



Anson Street, Eccles

Manchester



In Excess of £130,000



# Anson Street

Eccles, Manchester

Ground floor two bed apartment in Monton Village with private entrance, open plan living area, separate kitchen, double bedrooms, communal gardens, and great transport links.

Council Tax band: A

Tenure: Leasehold

- Ground Floor Apartment, Offered to the Market with No Onward Chain
- Located just a Short Walk to Monton Village
- Open Plan Lounge and Dining Space with French Doors
- Two Double Bedrooms
- Fitted Separate Kitchen
- Three Piece Bathroom Suite
- Fully Electric and Double Glazed Throughout
- Secure Private Entrance
- Communal Gardens overlooking the Bridge Water Canal
- Surrounded by Excellent Public Transport & Motorway Links



HILLS



**Lounge**

15' 1" x 13' 1" (4.60m x 3.99m)

**Kitchen**

9' 3" x 3' 2" (2.82m x 0.97m)

**Bathroom**

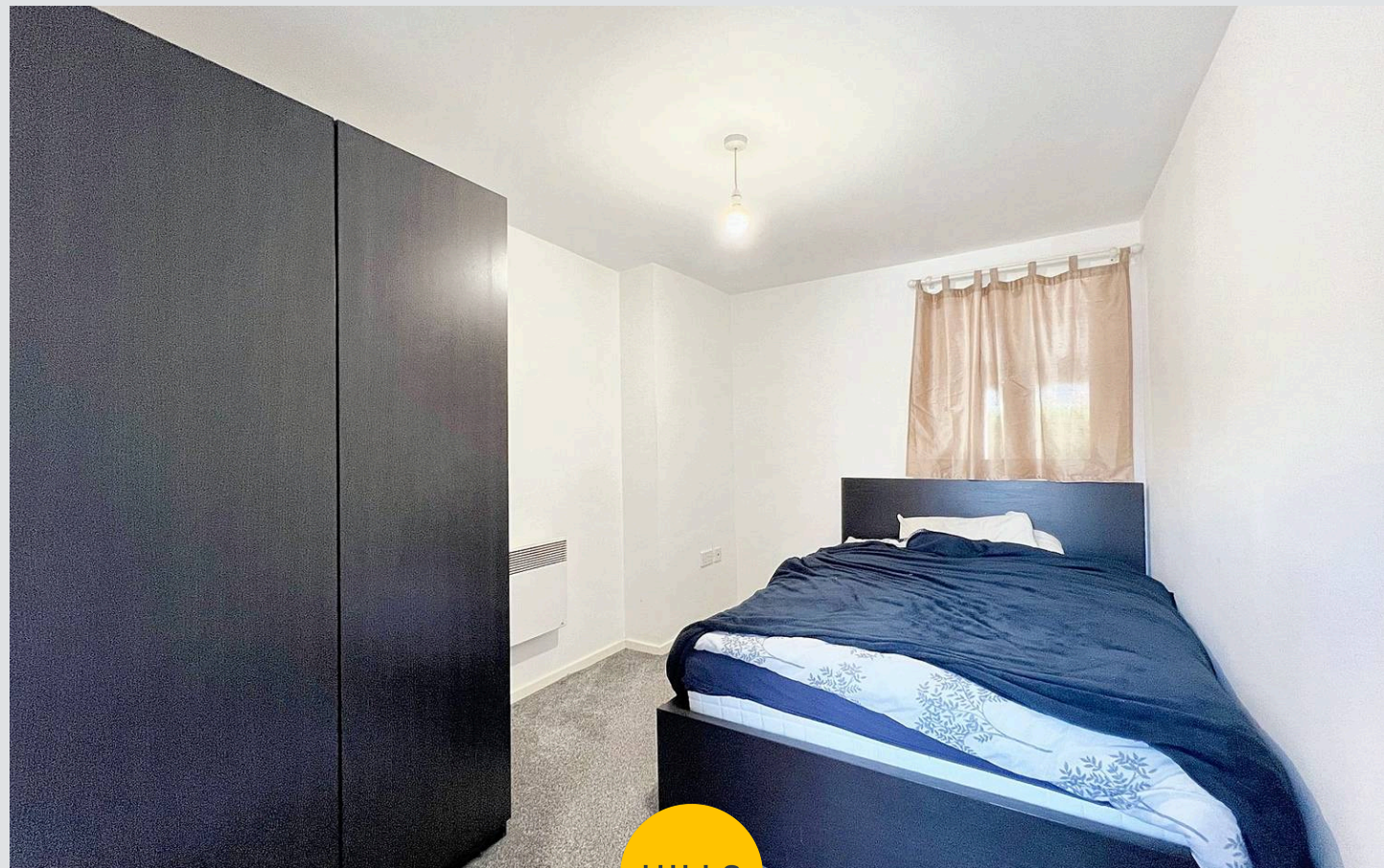
7' 2" x 5' 7" (2.18m x 1.70m)

**Bedroom One**

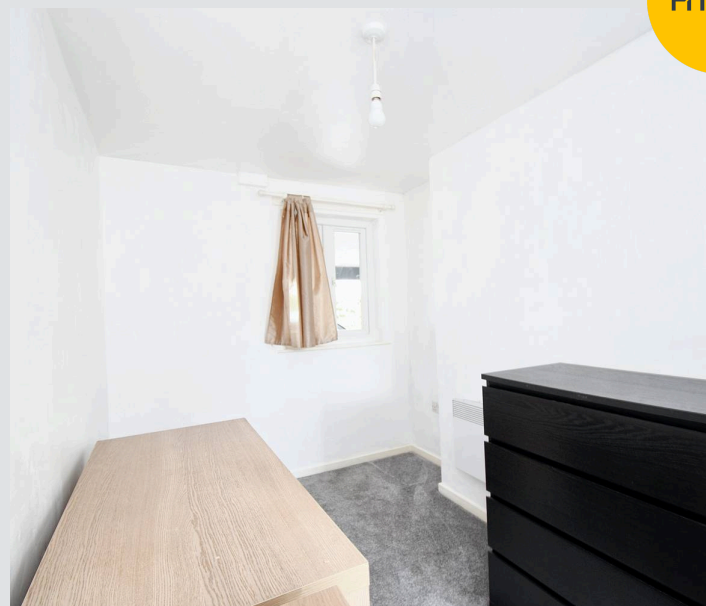
11' 4" x 8' 5" (3.45m x 2.57m)

**Bedroom Two**

11' 4" x 7' 5" (3.45m x 2.26m)



HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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.