



Hastings Road, Eccles

Manchester



Offers in Region of £525,000

Hastings Road

Eccles, Manchester

Fantastic four bed semi-detached family home with double-story rear extension. Open plan lounge/dining, conservatory, quality kitchen, three doubles & one single bed, stylish bathroom. Low-maintenance garden with outdoor kitchen/bar. Garage converted to offices, carport, off-road parking. Prime location with local amenities and transport links nearby. Comfort, style, functionality in one home. Contact to view!

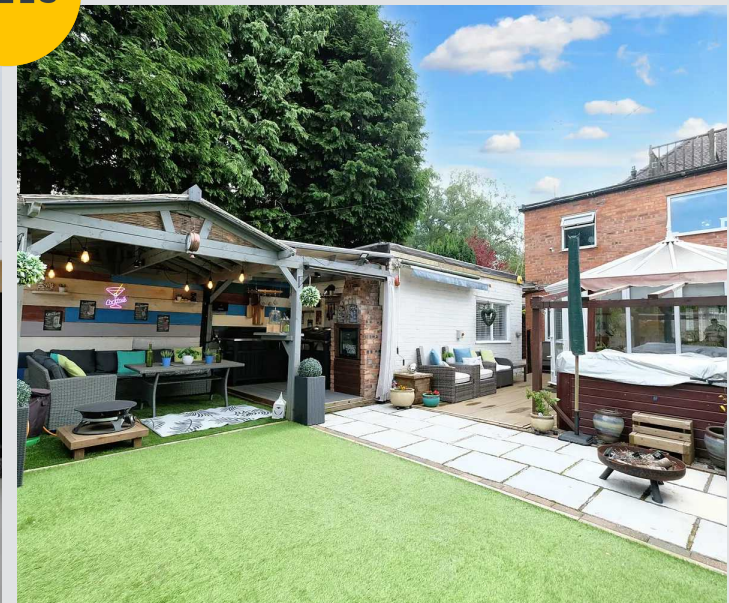
Council Tax band: D

Tenure: Freehold

- Fabulous Family Home Tucked Away on a Cul De Sac Laid over Three Floors & Double Story Extended
- Open Plan Lounge/Dining Room & Conservatory Spanning over an Impressive 45ft
- Spacious Quality Fitted Kitchen with 5 Ring Range Hob
- Four Piece Family Bathroom with Built in Dressing Table
- Three Double Bedrooms & A Generous Single
- Low Maintenance Garden with Outdoor Fitted Kitchen
- Detached Garage Converted into Two Office Spaces, Carport Offering Further Development Potential & Off Road Parking for Multiple Cars
- Excellently Located Surrounded by a Plethora of Amenities & Brilliant Transport Links



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Entrance Hallway

A lovely entrance hallway with a ceiling light spotlights, radiator. Complete with PVC front door. Fitted with hardwood flooring.

Reception One

11' 7" x 10' 0" (3.53m x 3.05m)

Featuring a ceiling light point, ceiling wall point, power point, wall – mounted radiator. Complete with a log burner. Fitted with carpet flooring.

Reception Two

8' 7" x 7' 6" (2.62m x 2.29m)

Featuring a ceiling light point, built in flooring to ceiling storage. Fitted with hardwood flooring.

Reception Three

11' 7" x 10' 5" (3.53m x 3.18m)

Featuring ceiling light point, ceiling wall point, power point, double glazed bay windows, wall mounted radiator. Complete with open brick fire.

Kitchen

14' 7" x 7' 3" (4.45m x 2.21m)

Featuring two ceiling light points, wall and base units, two double glazed windows. Space for washer, dryer, fridge freezer, five ring electric range cooker, boiler. Complete with PVC door, part tiled walls. Fitted with hardwood flooring.

