

Lansdowne Road, Eccles

Manchester



In Excess of £470,000



# Lansdowne Road

Eccles, Manchester

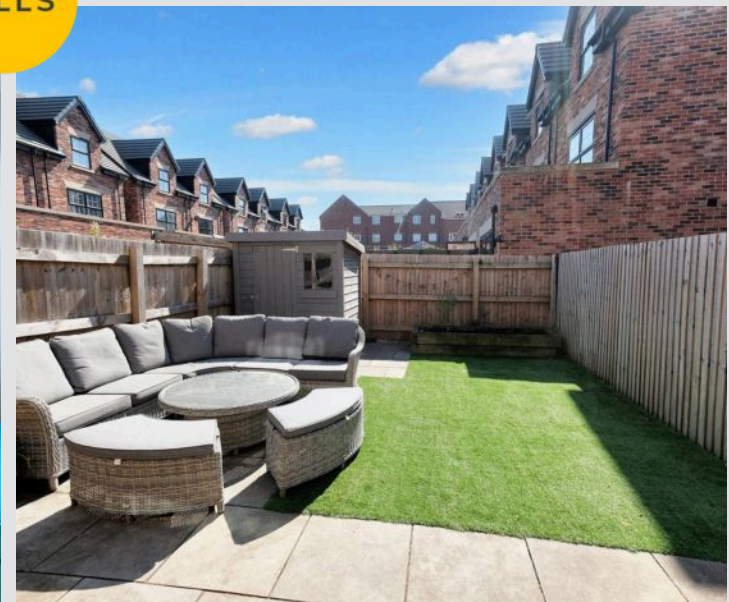
Take a look at this show home standard four double bedroom semi-detached property, located in the desirable Monton Village! The property is laid over three floors and coming to the market CHAIN FREE! Council Tax band: D

Tenure: Freehold

- Beautiful four bedroom family home presented to a show home standard
- Stunning fitted kitchen with integral appliances, and bi-folding doors
- Coming to the market Chain Free
- Located in the desirable Monton Village
- Laid over three floors
- Family bathroom, shower room, en-suite & downstairs w.c.
- Low maintenance sun drenched rear garden
- Off road parking to the front
- Surrounded by a plethora of amenities and within catchment for highly sought after schooling
- Within easy access of excellent transport links into Salford Quays, Media City and surrounding areas



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**Entrance Hallway**

4' 5" x 5' 5" (1.35m x 1.65m)

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

**Lounge**

11' 0" x 14' 1" (3.35m x 4.30m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Downstairs W.C.**

3' 7" x 4' 9" (1.08m x 1.46m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, extractor, wall mounted radiator and laminate flooring.

