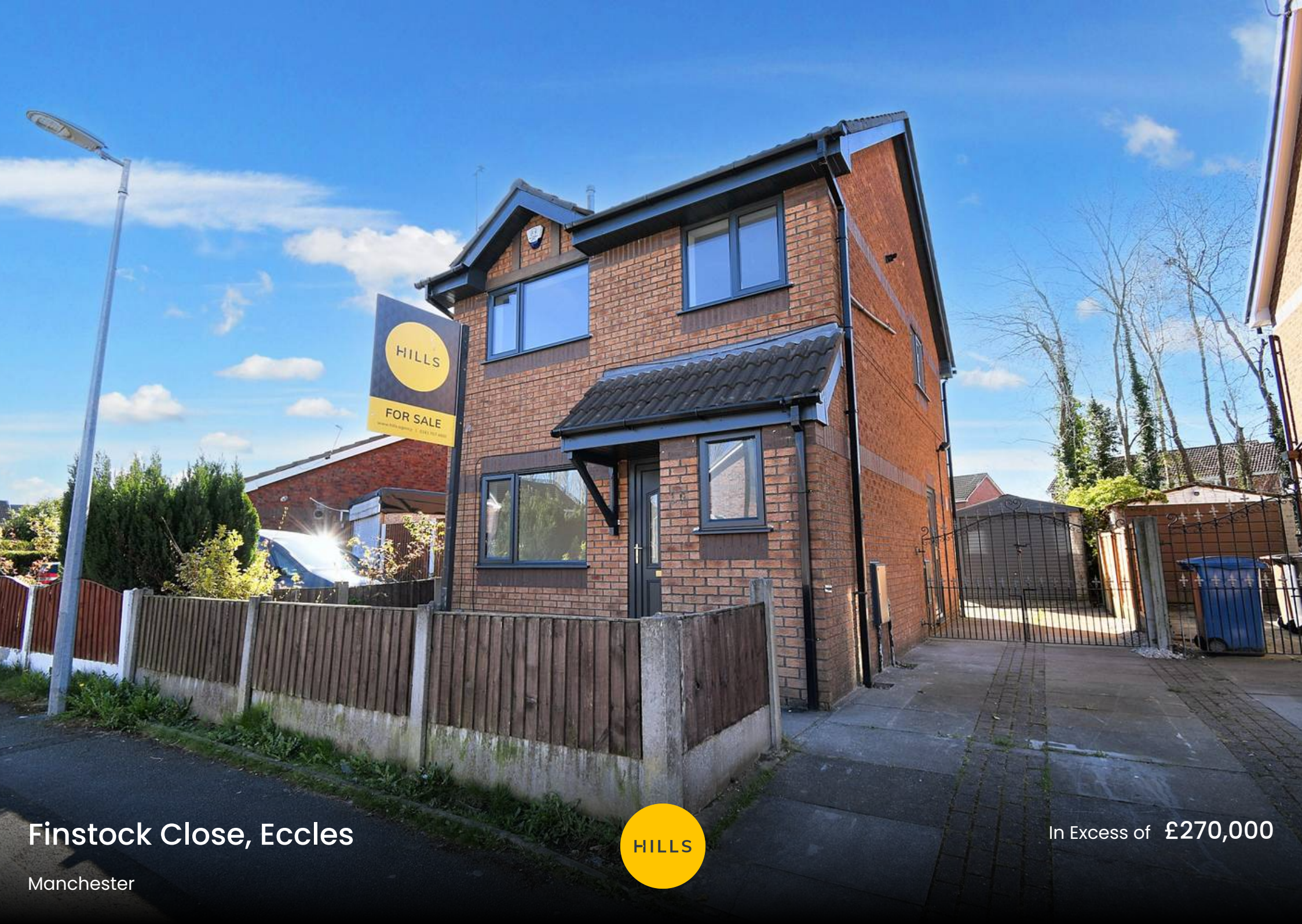




HILLS
FOR SALE

Finstock Close, Eccles

Manchester



In Excess of £270,000

Finstock Close

Eccles, Manchester

Detached family home on quiet cul de sac, offered with no onward chain. Spacious lounge, dining area. Modern kitchen, three bedrooms, family bathroom, guest w.c. Off-road parking, garage. Close to amenities, schools, excellent transport links.

