



Nelson Avenue, Eccles

Manchester



Offers Over £350,000

Nelson Avenue

Eccles, Manchester

Stunning three bed terrace in Monton Village with modern renovation. Bay fronted lounge, Wren kitchen, three bedrooms, white bathroom, low maintenance garden. Ideal location near amenities and schools, great transport links for commuters. Council Tax band: B

Tenure: Freehold

- Immaculately Presented Three Bedroom Terrace Property Tucked away on a Small Cul De Sac
- Stunning Period Features Throughout Complemented with a Contemporary Twist
- Located in the Desirable Monton Village
- Bay Fronted Lounge Open Plan with the Dining Room
- Stunning Wren Fitted Kitchen with Quartz Worksurfaces and Bespoke Finishes
- Three Generously Sized Bedrooms
- Timeless White Three Piece Bathroom Suite with Lusso Stone Faucets
- Low Maintenance Garden to the Rear with Raised Planter Beds
- Surrounded by a Plethora of Amenities & within Catchment for Highly Sought After Schooling
- Well Served by Public Transport & Motorway Links



HILLS



Lounge

14' 6" x 11' 4" (4.42m x 3.45m)

Featuring a cast iron fire. Complete with a ceiling light point and rose, bespoke joinery, double glazed bay window and column radiator. Fitted with original floorboards.

Dining Room

14' 4" x 13' 0" (4.37m x 3.96m)

Featuring bespoke joinery and fitted cabinetry, open fire. Complete with a ceiling light point, double glazed window and column radiator. Fitted with original hardwood floorboards.

Entrance Hallway

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

Porch

Entered via a composite front door. Complete with part tiled walls and original tiled flooring.

Kitchen

13' 5" x 9' 2" (4.09m x 2.79m)

Featuring bespoke wall and base units with quartz worktops and ceramic sink. Floor to ceiling integrated fridge and separate freezer, integral dishwasher. Gas five ring range cooker and stainless steel cooker hood. Complete with three ceiling light points, two double glazed windows and storage under stairs. Fitted with luxury vinyl tile flooring.

