



Lenham Avenue, Eccles

Manchester





# Lenham Avenue

Eccles, Manchester

Spacious three bed semi-detached with open-plan kitchen, utility room, garage & off-road parking. Ideal for families in sought-after location near schools & amenities.

Council Tax band: C

Tenure: Leasehold

- Deceptively Spaceious Semi Detached Property Offered to the Market with No Onward Chain
- Spacious Lounge & Open Plan kitchen and Dining Space
- Utility Room and Guest W.C.
- Three Generous Double Bedrooms
- Modern Shower Room
- Integrated Garage and Gated Off Road Parking
- Low Maintenance Rear Garden overlooking Winton Park
- Within Catchment for Highly Sought After Schooling & Surrounded by Excellent Amenities and Transport Links



HILLS





**Porch**

5' 2" x 4' 0" (1.57m x 1.22m)

**Lounge**

12' 4" x 10' 0" (3.76m x 3.05m)

**Utility**

9' 6" x 6' 2" (2.90m x 1.88m)

**Kitchen/ Diner**

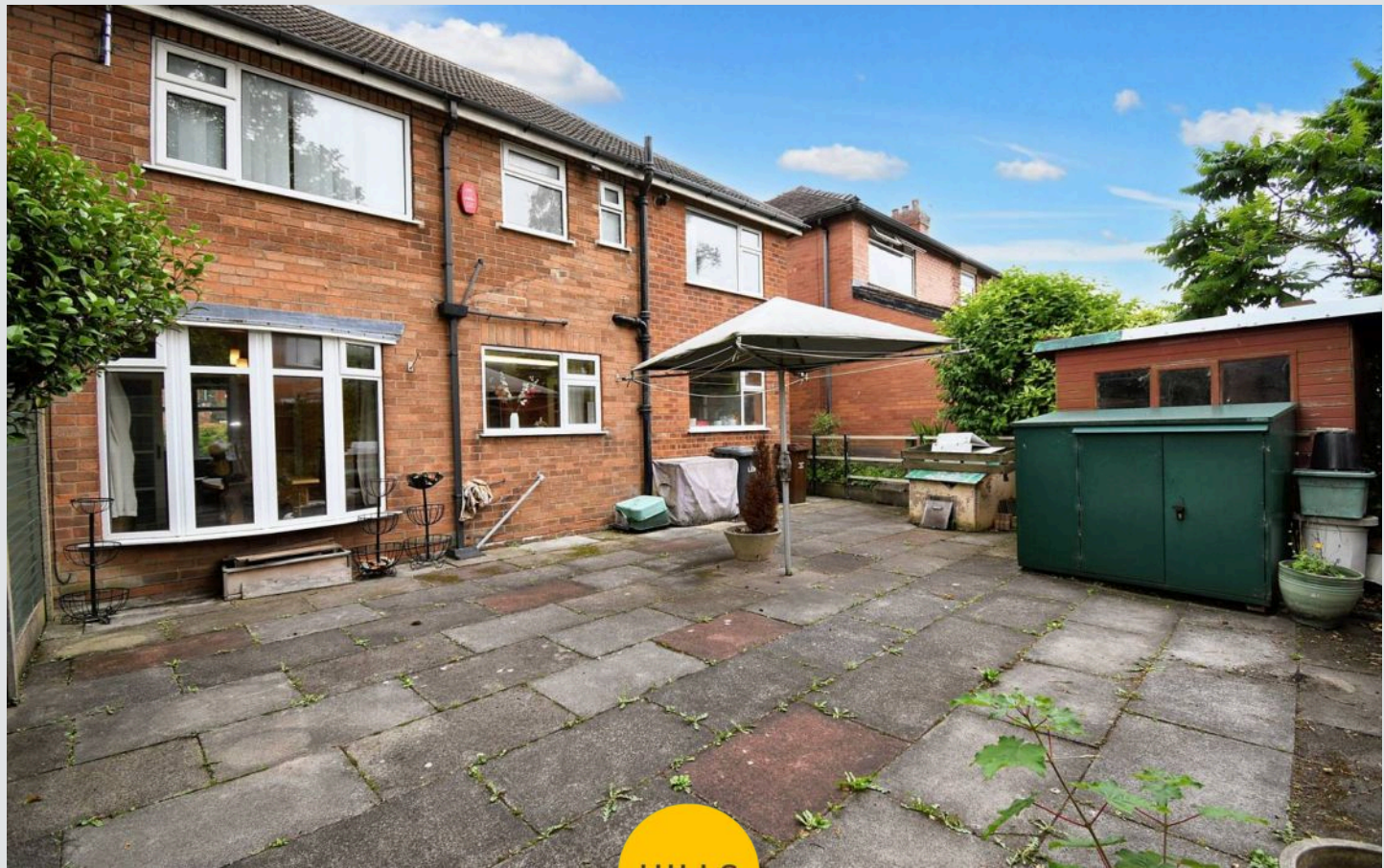
19' 0" x 10' 0" (5.79m x 3.05m)

