



Crimson Gardens, Eccles

Manchester



Offers in Region of £500,000



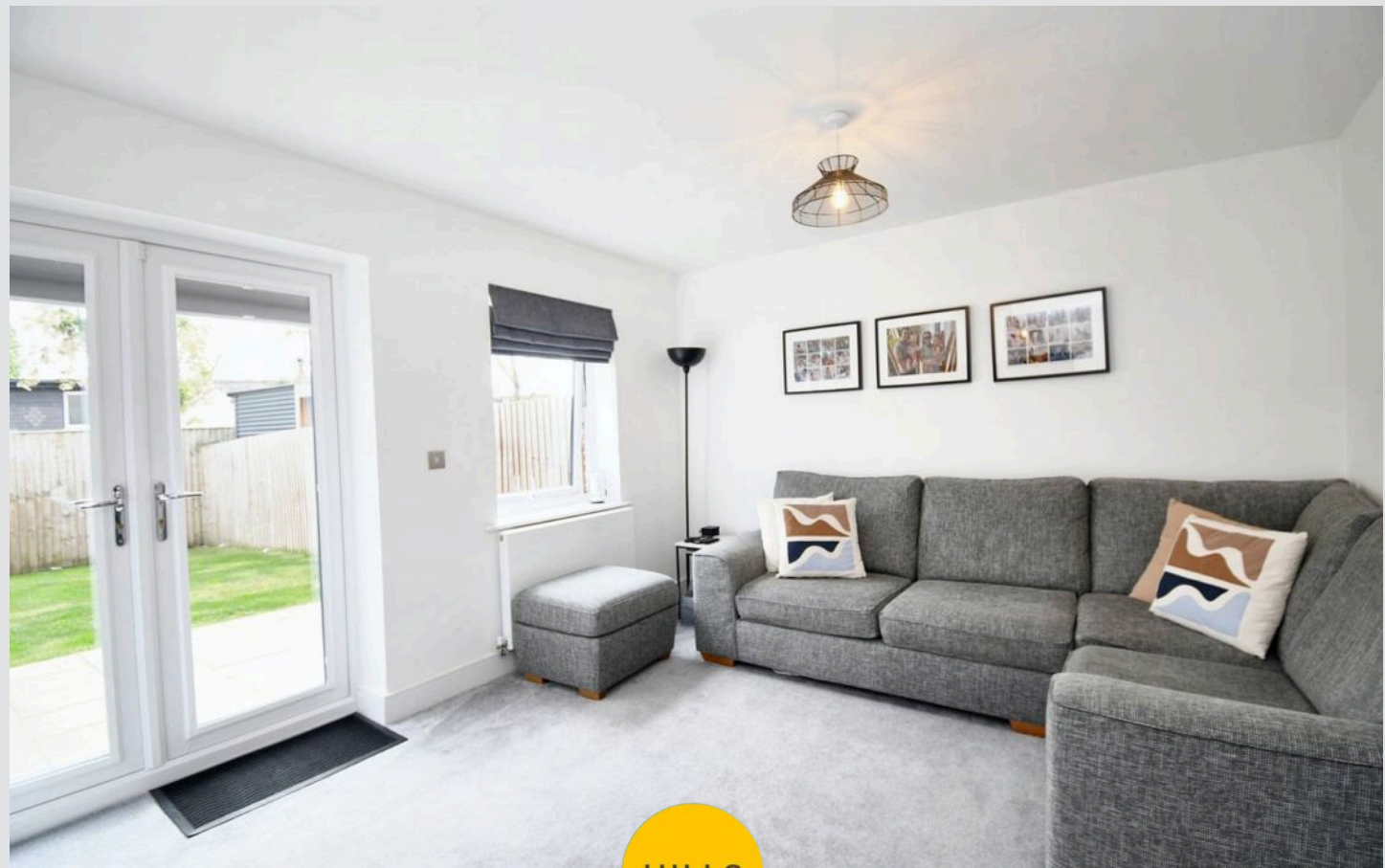
# Crimson Gardens

Eccles, Manchester

Beautiful modern build detached family home in Monton Village. Open plan kitchen/dining, four double bedrooms, south facing garden, off-road parking. Close to shops, bars, schools. Council Tax band: E

Tenure: Freehold

- Fabulous Family Home, Situated on a Quiet Cul De Sac in the Heart of Monton Village
- Modern Build, with High Specification Finish Laid over Three Floors
- Family Lounge & Modern Fitted Kitchen and Dining Space with Integrated Appliances
- Four Generous Double Bedrooms
- Family Bathroom, En Suite to Master & Guest W.C.
- South Facing, Low Maintenance Rear Garden
- Off Road Parking for Multiple Cars, Electric Charging Point & Detached Garage
- Within Catchment for Highly Sought After Schooling
- Surrounded by a Plethora of Amenities & Transport Links



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### Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, double glazed window and luxury vinyl tile flooring.