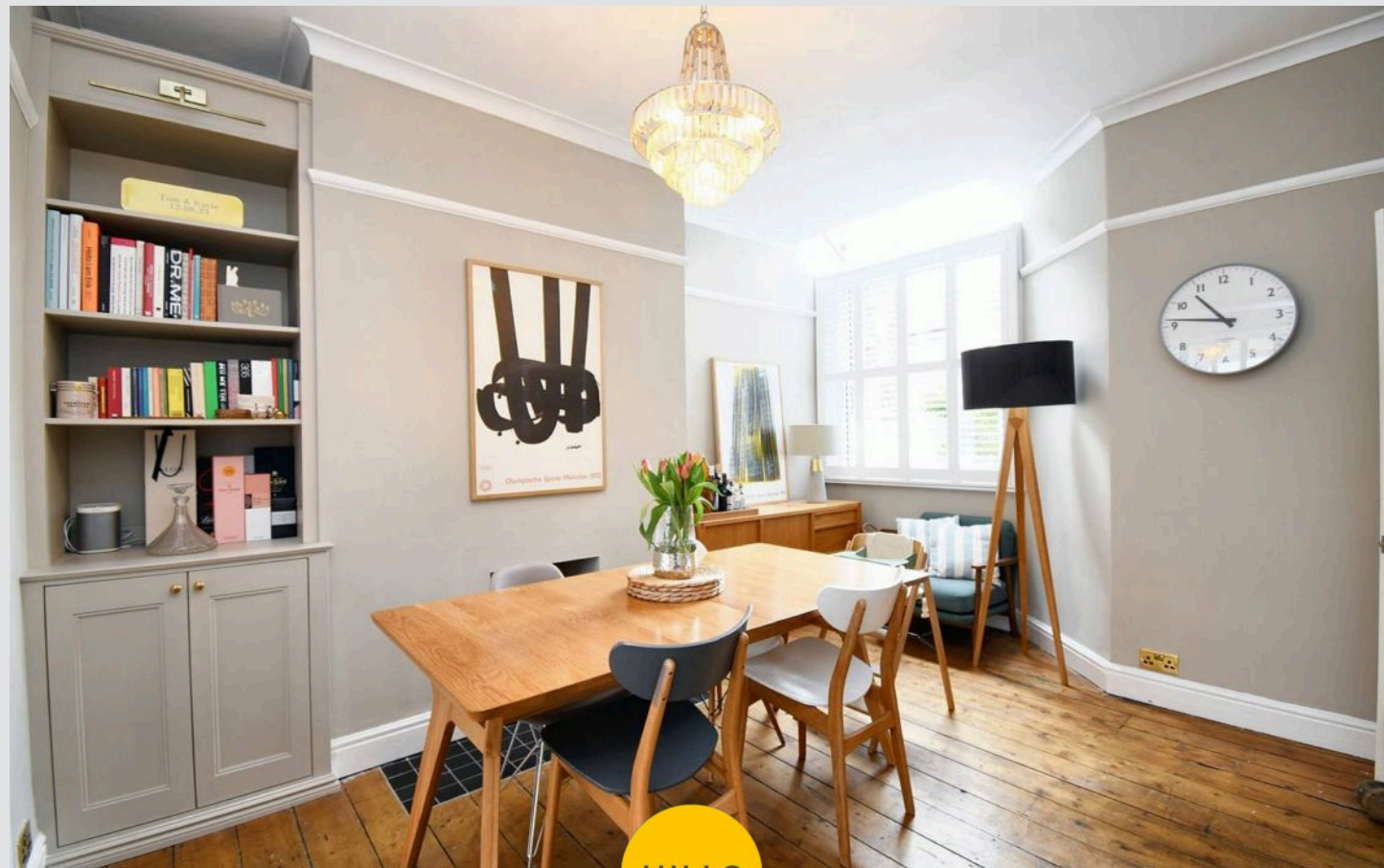
Landing

Fitted with original fitted cupboard and carpet flooring. Access to boarded loft with electric via a dropdown ladder.

Bedroom One

15' 1" x 12' 5" (4.60m x 3.78m)

Featuring a cast iron fire surround and tiled hearth. Complete with a ceiling light point, two double glazed windows and column radiator. Fitted with original hardwood floorboards.



Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m)

Featuring an original cast iron fire surround and tiled hearth. Complete with a ceiling light point, double glazed window and column radiator. Fitted with original hardwood flooring.

Bedroom Three

9' 7" x 9' 5" (2.92m x 2.87m)

