



**The Nook, Eccles**

Manchester



In Excess of **£325,000**



# The Nook

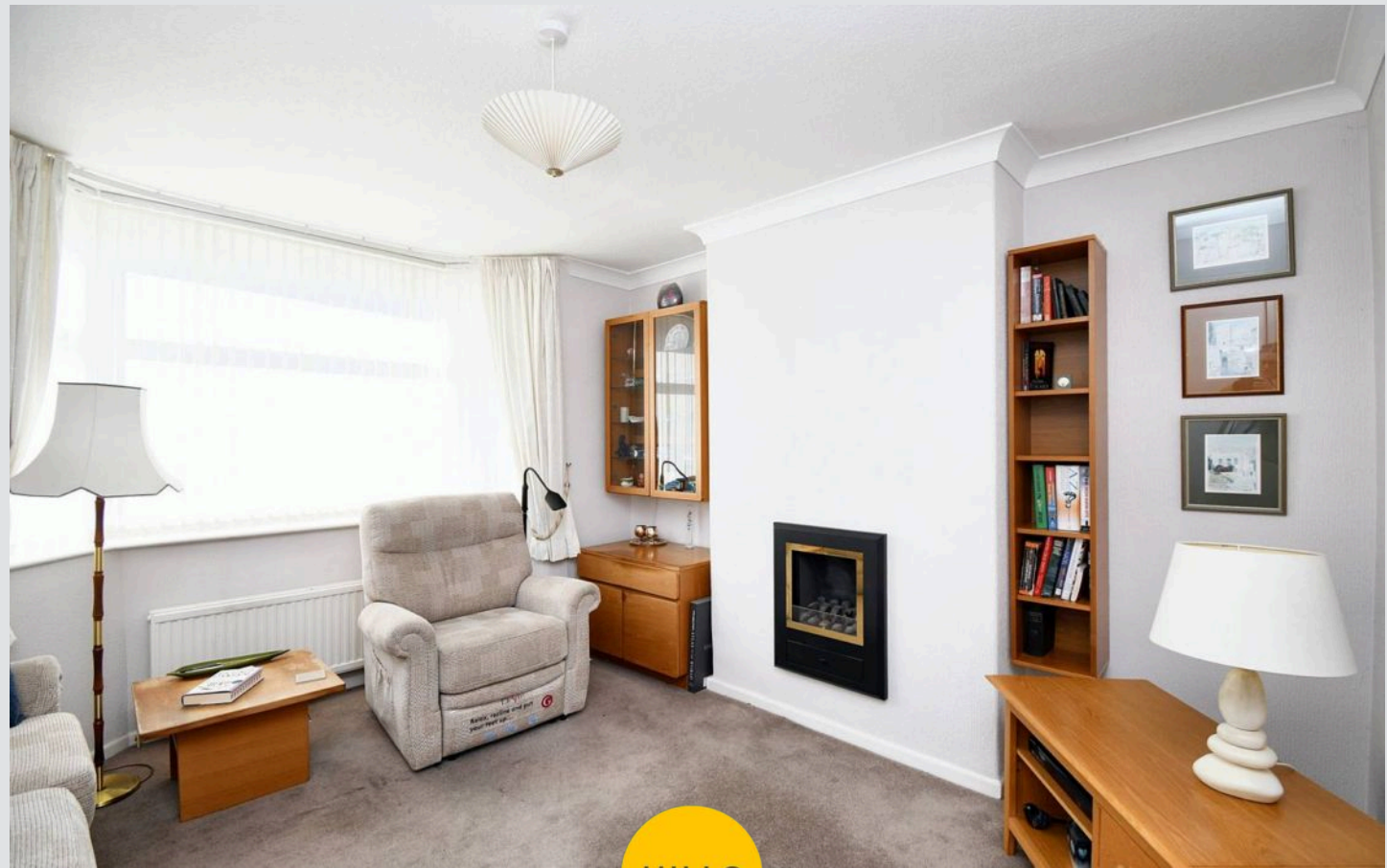
Eccles, Manchester

Fantastic three bed semi-detached in quiet Winton cul de sac, bordering Worsley Village. Lounge, second reception, fitted kitchen, guest w.c. Off-road parking, detached garage, lovely gardens. No chain. Convenient location with great amenities and transport links.

Council Tax band: C

Tenure: Leasehold

- Situated on a Quiet Cul De Sac Bordering Worsley Village
- Bay Fronted Lounge and Second Reception Room
- Fitted Kitchen
- Three Generous Bedrooms
- Shower Room, Separate W.C. and Guest W.C.
- Off Road Parking and Detached Garage
- Beautifully Kept Gardens to the Front & Rear
- Offered to the Market with No Onward chain
- Excellently Surrounded by Brilliant Amenities & Transport Links





### Entrance Hallway

Entered via a composite front door. Complete with wall light point, wall mounted radiator and carpet flooring.

