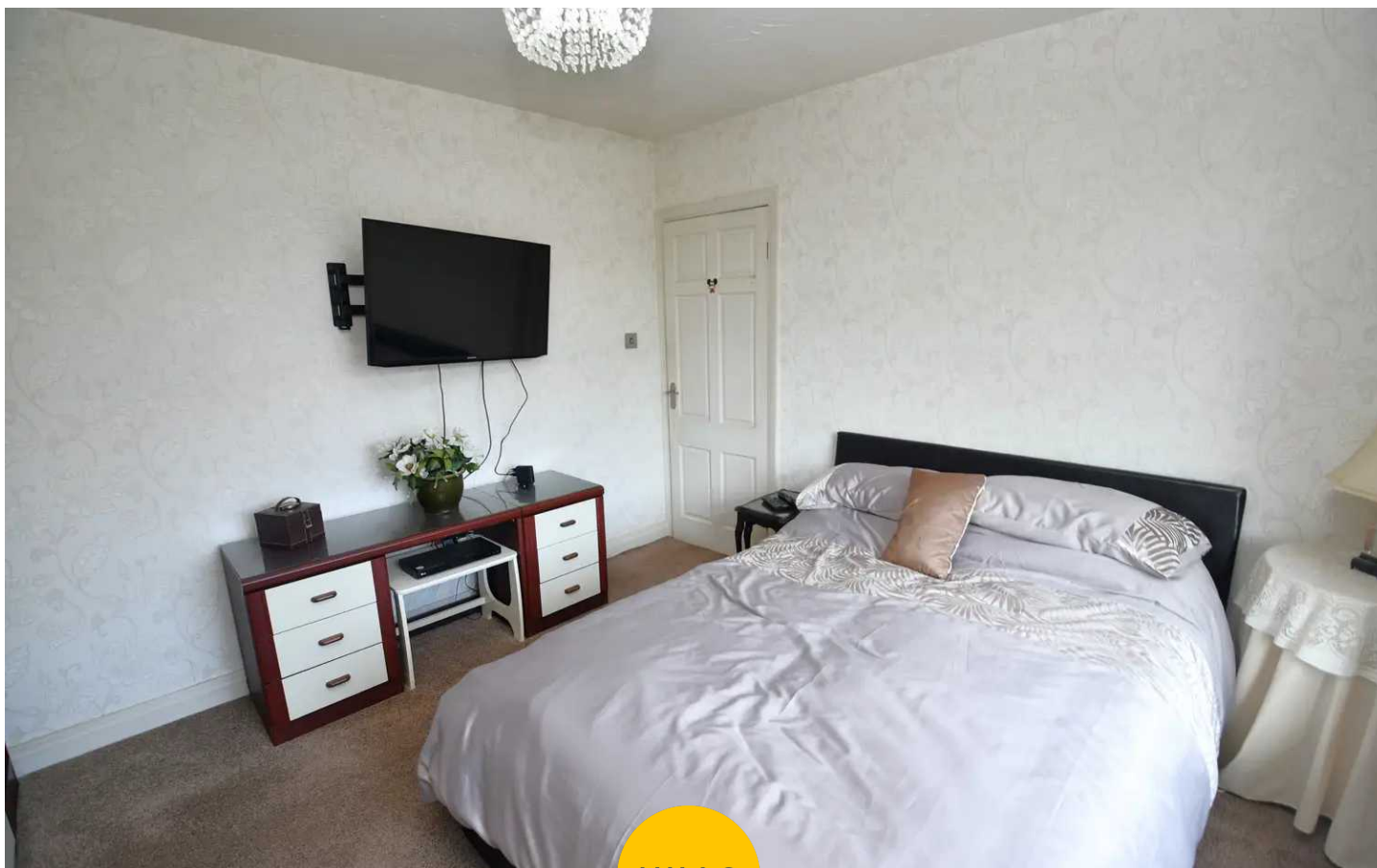
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

Featuring a three-piece suite including a bath, hand wash basin and W.C. Complete with ceiling spotlights and tiled walls.