**Downstairs W.C.**

4' 7" x 3' 0" (1.40m x 0.91m)

**Garage**

20' 6" x 9' 9" (6.25m x 2.97m)



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**Bedroom One**

22' 9" x 9' 6" (6.93m x 2.90m)

**Bedroom Two**

12' 8" x 10' 9" (3.86m x 3.28m)

**Bedroom Three**

12' 7" x 9' 0" (3.84m x 2.74m)

**Bathroom**

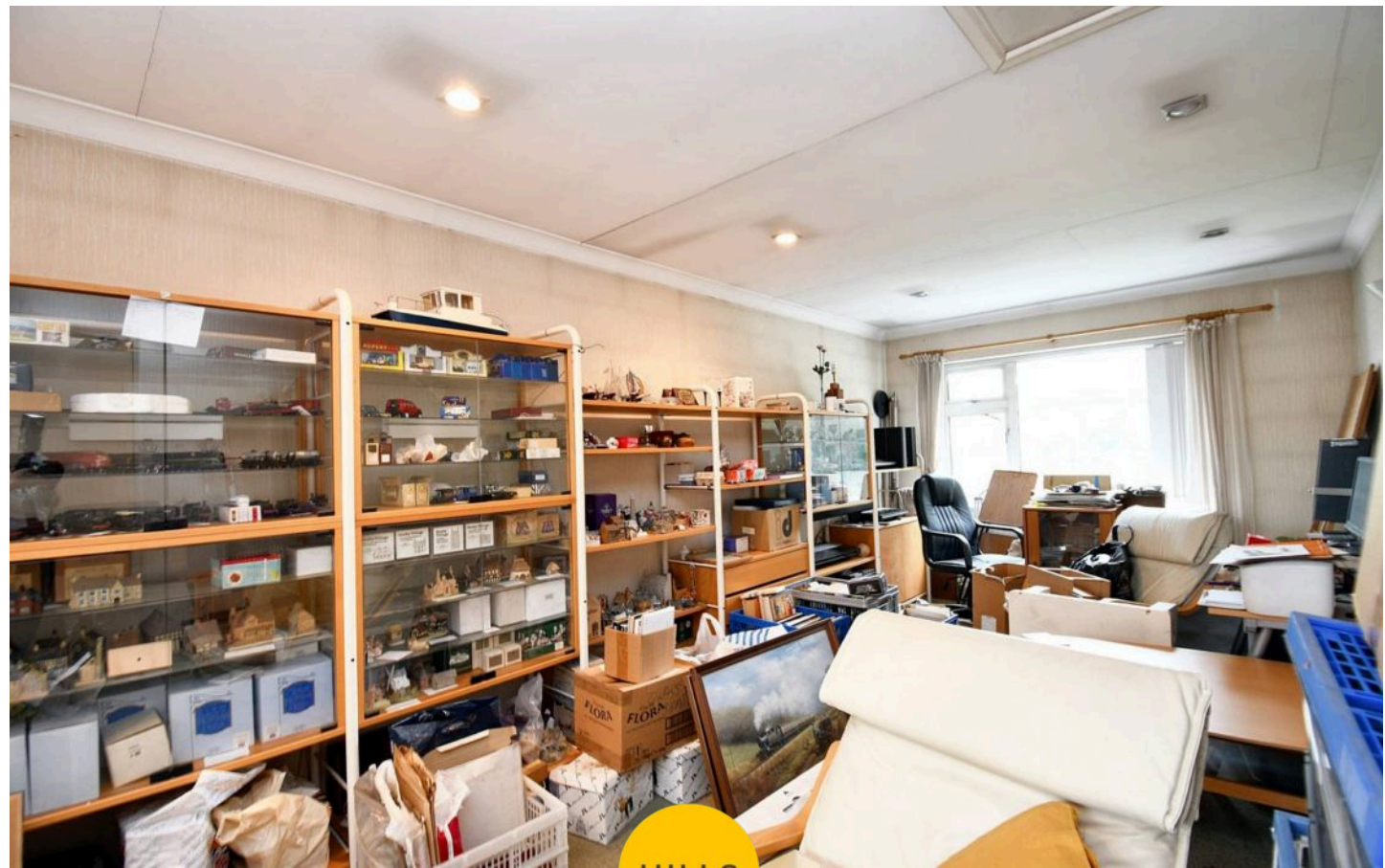
7' 4" x 5' 3" (2.24m x 1.60m)