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

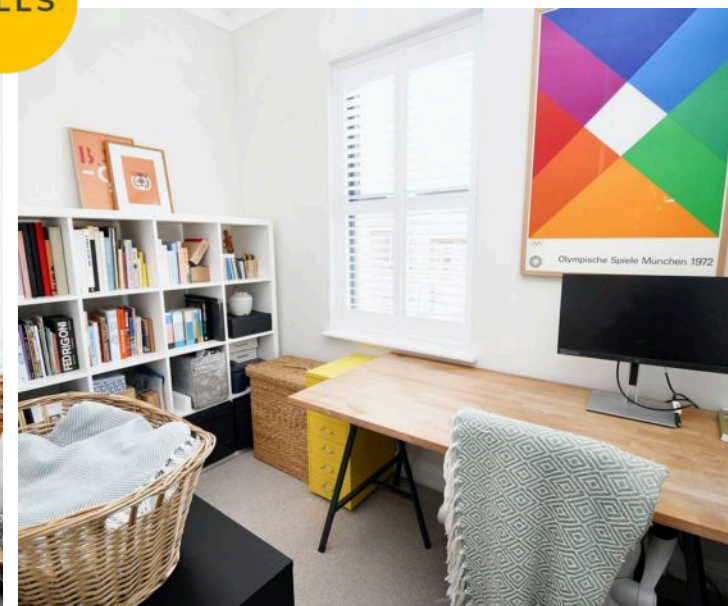
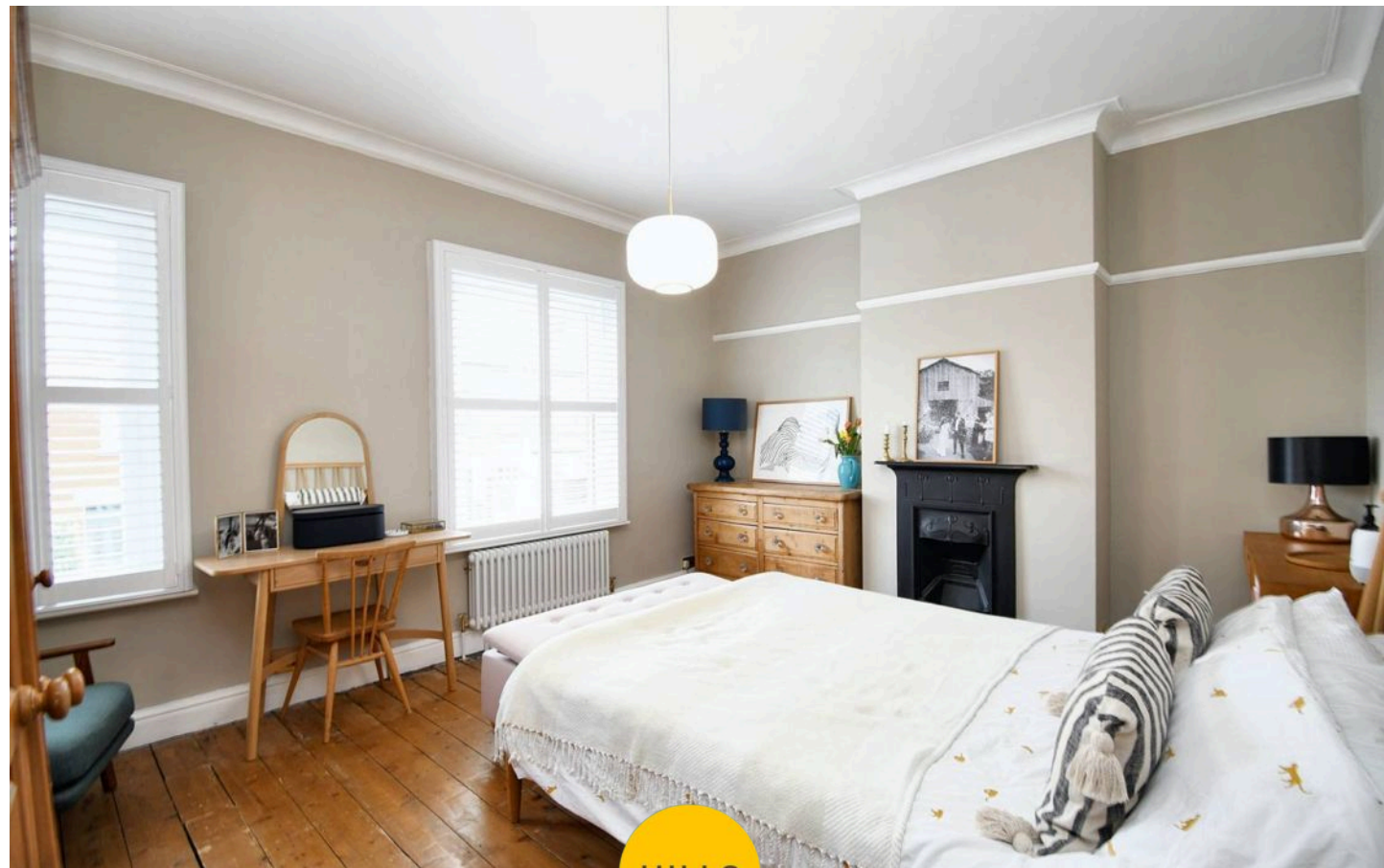
Bathroom

7' 0" x 6' 2" (2.13m x 1.88m)

Featuring a modern three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, ceiling light point, double glazed window and column radiator. Fitted with part tiled walls and tiled flooring.