### Lounge

12' 9" x 10' 5" (3.89m x 3.18m)

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

### Reception Room Two

12' 8" x 10' 3" (3.86m x 3.12m)

Complete with a ceiling light point, French doors and wall mounted radiator. Fitted with carpet flooring.

### Downstairs W.C.

3' 0" x 2' 6" (0.91m x 0.76m)

Featuring a two piece suite including hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

8' 8" x 7' 7" (2.64m x 2.31m)

Featuring complementary wall and base units with stainless steel sink. Space for a washing machine, fridge freezer and cooker. Complete with a ceiling light point, double glazed window, uPVC door and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

### Bedroom One

13' 7" x 10' 2" (4.14m x 3.10m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed bay window and carpet flooring.

### Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

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



HILLS





**Bedroom Three**

8' 4" x 6' 8" (2.54m x 2.03m)

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

**Bathroom**

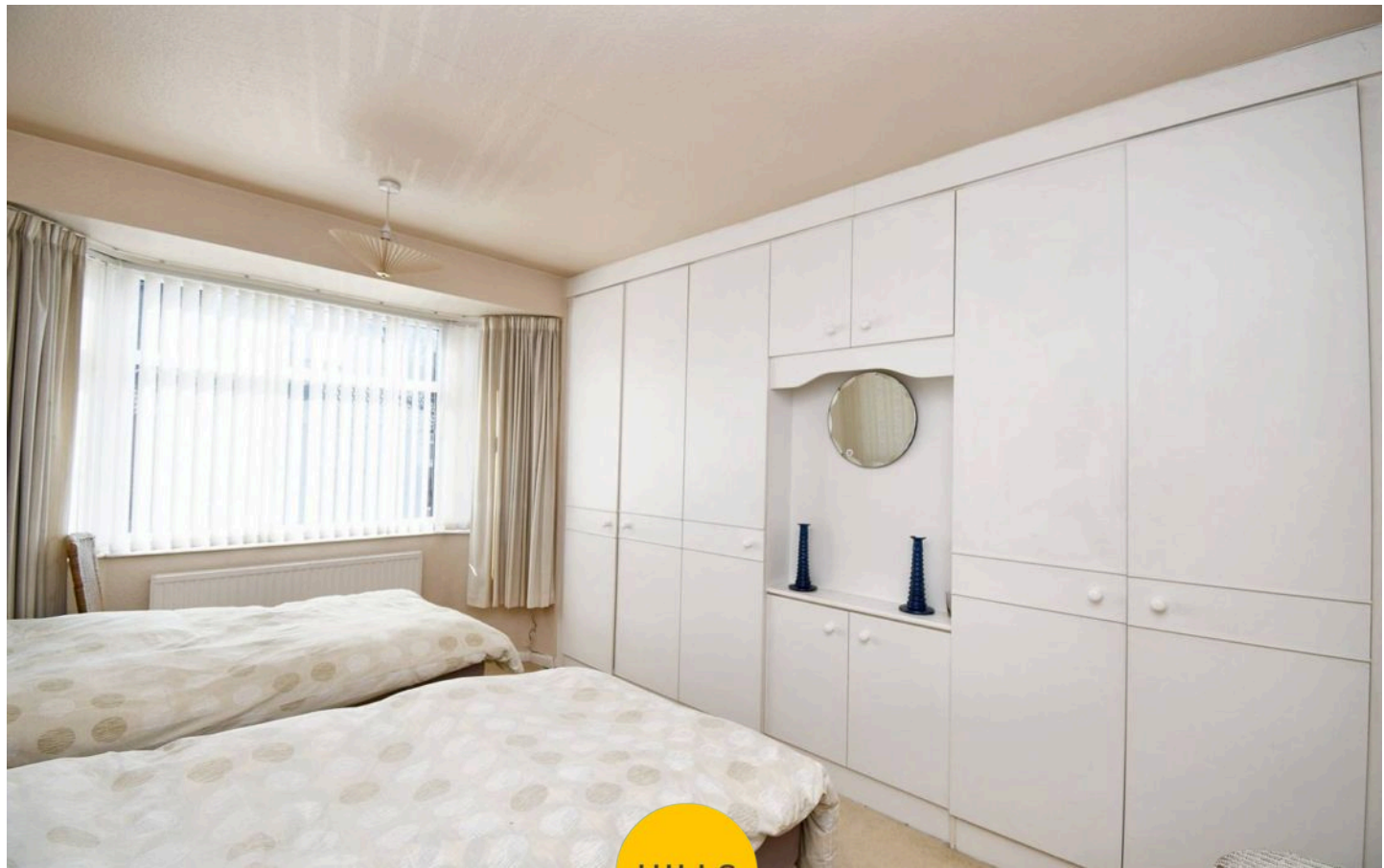
7' 7" x 5' 4" (2.31m x 1.63m)

Featuring a two piece suite including shower cubicle and hand wash basin. Complete with a ceiling light point, double glazed window and storage cupboard. Fitted with part tiled walls and cushioned flooring. Loft access.

