

Woodfield Grove, Eccles

Manchester



In Excess of £180,000

Woodfield Grove

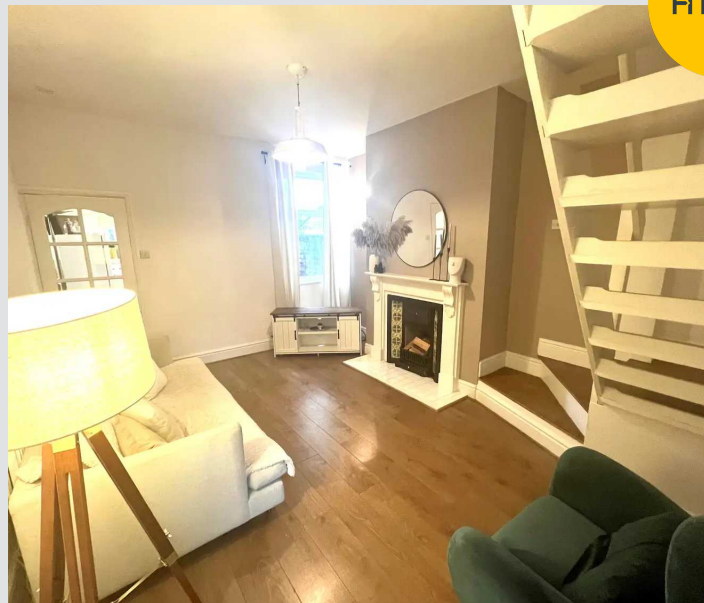
Eccles, Manchester

Take a look at this STUNNING TWO DOUBLE BEDROOM TERRACED property, that benefits from gardens to the front and rear, TWO SPACIOUS RECEPTION ROOMS and a MODERN FITTED KITCHEN! It would be a PERFECT first time home or investment!

Council Tax band: A

Tenure: Leasehold

- Stunning Two Double Bedroom Terraced Property
- Spacious Lounge and Dining Rooms
- Modern Fitted Kitchen and a Four-Piece Bathroom
- Low-Maintenance Courtyard Garden to the Front and a Spacious Garden to the Rear with Paving and Decking
- Within Walking Distance of Eccles Town Centre, with a Variety of Amenities, Including Pubs, Shops and Restaurants
- Close to Transport Links Throughout Manchester, Including Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment
- Close to Local Schooling, Transport Links and Within Easy Access of the Trafford Centre
- Early Viewing is Essential!
- **Photos Taken Prior to Tenancy**



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Dining Room

Dimensions: 15' 6" x 12' 3" (4.72m x 3.73m). Stairs to the first floor, wood fire surround, UPVC double glazed window to the rear and wall-mounted radiator. Laminate floors, power points and ceiling light point.

Landing

Access to all rooms on the first floor, laminate floors and two ceiling light points.

Kitchen

Dimensions: 15' 1" x 7' 4" (4.59m x 2.23m). Fitted with a range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, free standing gas cooker, as well as space and plumbing for washer and fridge/freezer. Wall-mounted radiator, UPVC double glazed windows to the side and rear and access door to the side. Vinyl floors, part tiled walls, power points and inset ceiling light spots.

Bathroom

Dimensions: 9' 7" x 6' 9" (2.92m x 2.06m). Three piece white suite comprising of low level W.C., pedestal hand wash basin and bath with shower over, as well as walk-in double shower. Wall-mounted chrome towel rail, UPVC double glazed window to the rear and ceiling light point. Tiled floors and part tiled walls.

Bedroom One

Dimensions: 12' 3" x 11' 3" (3.73m x 3.43m). Storage cupboard, UPVC double glazed window to the front, laminate floors and wall-mounted radiator. Power points and ceiling light point.

Externally

To the front, a small paved yard with access gate, while to the rear a garden with decked and paved seating areas, fully and privately enclosed, with gated rear access.

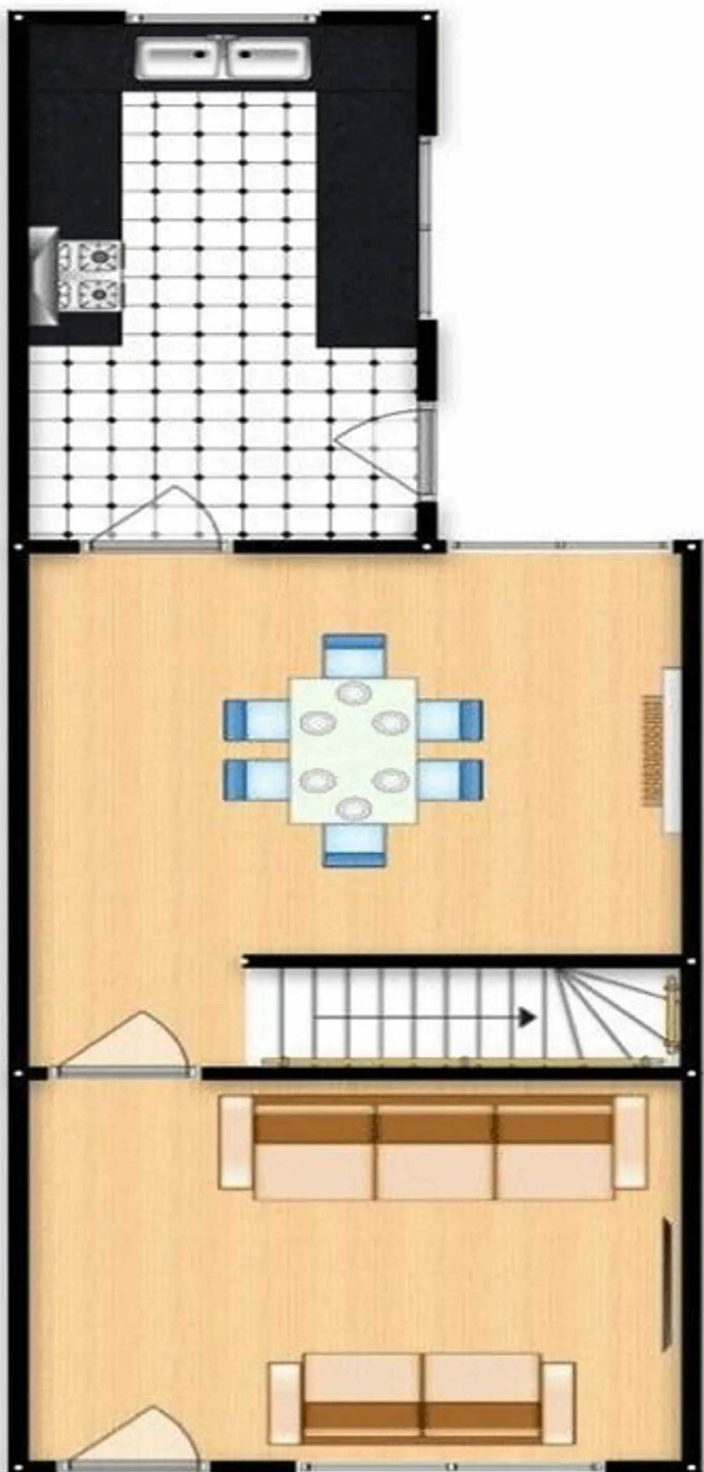
Lounge

Dimensions: 12' 3" x 11' 2" (3.73m x 3.40m). Access door, UPVC double glazed window to the front, laminate floors and wall-mounted radiator. TV, phone and power points, as well as ceiling light point.



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