



Ivory Close, Eccles

Manchester



£200,000



# Ivory Close

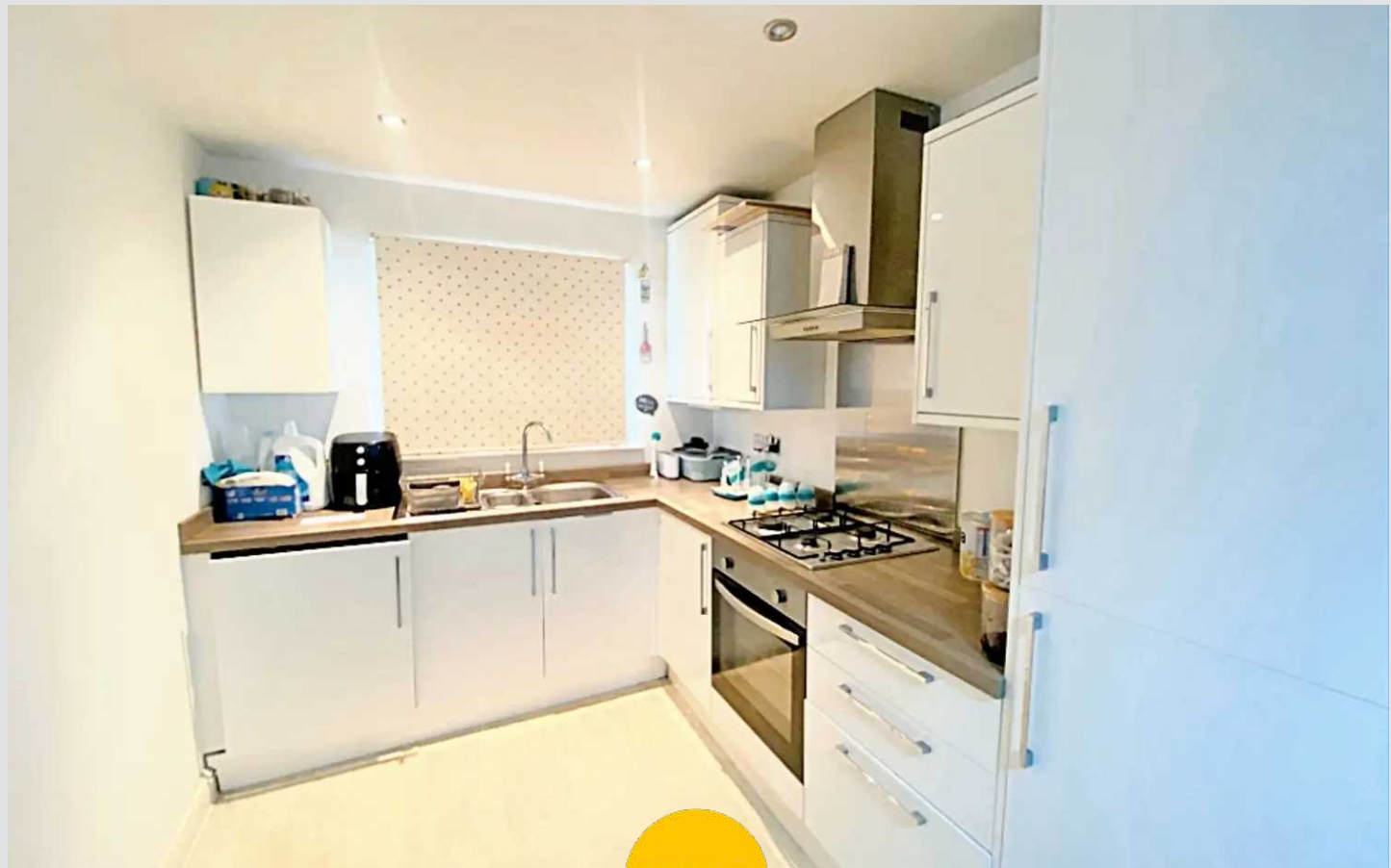
Eccles, Manchester

Modern three bed semi-detached house on a quiet cul de sac. Family lounge with natural light, sleek fitted kitchen/dining area. Three generous bedrooms, family bathroom + downstairs W.C. Well-maintained front/rear gardens and off-road parking. Close to amenities and transport links. Contact us to view.

Council Tax band: B

Tenure: Leasehold

- Modern Build Property
- Tucked Away on a Quiet Cul De Sac
- Family Lounge
- Modern Fitted Kitchen & Dining Area
- Three Generous Bedrooms
- Family Bathroom & Downstairs W.C.
- Gardens to both the Front & Rear
- Off Road Parking for Multiple Cars
- Surrounded by Excellent Amenities & Transport Links



HILLS

### Entrance Hallway

Composite door to the front, ceiling light point, wall mounted radiator, storage cupboard and carpeted floors.

### Lounge

14' 5" x 9' 7" (4.39m x 2.92m)

A spacious lounge complete with double glazed window and double glazed patio door to the rear, ceiling light point, wall mounted radiator and carpeted floors.

### Kitchen

7' 5" x 16' 0" (2.26m x 4.88m)

A range of wall and base units with complementary work top surfaces, integrated sink and drainer unit, integrated oven and hob and integrated fridge/freezer with space for a washing machine. Double glazed window, inset spotlights, wall mounted radiator and vinyl floors.