Downstairs w/c

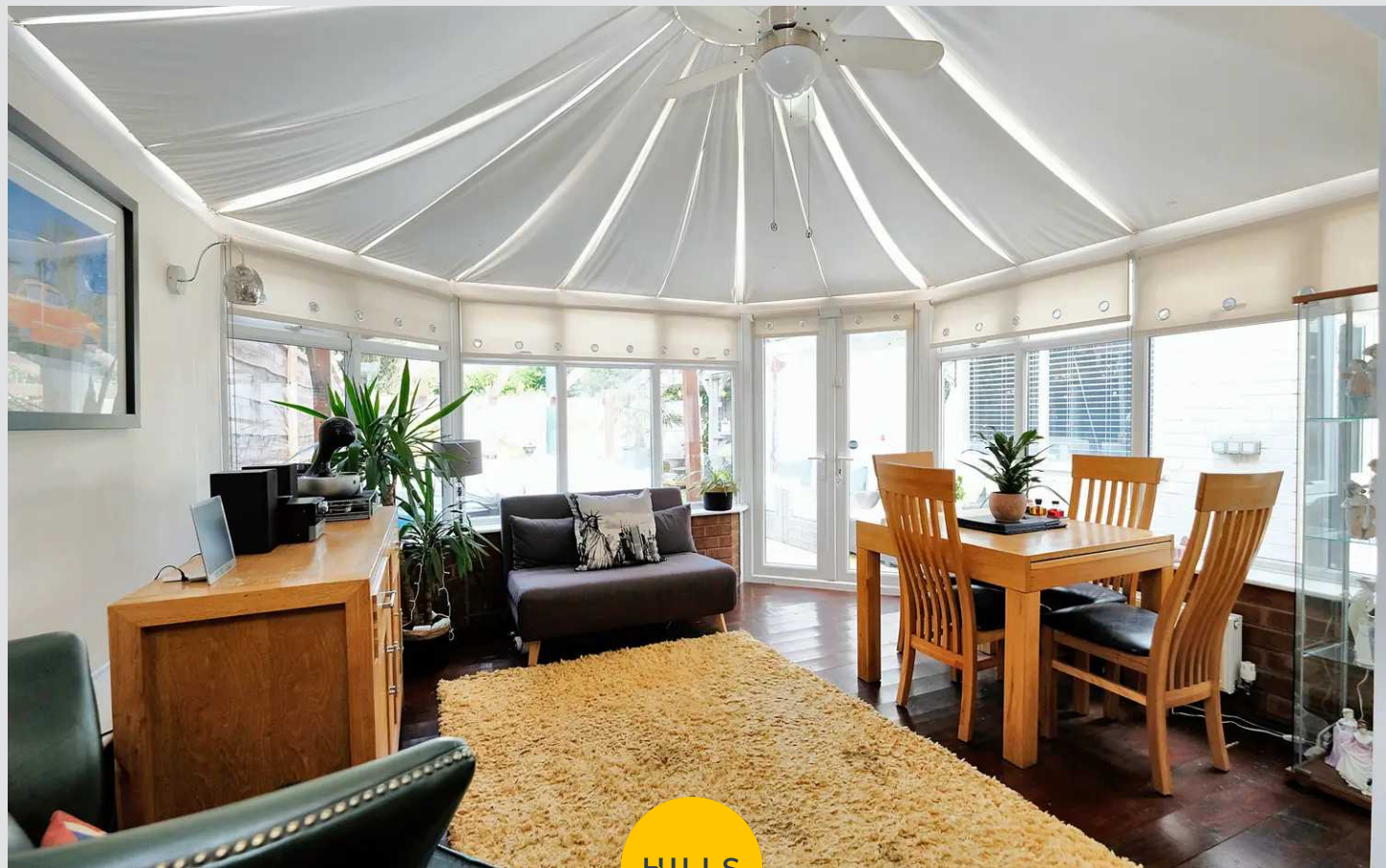
4' 6" x 2' 1" (1.37m x 0.64m)

Featuring a two piece suite, including a hand wash basin, w/c. Complete with ceiling light spotlights. Fitted with laminate flooring.

Conservatory

13' 1" x 11' 8" (3.99m x 3.56m)

Featuring a ceiling light point, three wall light points, power point, radiator, French doors. Fitted with hard wood flooring.



Landing

Featuring a ceiling light point, ceiling wall point, double glazed windows, power point.

Bedroom One

14' 2" x 10' 3" (4.32m x 3.12m)

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

Bedroom Two

12' 0" x 9' 7" (3.66m x 2.92m)

Featuring two ceiling light points, ceiling wall point, double glazed windows, radiator, power point. Complete with fitted wardrobes. Fitted with carpet flooring.

Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m)

Featuring ceiling light point, radiator, power point, double glazed window. Fitted with laminate flooring.