Council Tax band: C

Tenure: Leasehold

- Detached Family Home Offered with No Vendor Chain
- Spacious Family Lounge & Dining Room
- Three Generous Bedrooms
- Three Piece Family Bathroom & Guest W.C.
- Off Road Parking & Detached Garage
- Situated on a Quiet Cul De Sac, Located within Walking Distance to Many Local Amenities & Highly Regarded Schooling
- Surrounded by Excellent Transport Links



HILLS



Entrance Hallway

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

Lounge

12' 6" x 14' 4" (3.81m x 4.37m)

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

Kitchen

8' 7" x 8' 4" (2.62m x 2.54m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob and oven.

Complete with a ceiling light point, double glazed window, part tiled walls and lino flooring. Understairs storage.

Dining Room

8' 7" x 6' 7" (2.62m x 2.01m)

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

Landing

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

Bedroom One

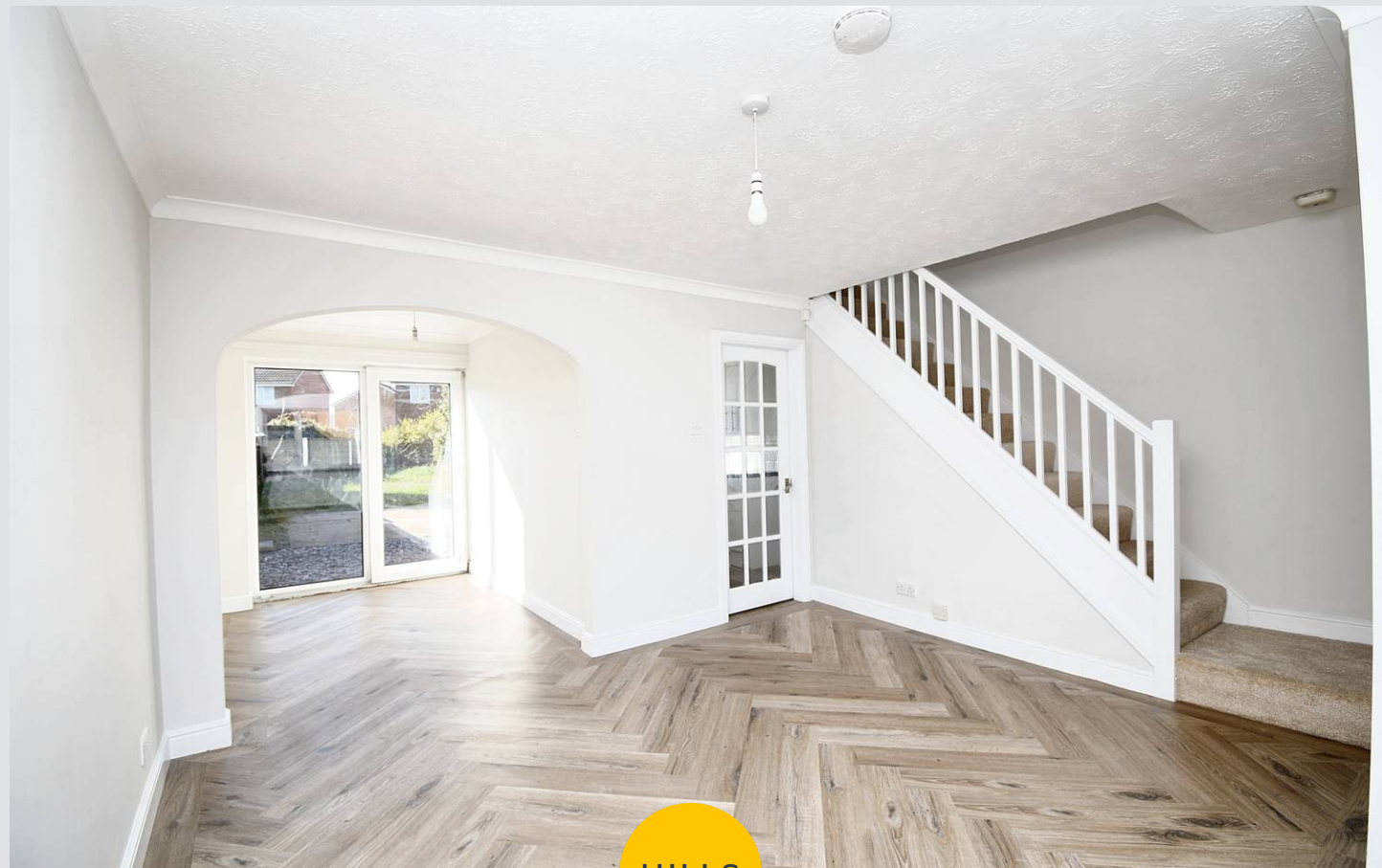
13' 6" x 8' 9" (4.11m x 2.67m)

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

Bedroom Two

9' 7" x 9' 0" (2.92m x 2.74m)

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



HILLS



Bedroom Three

6' 5" x 6' 4" (1.96m x 1.93m)

Complete with a double glazed window, wall mounted radiator and laminate flooring. Storage above stairs.