**Kitchen Diner**

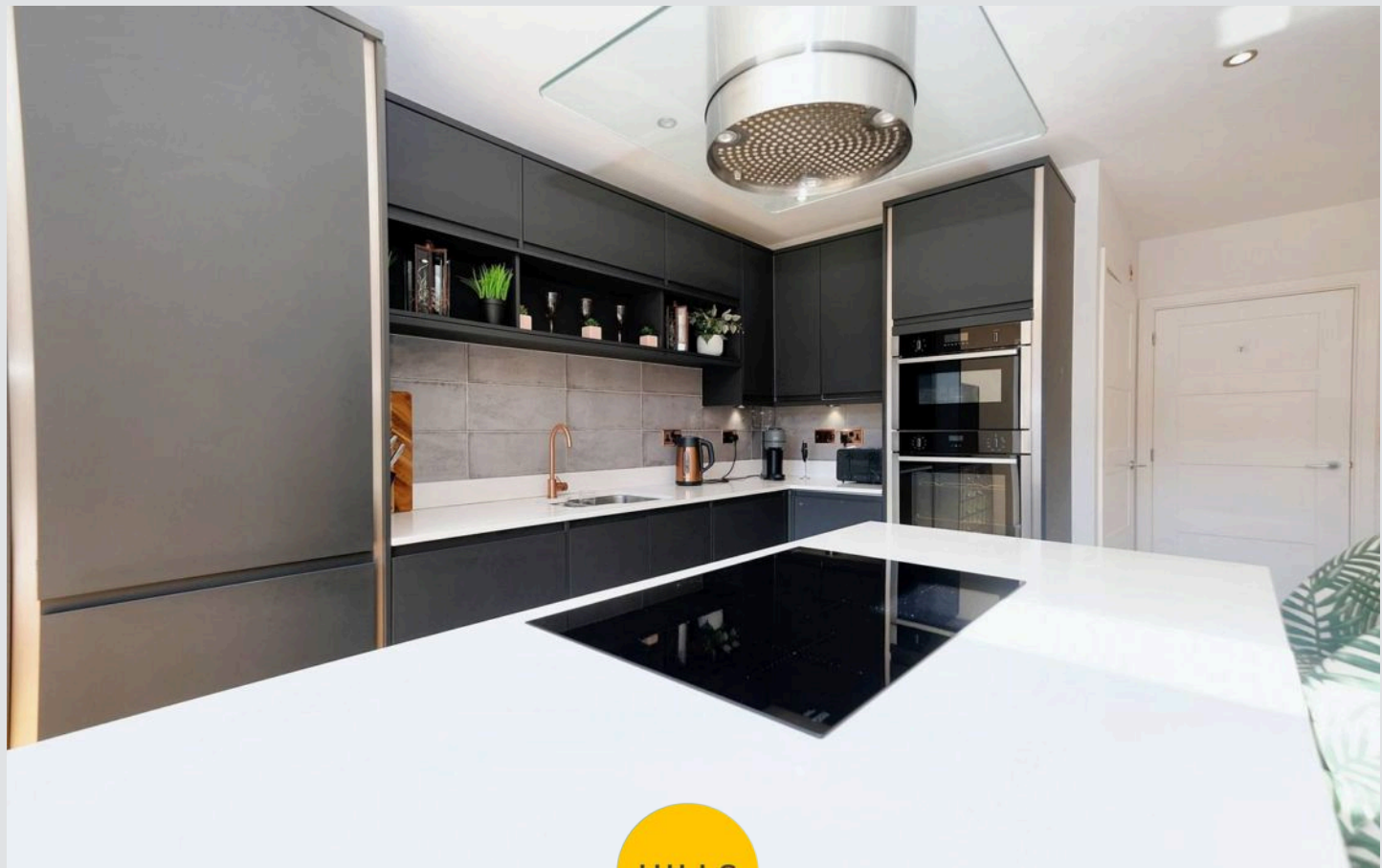
23' 0" x 15' 6" (7.02m x 4.73m)

Featuring complementary wall and base units with integral double oven, dishwasher, fridge freezer and central island with gas hob. Complete with ceiling spotlights, skylight, bi-folding doors, wall mounted radiator and laminate flooring.

**Utility Room**

5' 8" x 5' 5" (1.72m x 1.65m)

Complete with a ceiling light point, boiler and laminate flooring. Space for a washing machine.





## **Landing**

### **Bathroom**

8' 4" x 5' 3" (2.54m x 1.60m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and tiled flooring.

### **Bedroom Two**

8' 3" x 15' 5" (2.51m x 4.71m)

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

### **Bedroom Three**

13' 1" x 9' 1" (3.98m x 2.77m)

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

### **Bedroom Four**

10' 6" x 10' 0" (3.19m x 3.04m)

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

### **En suite**

5' 5" x 9' 0" (1.66m x 2.75m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