### Lounge

14' 4" x 11' 5" (4.37m x 3.48m)

Complete with two ceiling light points, double glazed window and two wall mounted radiators. Fitted with carpet flooring.

### Kitchen / Diner

19' 0" x 10' 7" (5.79m x 3.23m)

Featuring complementary wall and base units with composite sink. Integral fridge freezer, dishwasher, washing machine, electric hob with stainless steel extractor, oven and grill. Complete with ceiling spotlights, double glazed window and two wall mounted radiators. Fitted with luxury vinyl tile flooring. Storage cupboard and boiler.

### Downstairs W.C.

6' 2" x 3' 1" (1.88m x 0.94m)

Featuring a two piece suite including hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with luxury vinyl tile flooring.

### Landing

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

### Bedroom One

14' 4" x 11' 7" (4.37m x 3.53m)

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

### En suite

7' 1" x 5' 9" (2.16m x 1.75m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail and luxury vinyl tile flooring.



**Bedroom Four**

14' 3" x 9' 2" (4.34m x 2.79m)

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

**Bathroom**

7' 1" x 6' 6" (2.16m x 1.98m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, part tiled walls and luxury vinyl tile flooring.

**Landing**

Complete with a ceiling light point, double glazed window and carpet flooring. Access to a boarded loft via a dropdown ladder.

**Bedroom Two**

14' 4" x 13' 2" (4.37m x 4.01m)

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

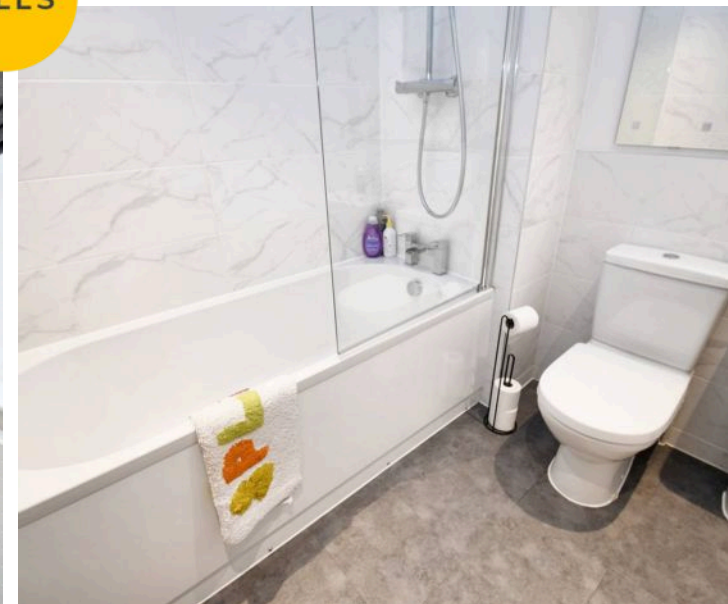
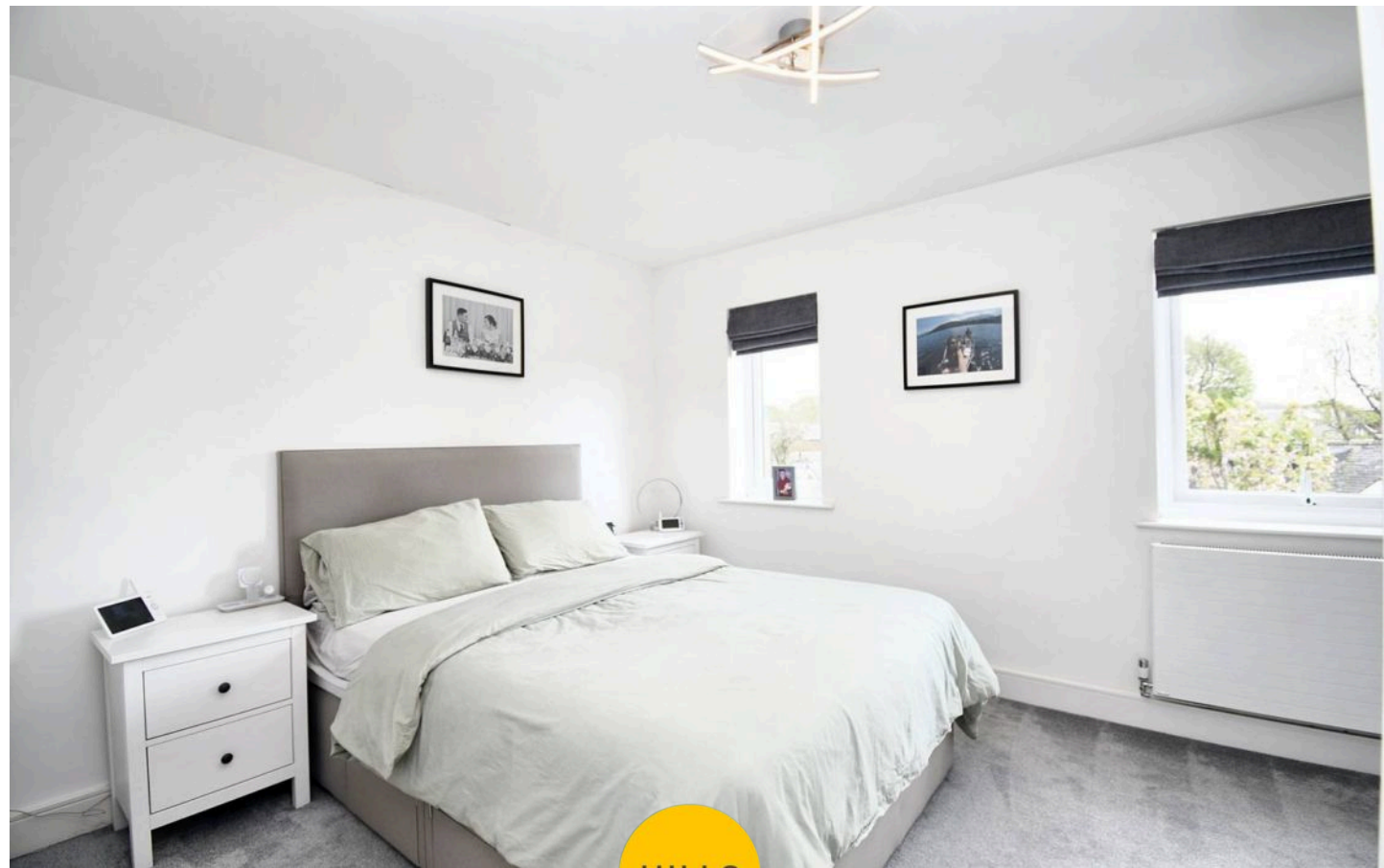
**Bedroom Three**