Bedroom Four

11' 2" x 9' 8" (3.40m x 2.95m)

Featuring ceiling light point, velux power point. Complete with multiple storage cupboards within eaves. Fitted with laminate flooring. Second velux opens out to decked balcony, radiator, fitted closet at the bottom of the stairs.

Bathroom

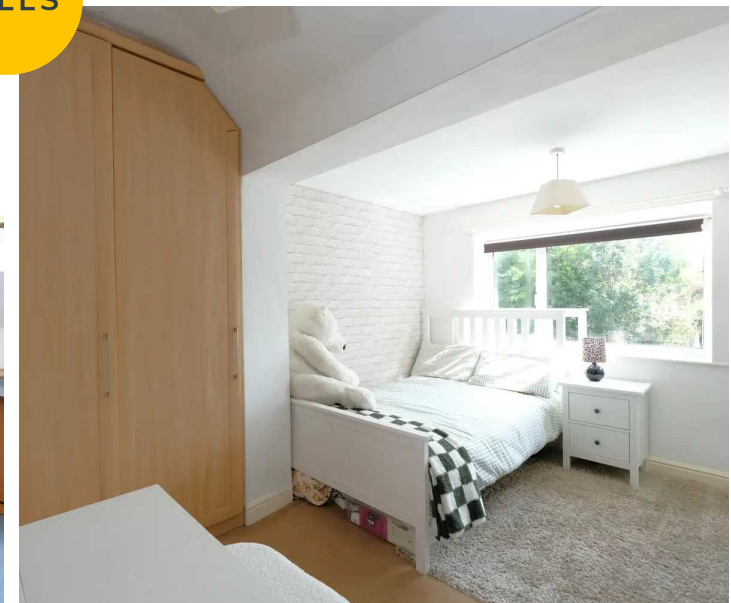
14' 6" x 8' 2" (4.42m x 2.49m)

Featuring three piece suite including w/c, shower, bath. Complete with ceiling light spotlights, corner jacuzzi, vanity unit, two double glazed windows, radiator, hand towel rail. Fitted with part tiled walls and laminate flooring.

Garage

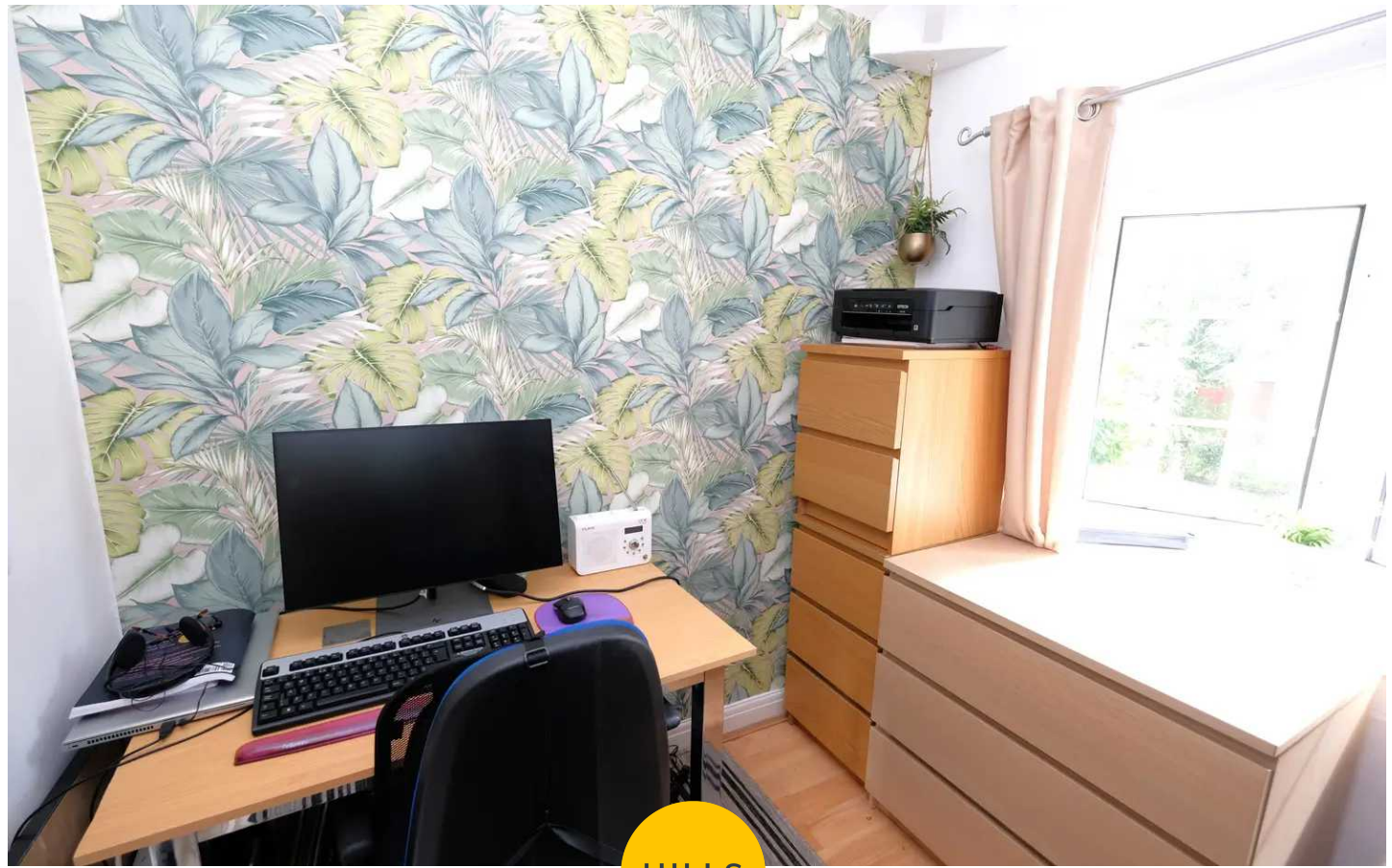
17' 3" x 8' 4" (5.26m x 2.54m)

