



Pembroke Avenue, Eccles
Manchester



Offers in Region of **£300,000**

Pembroke Avenue

Eccles, Manchester

Beautiful four bed mid terrace over four floors. Bay fronted lounge, open plan kitchen/dining with brick fireplace. Generous bedrooms, white bathroom suite, versatile office/playroom. Cellars with utility space. Close to Patricroft Train Station. Period features with modern design.

Council Tax band: A

Tenure: Freehold

- Laid Over Four Fabulous Floors
- Bay Fronted Family Lounge
- Open Plan Kitchen & dining Space with Stunning Brick Fire Place
- Four Generously Sized Bedrooms Laid Across the Upper Two Floors
- Timeless White Three Piece Bathroom Suite
- Cellars Currently Used for Storage & Utility Space
- Small Courtyard with the Addition of a Large Lawned Garden
- Located just a Short Walk from Patricroft Train Station
- Surrounded by Excellent Amenities & Transport Links



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Lounge

15' 9" x 9' 9" (4.80m x 2.97m)

Diner

13' 8" x 10' 1" (4.17m x 3.07m)

Kitchen

10' 9" x 7' 6" (3.28m x 2.29m)

Landing**Bedroom One**

13' 2" x 12' 8" (4.01m x 3.86m)

Bedroom Two

13' 7" x 7' 9" (4.14m x 2.36m)

Bedroom Three

12' 8" x 10' 4" (3.86m x 3.15m)

Bedroom Four

7' 9" x 7' 6" (2.36m x 2.29m)

Bathroom

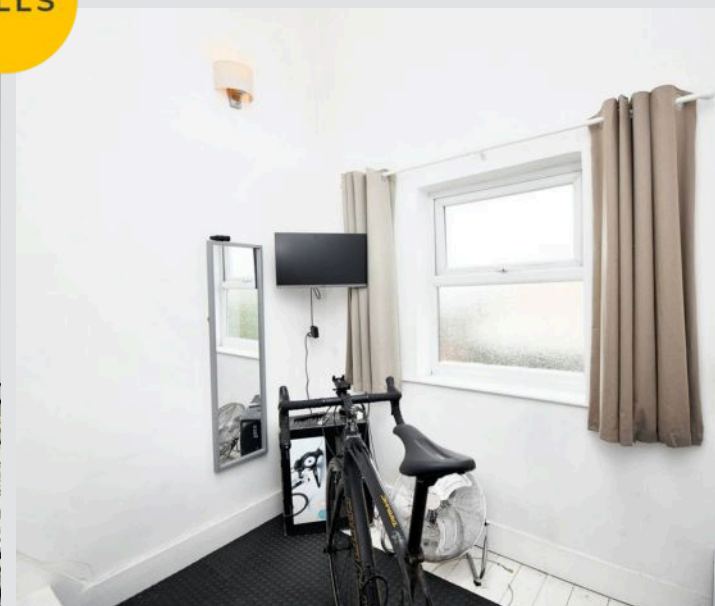
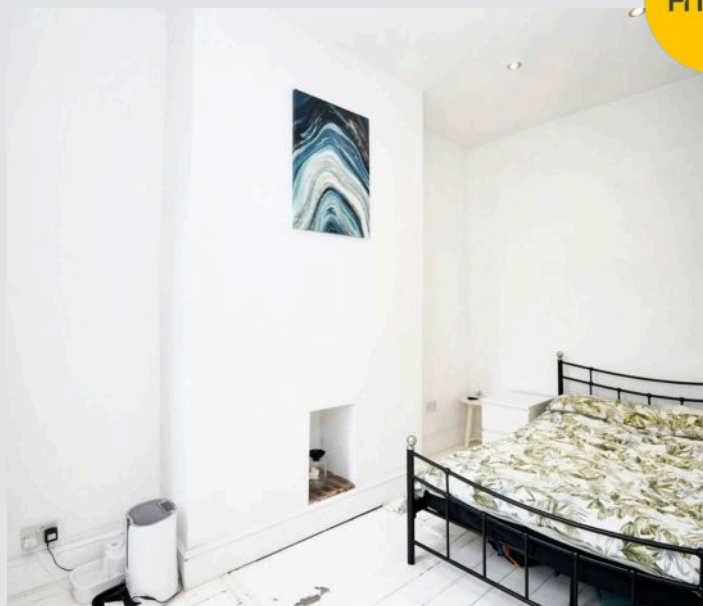
7' 8" x 7' 6" (2.34m x 2.29m)