External

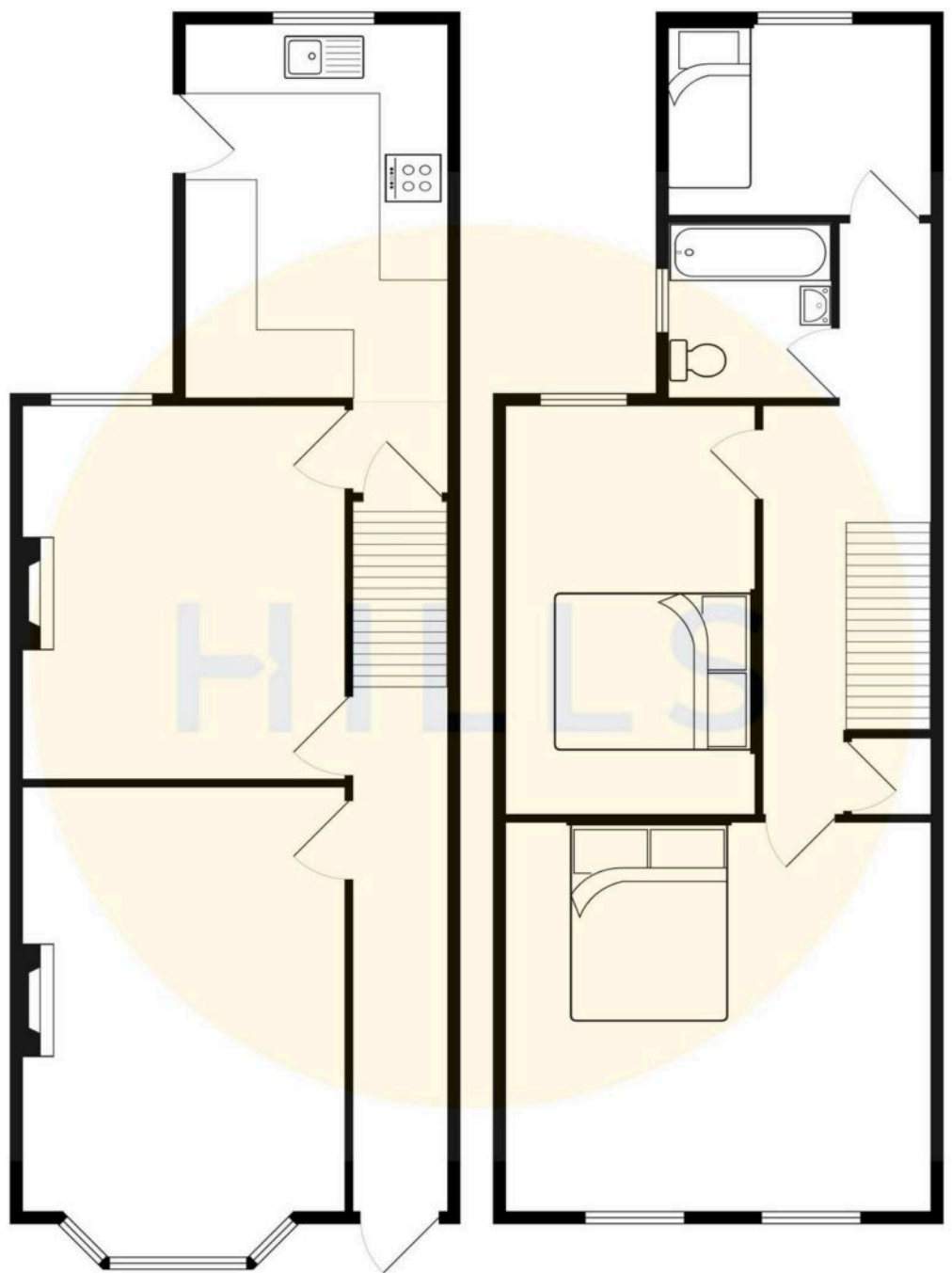
To the front of the property is a small enclosed garden. To the rear of the property is a low maintenance garden with stoned seating area, raised planted beds and rear gated access.





HILLS







HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.