External

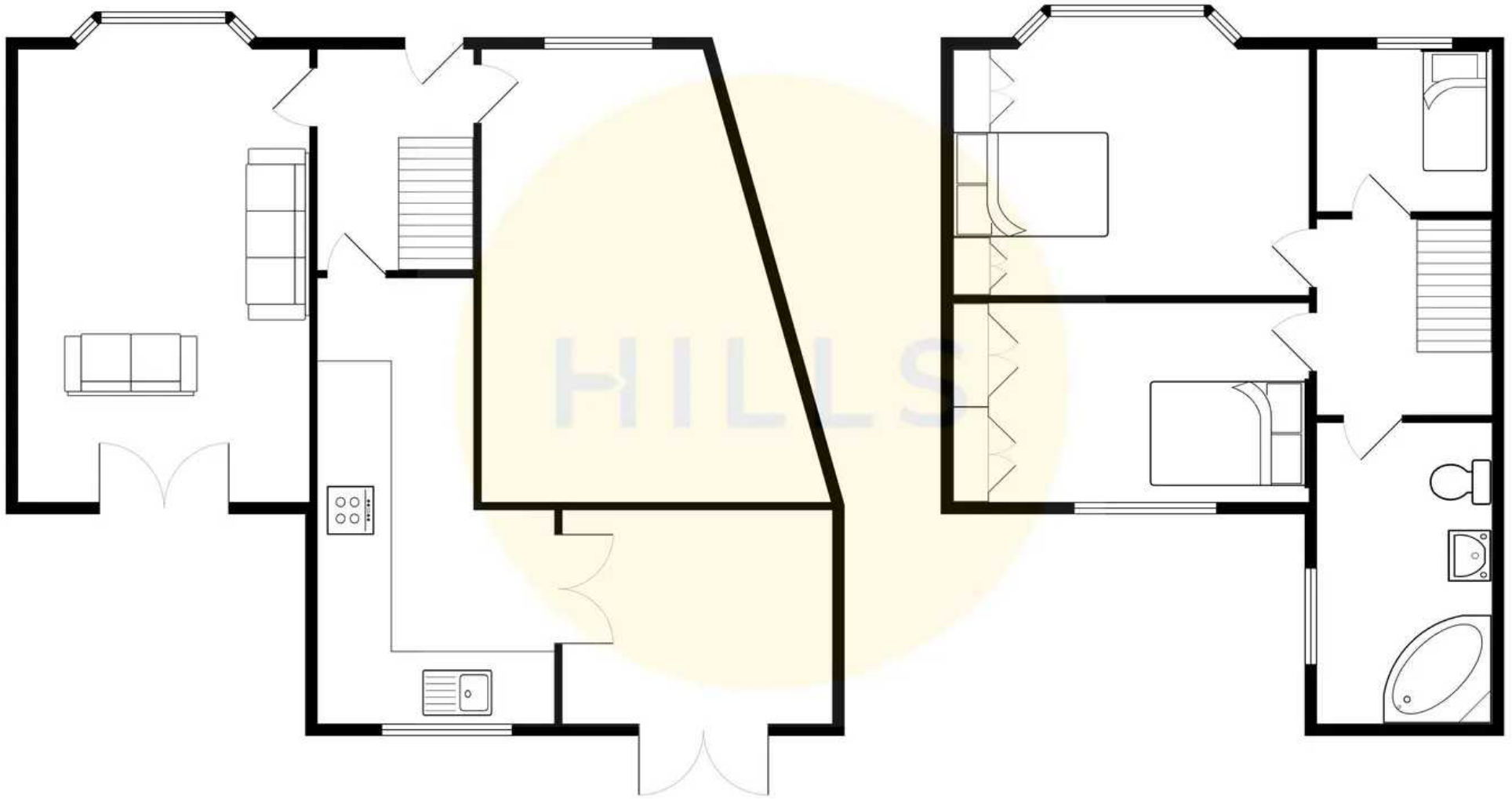
To the front of the property is a double driveway providing off-road parking. To the rear of the property is a beautifully maintained garden with lid-to-lawn grass, mature plants and paving.





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