15' 4" x 14' 4" (4.67m x 4.37m)

Complete with a ceiling light point, two Velux windows and wall mounted radiator. Fitted with carpet flooring. Double storage cupboard.

**External**

Single garage providing off road parking and electric charge point. To the rear of the property is a fence enclosed garden with paved patio and lawn. Gated side access.

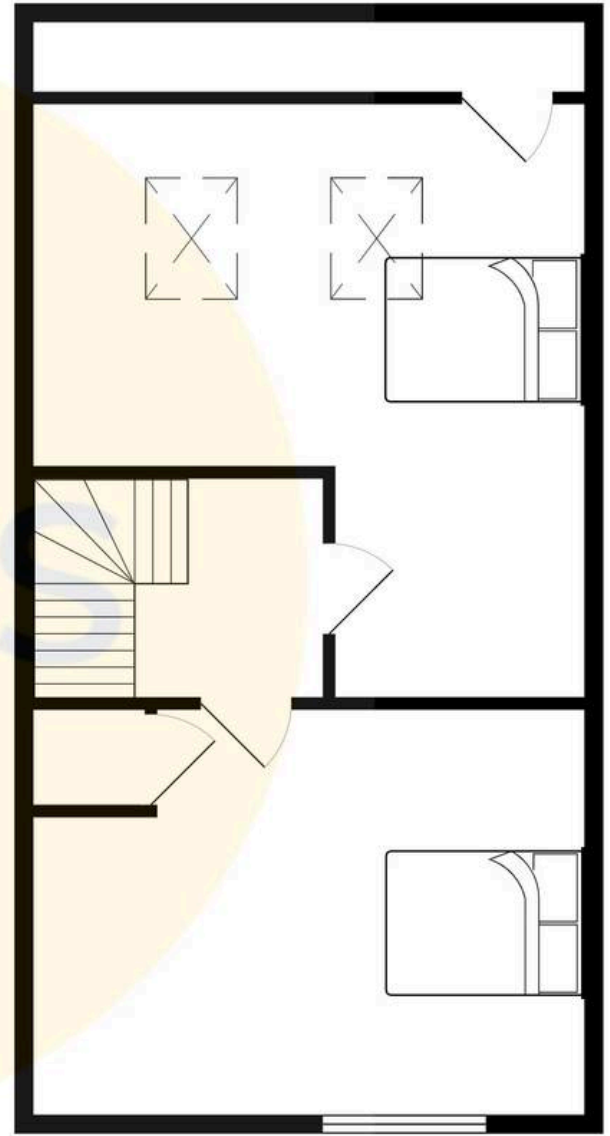
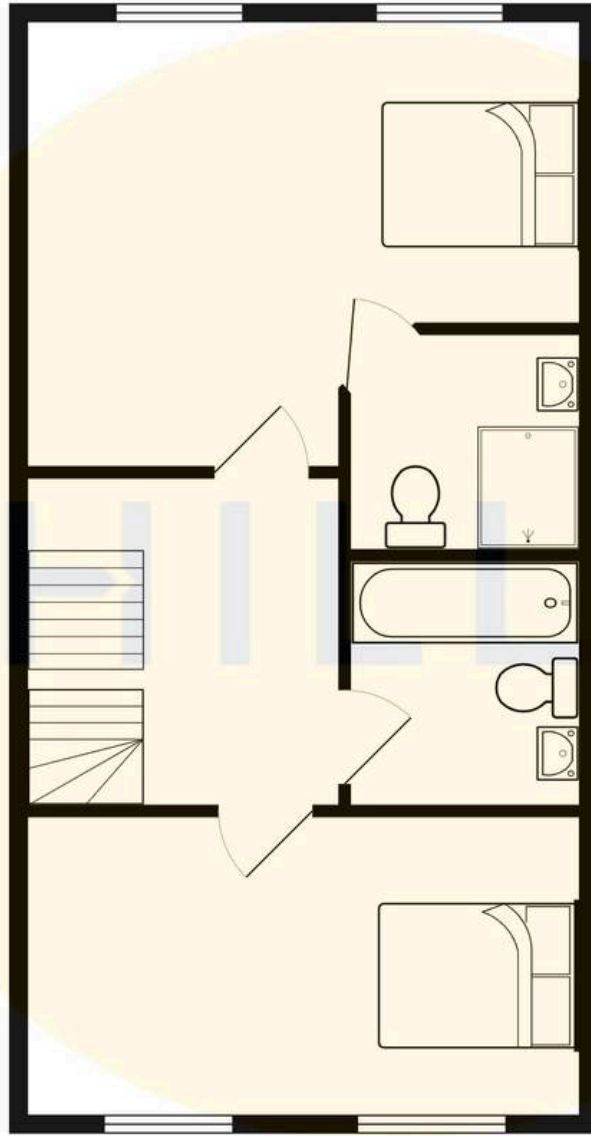
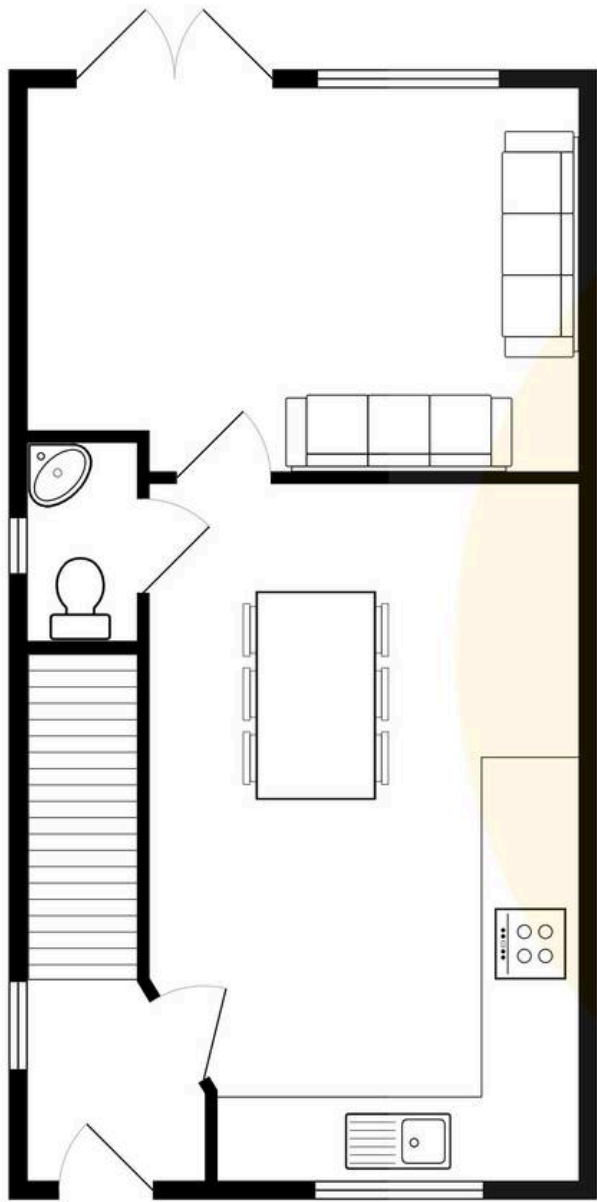






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