



Gee Lane, Eccles
Manchester



Offers Over £270,000

Gee Lane

Eccles, Manchester

Fabulous home in Winton Village cul de sac offers potential for development. Spacious lounge, fitted kitchen, three bedrooms, modern shower room, sunny garden, off-road parking. Ideal for families, near amenities and transport links.

Council Tax band: C

Tenure: Leasehold

- Located on a Sought After Cul De Sac within Winton Village
- Bay Fronted Lounge and Second Reception Room
- Fitted Kitchen
- Three Generously Sized Bedrooms
- Sun Drenched Low Maintenance Garden
- Shower Room and Separate W.C.
- Scope for Further Development
- Off Road Parking for Multiple Cars
- Falls Perfectly within Catchment for Sought After Schooling
- Perfectly Positioned between Monton & Worsley Villages, Surrounded by Excellent Amenities & Transport Links



Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and understairs storage. Fitted with carpet flooring.

Lounge

13' 6" x 12' 7" (4.11m x 3.84m)

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

Reception Room Two

10' 7" x 9' 7" (3.23m x 2.92m)

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

Kitchen

10' 4" x 10' 2" (3.15m x 3.10m)

Featuring complementary wall and base units with space for a washing machine and cooker. Complete with a double glazed window, wall mounted radiator, part tiled walls and tiled flooring. Two storage cupboards.



Landing

Complete with a double glazed window and carpet flooring. Loft access.

Shower Room

6' 3" x 4' 8" (1.91m x 1.42m)

Featuring a shower and hand wash basin. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with tiled walls and laminate flooring.

W.C.

5' 6" x 2' 4" (1.68m x 0.71m)

Featuring a W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and laminate flooring.

Bedroom One

13' 5" x 10' 4" (4.09m x 3.15m)

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

Bedroom Two

13' 5" x 10' 5" (4.09m x 3.18m)