**W.C.**

4' 8" x 3' 0" (1.42m x 0.91m)

Featuring a W.C. Complete with a ceiling light point, double glazed window, part tiled walls and cushioned flooring.



HILLS

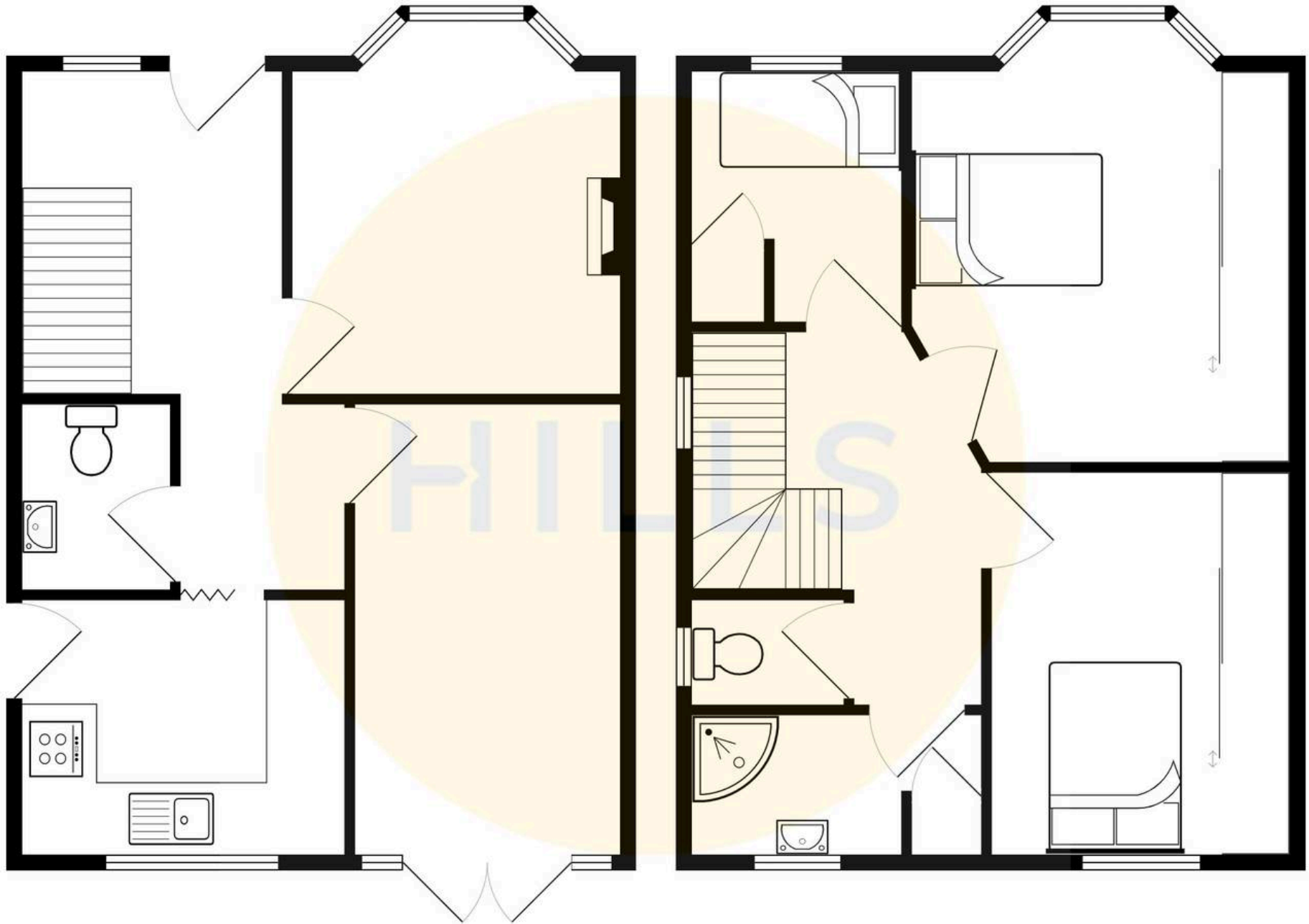




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