Bathroom

6' 3" x 5' 5" (1.91m x 1.65m)

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 wall mounted radiator. Fitted with laminate tile flooring.

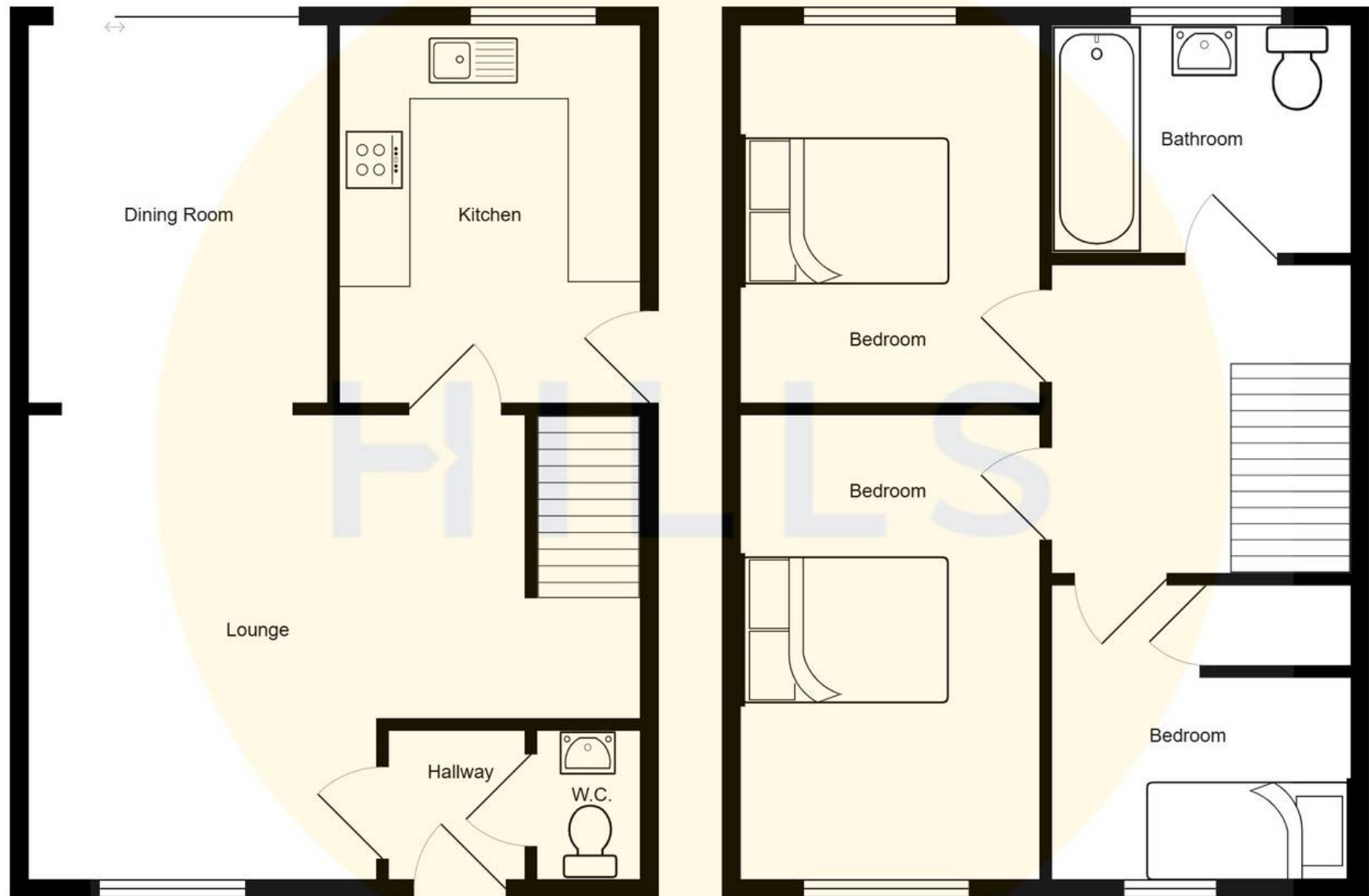
External

To the front of the property is off road parking with a small fence enclosed garden. To the rear of the property is an enclosed garden with detached garage and gated access to the front.



HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.