Cellar

Chamber One - 14'9" x 9'7" Chamber Two - 9'6" x 2'8"

Loft Room

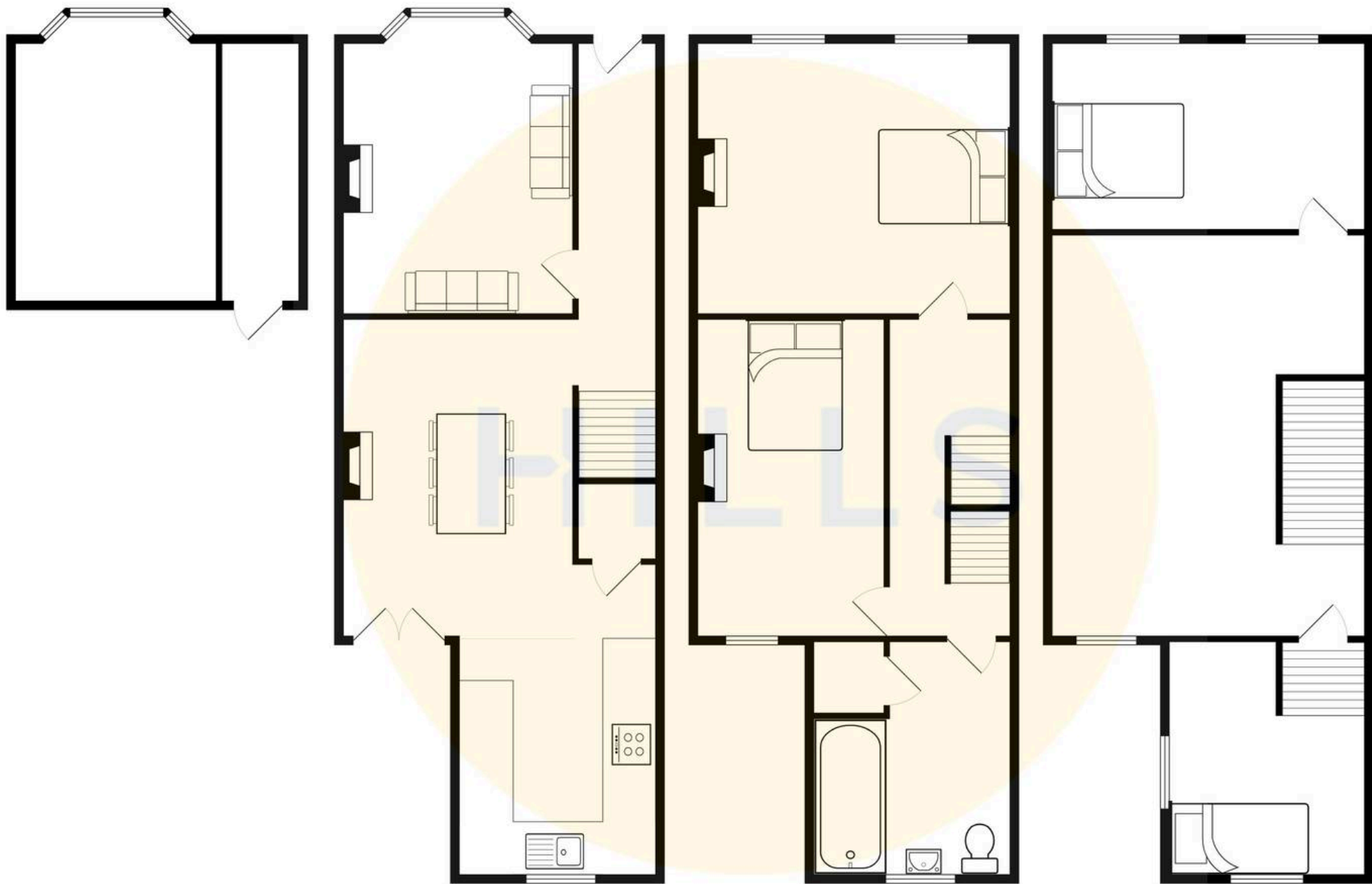
13' 9" x 13' 4" (4.19m x 4.06m)





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