### W.C

2' 10" x 6' 2" (0.86m x 1.88m)

Two piece suite comprising of a low level WC and hand wash basin. Double glazed window, wall mounted radiator and vinyl floors.

### Landing

Ceiling light point, storage cupboard and carpeted floors.

### Bedroom One

8' 0" x 13' 10" (2.44m x 4.22m)

Fitted with two double glazed windows, ceiling light point, wall mounted radiator, built in storage and carpeted floors.

### Bedroom Two

11' 5" x 7' 9" (3.48m x 2.36m)

Fitted with double glazed window, ceiling light point, wall mounted radiator and carpeted floors.



HILLS





**Bedroom Three**

6' 3" x 9' 6" (1.91m x 2.90m)

Fitted with double glazed window, ceiling light point, wall mounted radiator and carpeted floors.

**Bathroom**

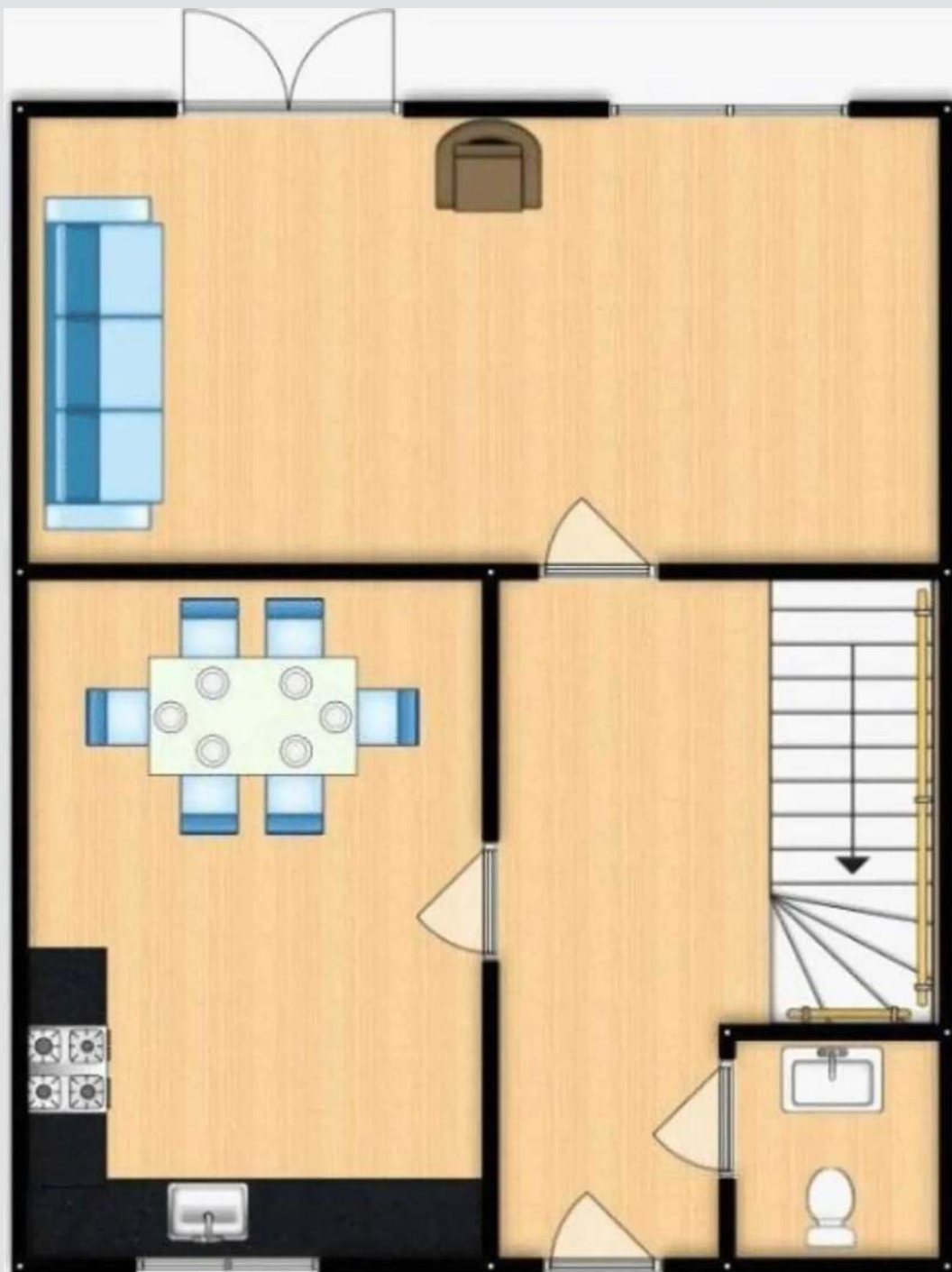
5' 9" x 7' 8" (1.75m x 2.34m)

Three piece suite comprising of a low level WC, hand wash basin and a bath with shower over. Ceiling light point, wall mounted radiator, partially tiled walls and vinyl flooring.

**External**

Double driveway to the front and to the rear is a private garden with side access. The rear garden has a laid to lawn grass and a patio area.









## Hills | Salfords Estate Agent

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