**Loft Space One**

21' 0" x 7' 5" (6.40m x 2.26m)

**Loft Space Two**

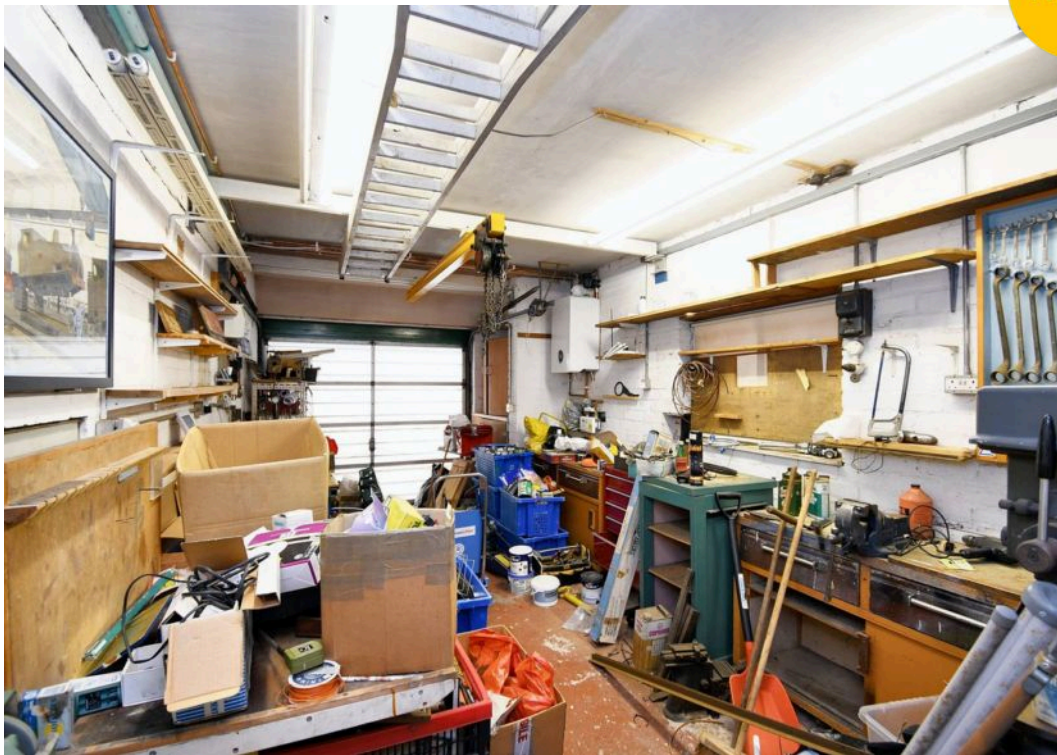
17' 4" x 10' 6" (5.28m x 3.20m)