## **Landing**

### **Bedroom One**

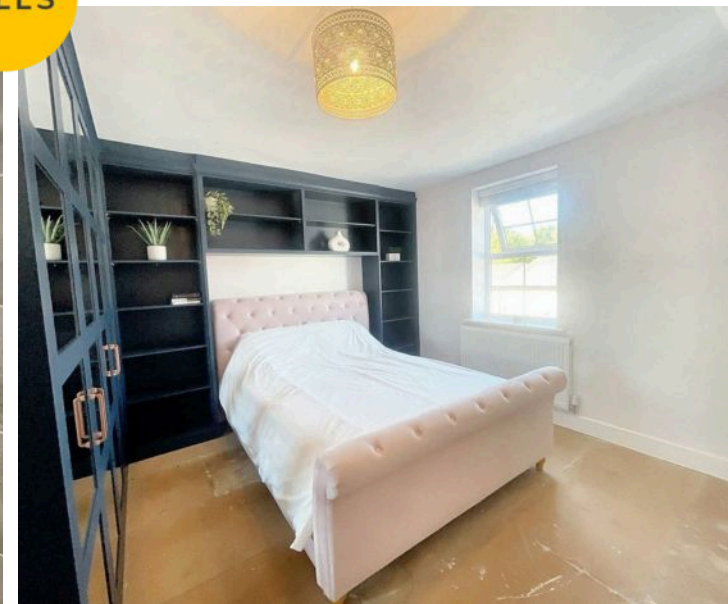
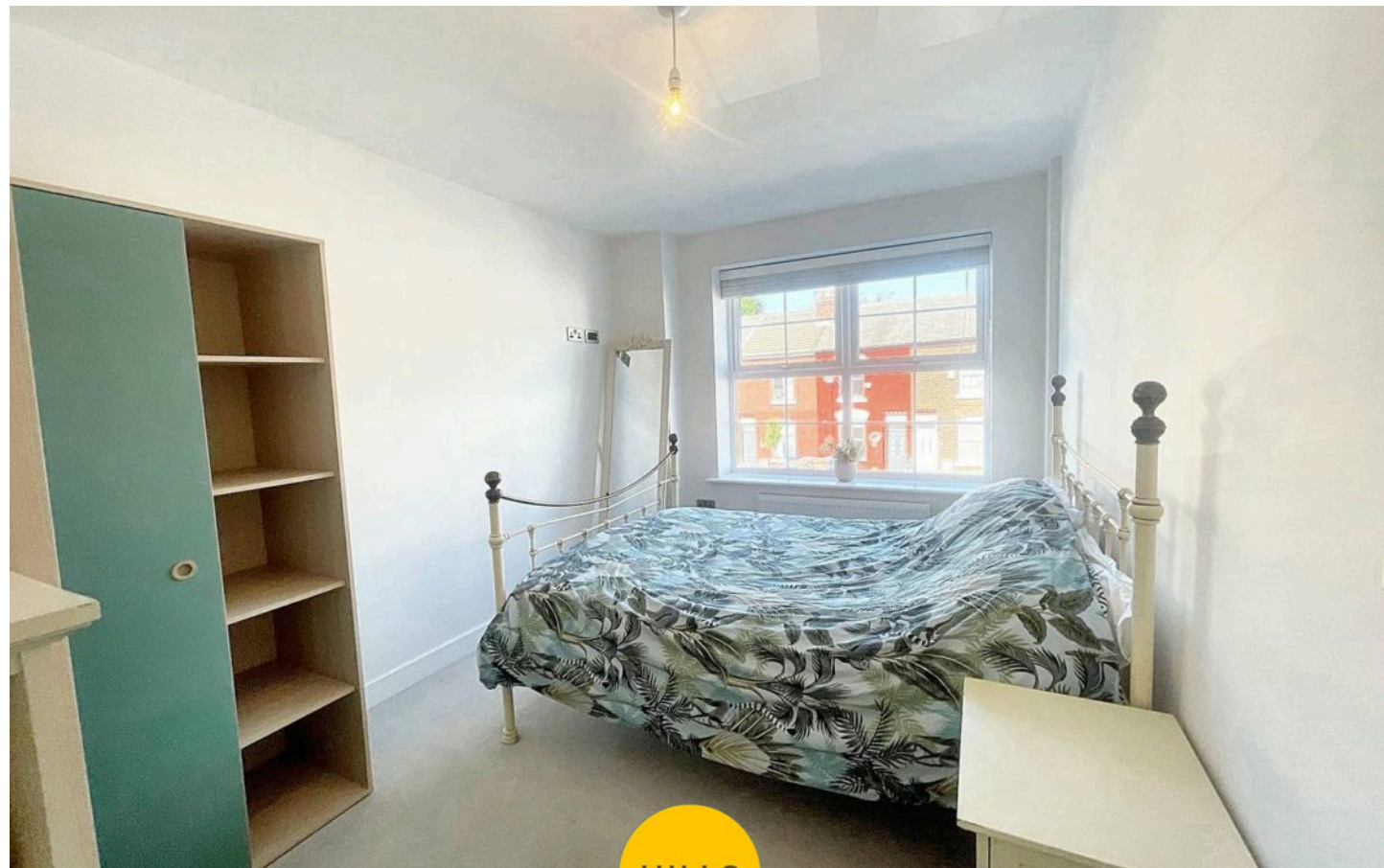
14' 10" x 15' 7" (4.51m x 4.74m)

