



Grantham Crescent, Eccles
Manchester



Offers in Region of £340,000

Grantham Crescent

Eccles, Manchester

Lovely three bed semi located on the Havenswood Development. New kitchen, spacious lounge, private garden. Guest w.c. three bedrooms, family bathroom. Off-road parking for two cars. Close to amenities, schools, transport links. Ideal for first-time buyers or families.

Council Tax band: C

Tenure: Freehold

- Located on the Desirable Havenswood Development, and Still under Builders Warranty
- Tucked away on a Small Cul De Sac within the Development
- Bright and Airy Lounge
- Stunning Open Plan Kitchen & Dining Space with Quartz Work Surfaces, Central Island and Bi-Folding Doors
- Three Generously Sized Bedrooms
- Four Piece Family Bathroom
- Private Sun Drenched Rear Garden
- Off Road Parking for Two Cars
- Surrounded by Excellent Amenities, Sought after Schools & Brilliant Transport Links
- Perfect First Time Buy or Family Home



HILLS



Lounge

14' 7" x 9' 9" (4.45m x 2.97m)

Kitchen

17' 4" x 14' 0" (5.28m x 4.27m)

Downstairs W.C.

6' 1" x 3' 1" (1.85m x 0.94m)

Landing**Bedroom One**

11' 1" x 8' 8" (3.38m x 2.64m)

Bedroom Two

10' 0" x 8' 7" (3.05m x 2.62m)

Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

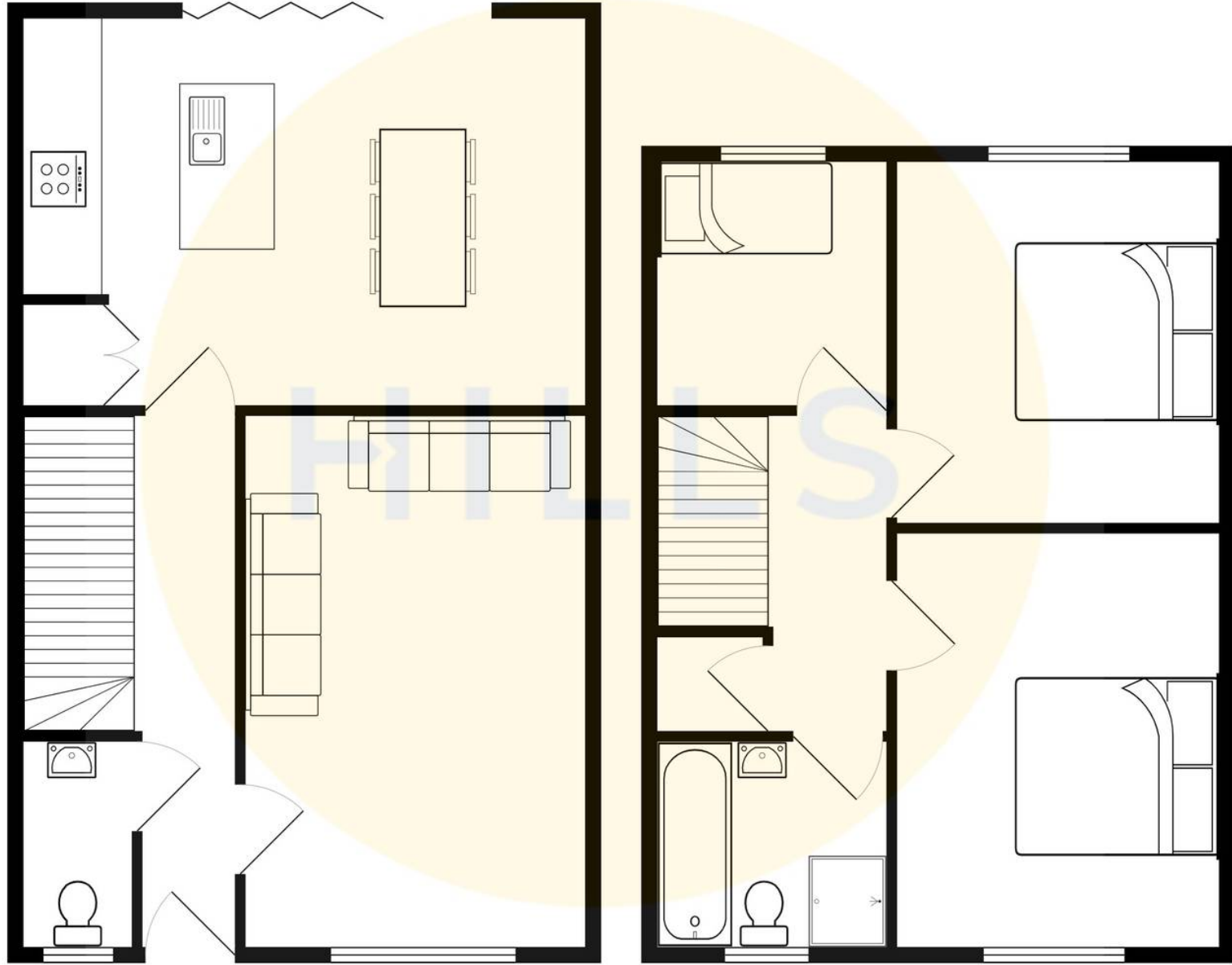
Bathroom

8' 4" x 8' 8" (2.54m x 2.64m)



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.