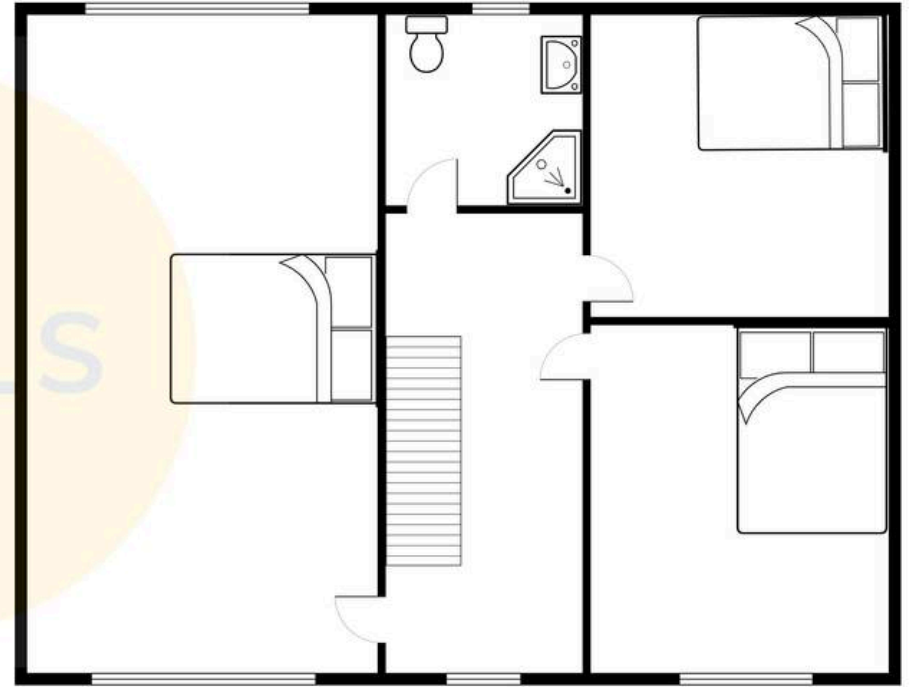
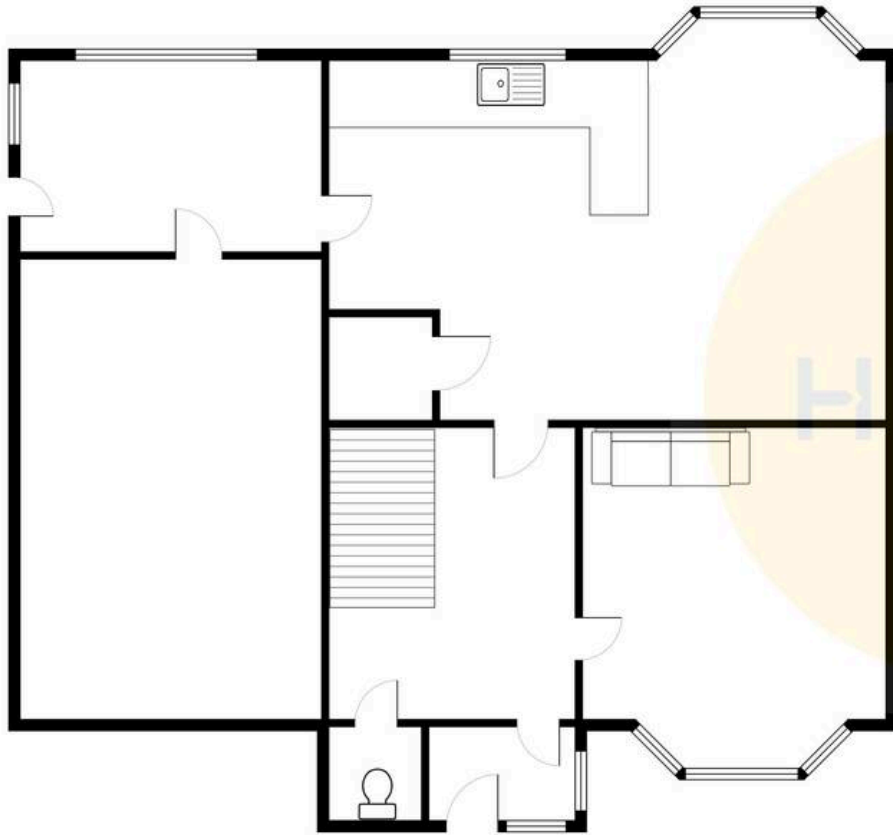




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