To the front of the property is a converted insulated garage. Featuring three ceiling light points, two double glazed windows, ceiling wall point, two electric radiators. Complete with PVC door, split into two work spaces.

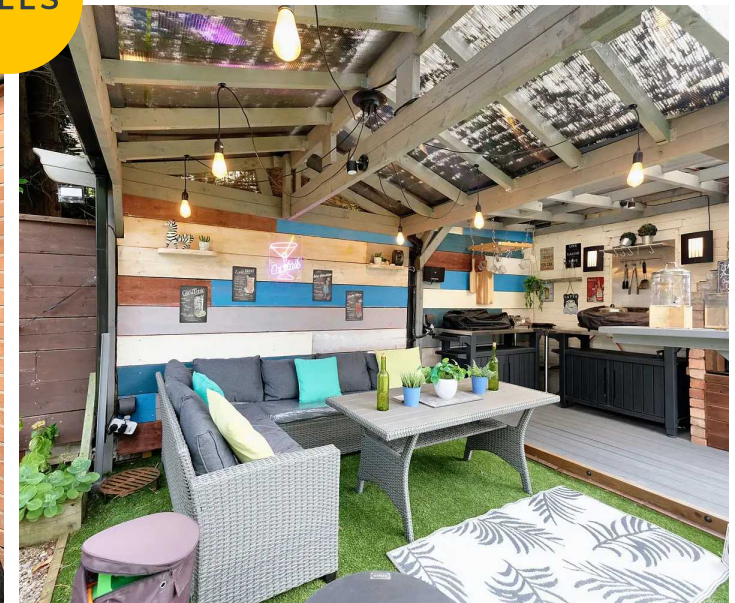


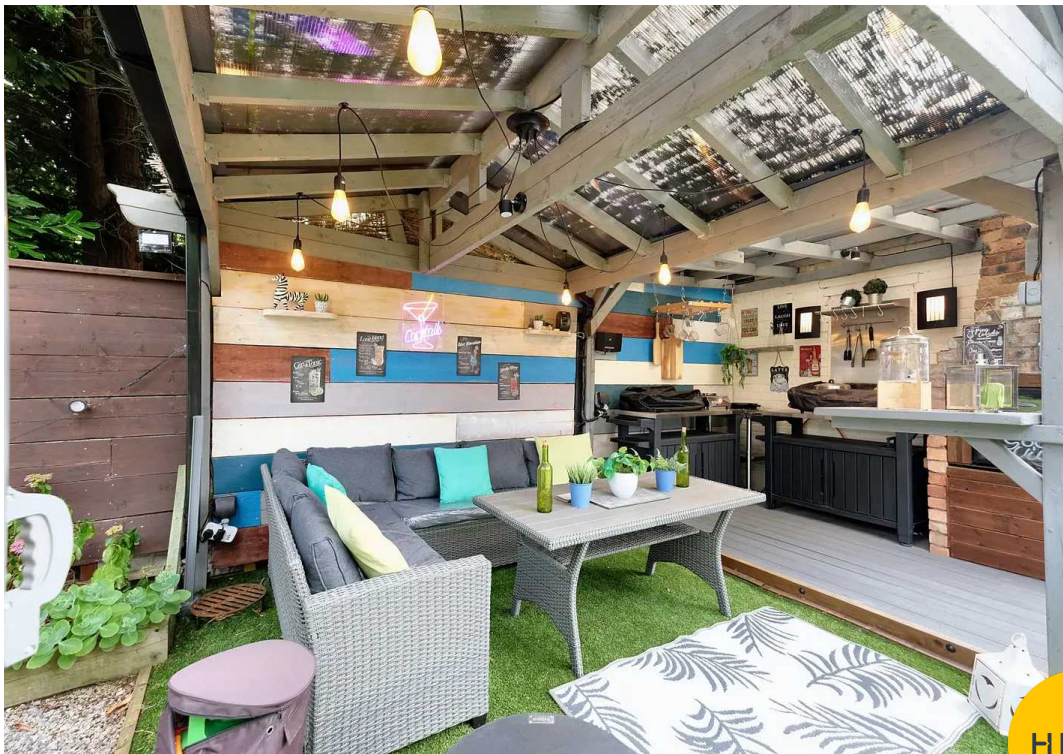
External

To the rear of the property is a sheltered, concreted storage area behind double wooden doors, camp decked seating area, nine person hot tub, paved seating, artificial lawn, with decorative stone and raised plaster borders. Outdoor kit on comp decking, beneath sheltered pergola. External lighting, power point, projector.