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

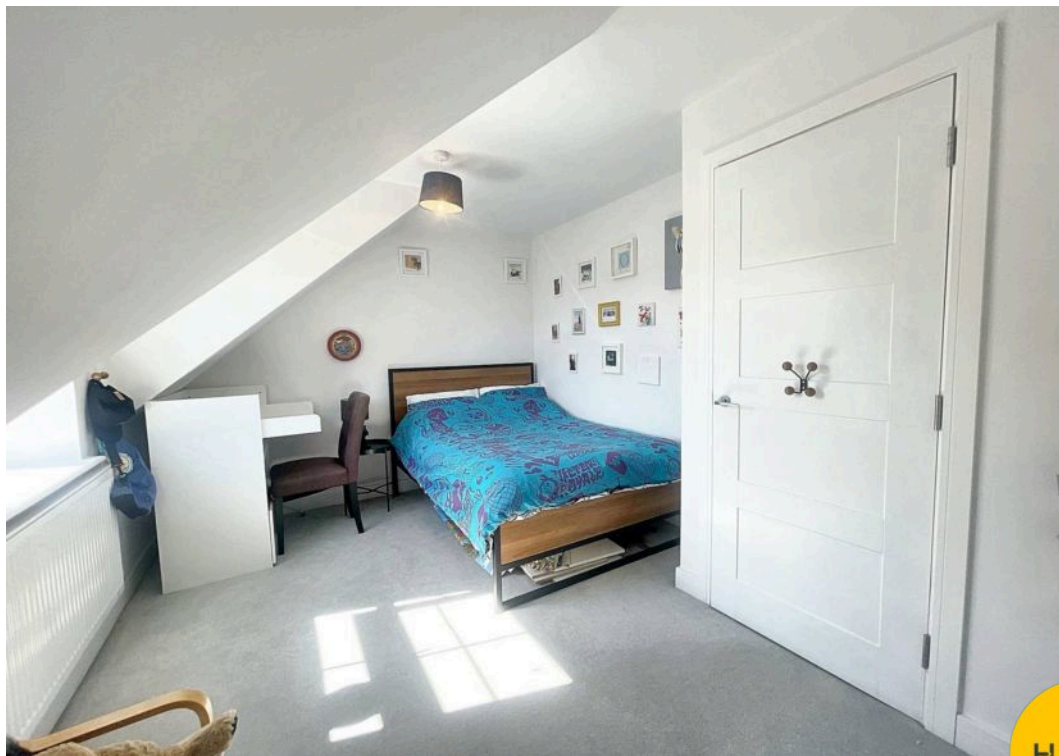
### **Bathroom Two**

8' 0" x 6' 0" (2.45m x 1.84m)

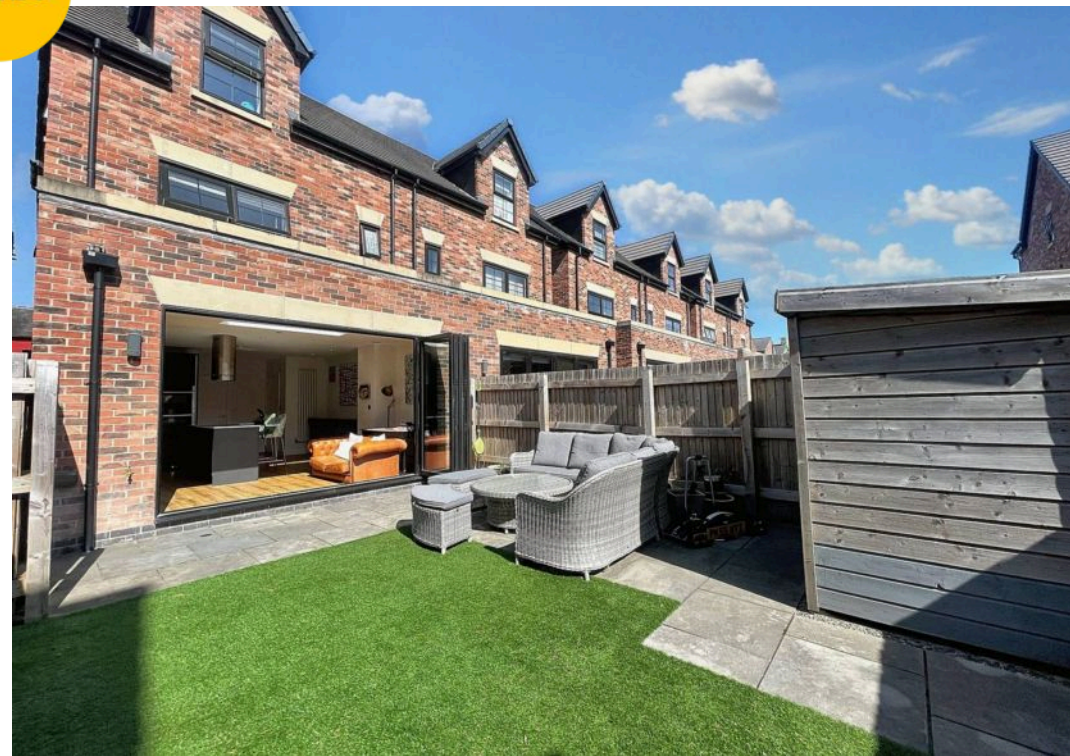
Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

