

Sycamore Road

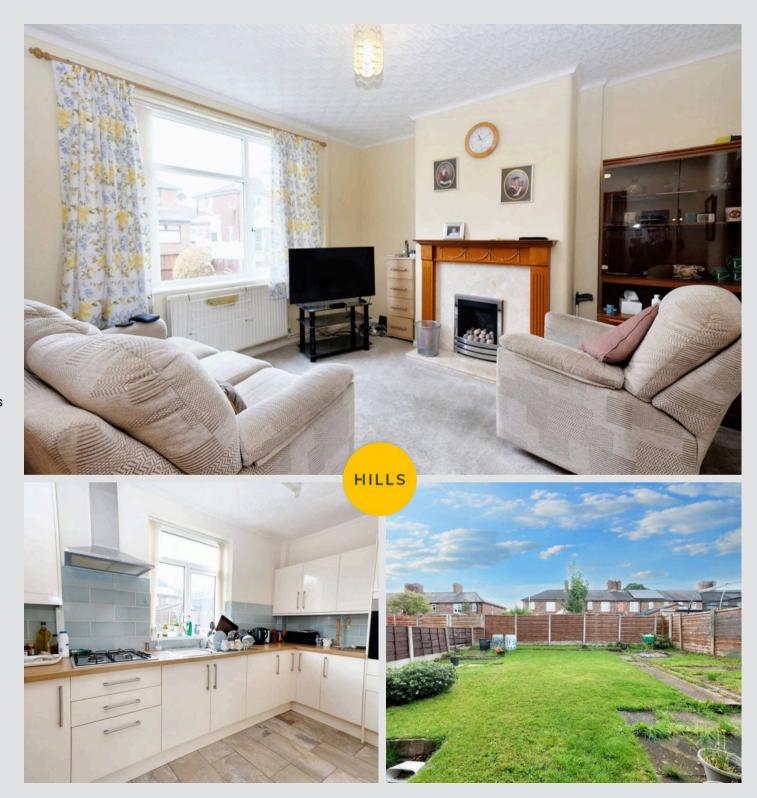
Eccles, Manchester

Fantastic three bedroom semi-detached property coming to the market CHAIN FREE! Conveniently located between Monton and Worsley villages and with off-road parking to the front!

Council Tax band: A

Tenure: Freehold

- Three bedroom semi-detached property coming to the market CHAIN FREE!
- Perfectly located between Monton and Worsley Villages!
- Two spacious reception rooms
- Benefitting from a fitted kitchen and bathroom
- Three generously sized bedrooms
- Beautiful low maintenance front and rear gardens and a driveway for off-road parking
- Private sun-drenched rear garden with patio and lawn
- Perfect first time buy
- Early viewing essential
- Excellently located close to amenities, parks, schools and transport links!



Entrance Hallway

12' 5" x 6' 9" (3.78m x 2.07m)

Lounge

14' 3" x 12' 5" (4.35m x 3.78m)

Dining Room

10' 10" x 7' 10" (3.30m x 2.40m)

Kitchen

10' 4" x 12' 6" (3.16m x 3.81m)

W.C (Outdoor)

6' 8" x 2' 10" (2.03m x 0.87m)

Storage

8' 0" x 11' 3" (2.43m x 3.44m)

Landing

Bedroom One

10' 10" x 12' 2" (3.29m x 3.72m)

Bedroom Two

12' 9" x 10' 1" (3.88m x 3.08m)

Bedroom Three

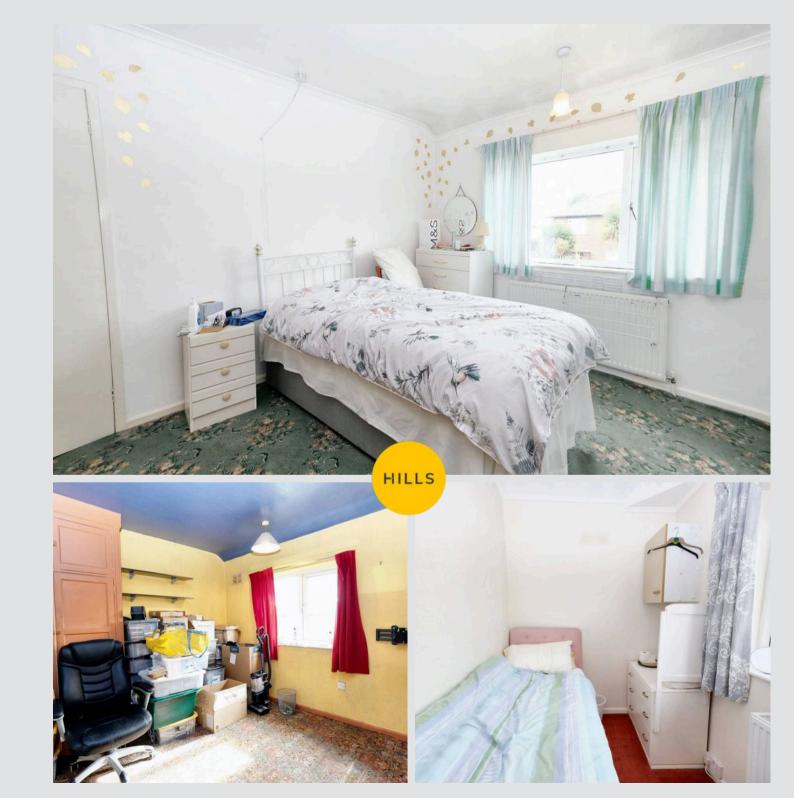
9' 3" x 9' 0" (2.82m x 2.74m)

Bathroom

6' 5" x 6' 10" (1.96m x 2.08m)

W.C

5' 4" x 2' 7" (1.63m x 0.78m)

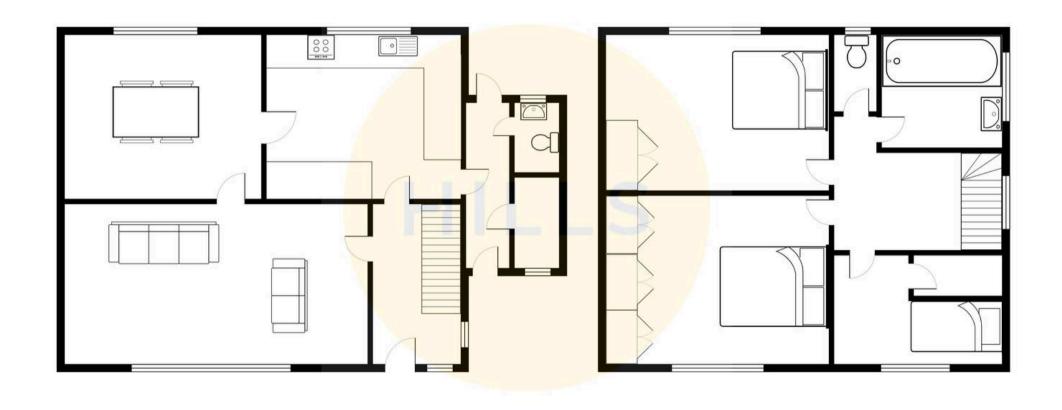














Hills | Salfords Estate Agent

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.