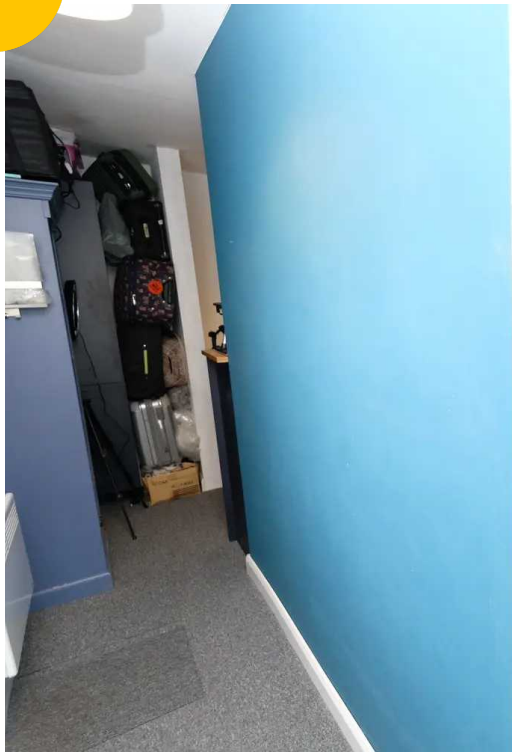


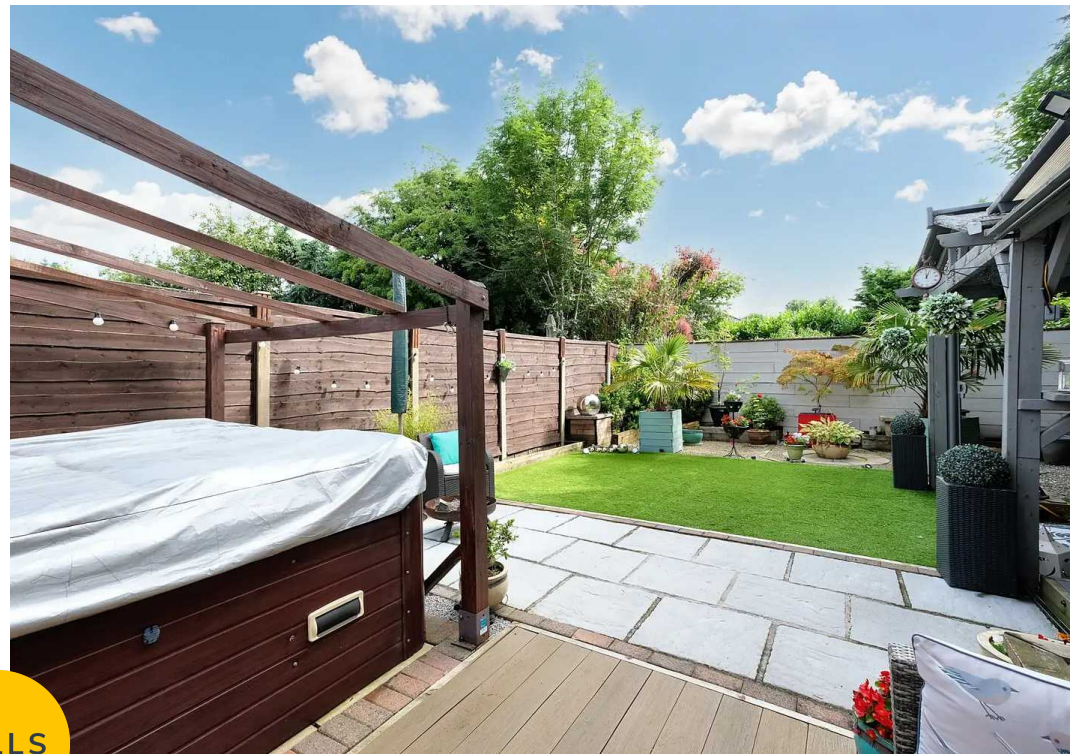
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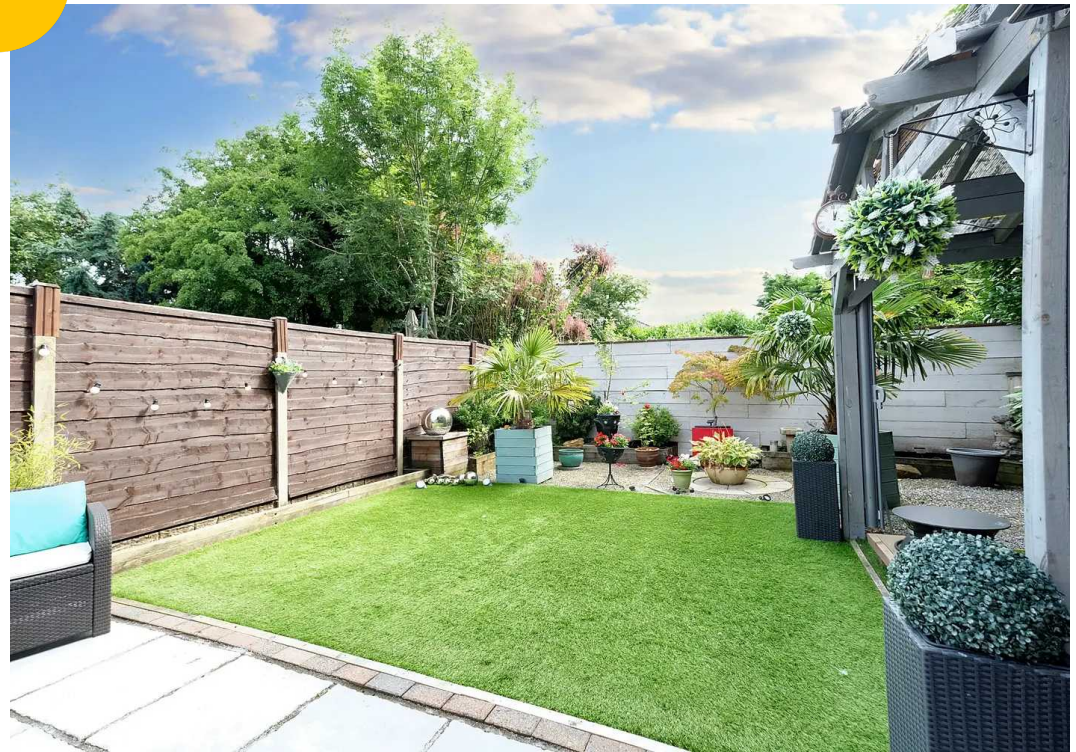


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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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