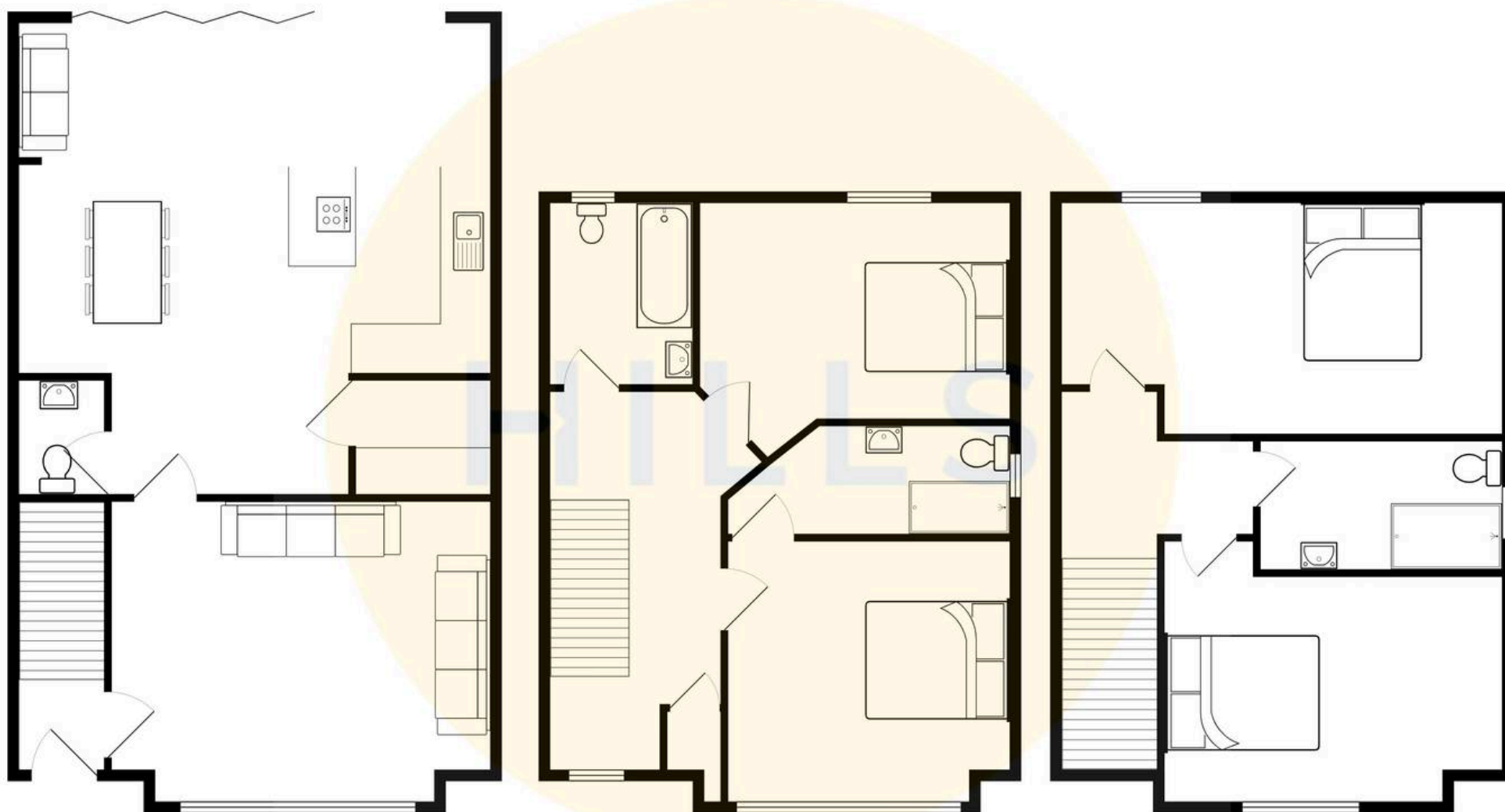






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## Hills | Salfords Estate Agent

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/)



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