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

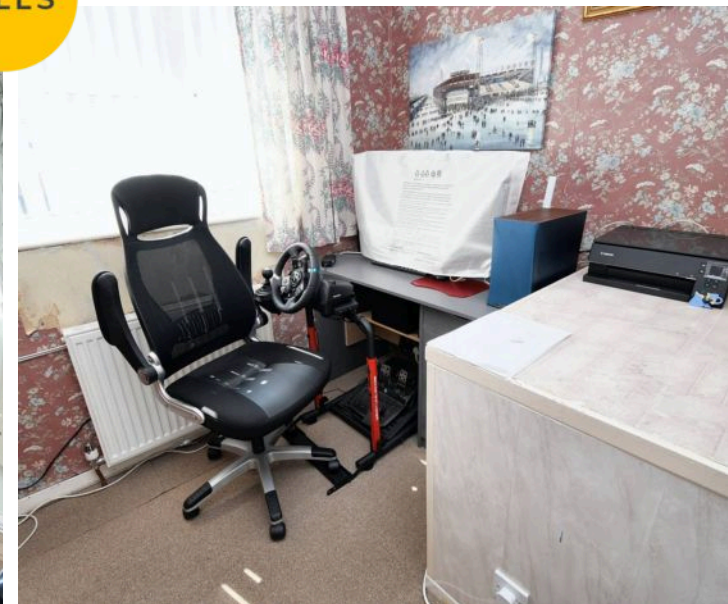
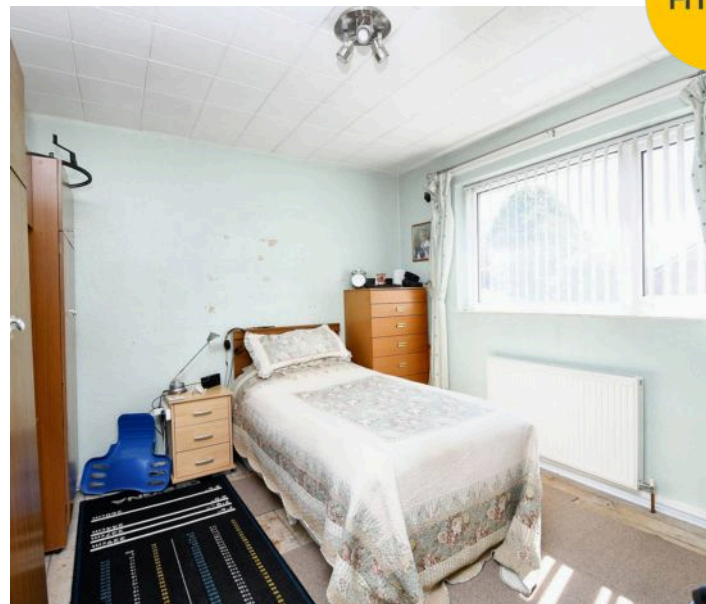
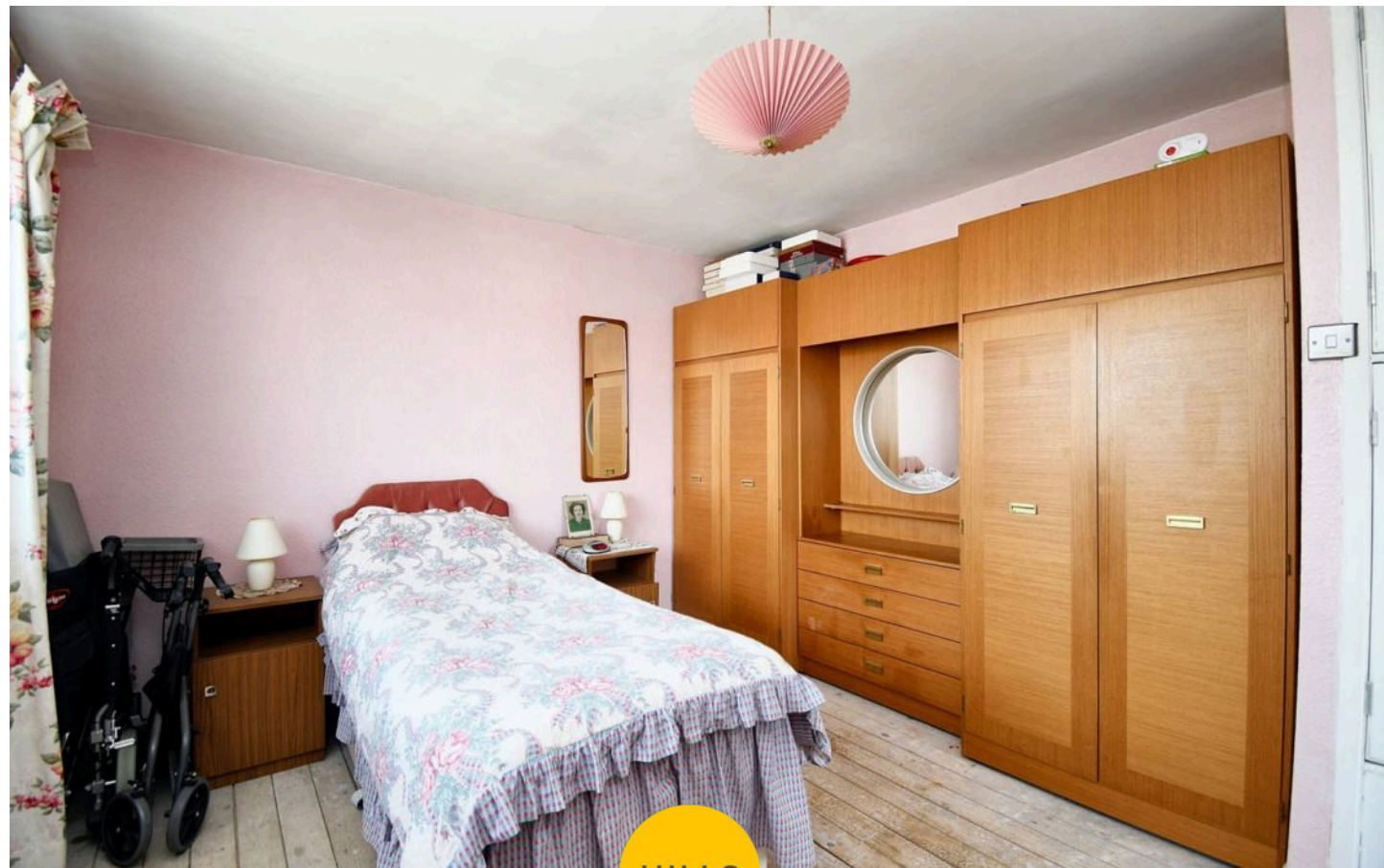
Bedroom Three

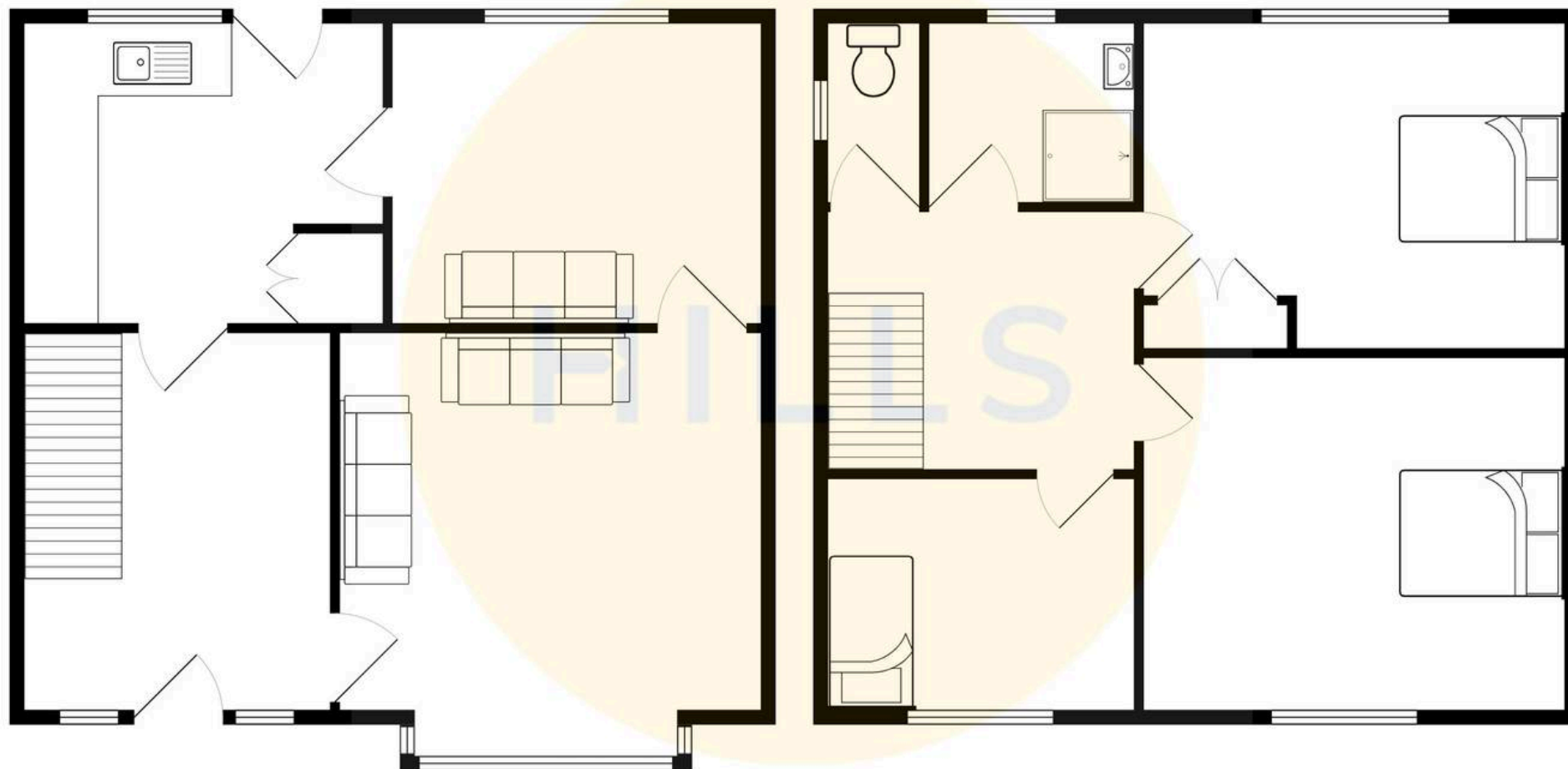
9' 4" x 7' 4" (2.84m x 2.24m)

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

External

To the front of the property is a garden and driveway providing off road parking for multiple cars. To the rear of the property is a garden with block paving, raised beds and artificial lawn with paved borders.







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