



Foundry Close, Eccles

Manchester



In Excess of £460,000

# Foundry Close

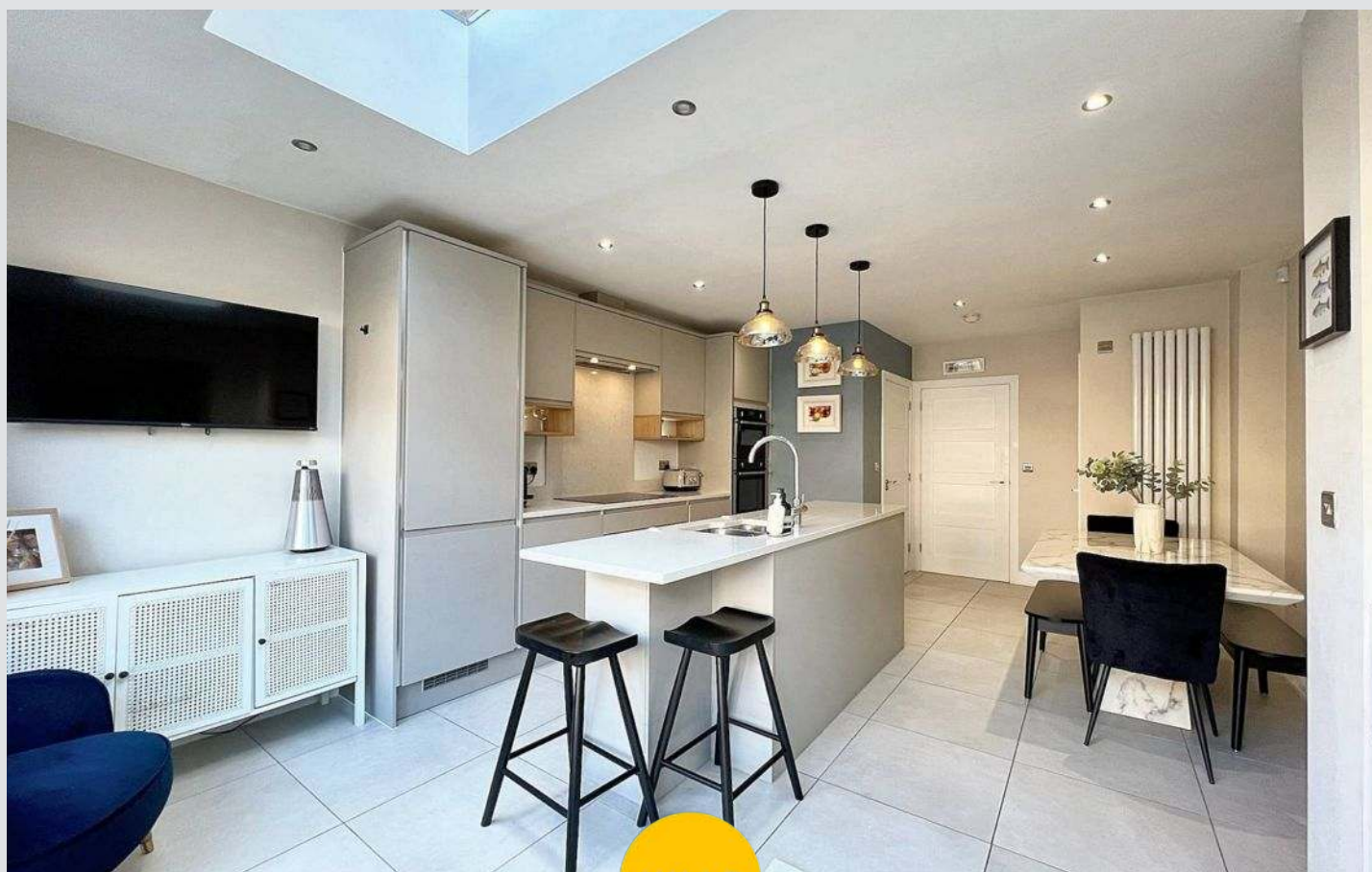
Eccles, Manchester

Located in desirable Monton Village, this modern four bed semi-detached house offers family-friendly design, open-plan kitchen, spacious bedrooms, landscaped garden, and off-road parking with electric charging. Ideal for families, first-time buyers, or investors. Close to amenities and schools.

Council Tax band: D

Tenure: Freehold

- Perfectly Positioned on a Quiet Cul De Sac within the Desirable Monton Village
- Fabulous First Time Buy or Family Home Laid over Three Floors
- Spacious Lounge and Open Plan Fitted Kitchen & Dining Space with Central Island and Bi Folding Doors
- Four Generously Sized Double Bedrooms
- Family Bathroom, Shower Room, En Suite to Guest Room & Guest W.C.
- Landscaped Garden to the Rear & Off Road Parking for Multiple Cars with Electric Charging Point
- Surrounded by a Plethora of Amenities including Shops, Bars & Restaurants
- Local to Both Prep & State Schooling
- Beautifully Presented Throughout



**Entrance Hallway**

**Lounge**

15' 9" x 10' 2" (4.80m x 3.10m)

**Kitchen / Diner**

22' 2" x 13' 4" (6.76m x 4.06m)

**Utility Room**

5' 1" x 3' 8" (1.55m x 1.12m)

**Downstairs W.C.**

4' 8" x 4' 6" (1.42m x 1.37m)

**Landing**

**Bedroom Four**

13' 5" x 9' 2" (4.09m x 2.79m)

**En suite**

6' 9" x 3' 3" (2.06m x 0.99m)

**Bedroom Three**

13' 5" x 10' 1" (4.09m x 3.07m)

**Bathroom**

6' 0" x 6' 2" (1.83m x 1.88m)

**Landing**

**Bedroom Two**

13' 5" x 11' 1" (4.09m x 3.38m)

**Shower Room**

6' 2" x 5' 6" (1.88m x 1.68m)

**Bedroom One**

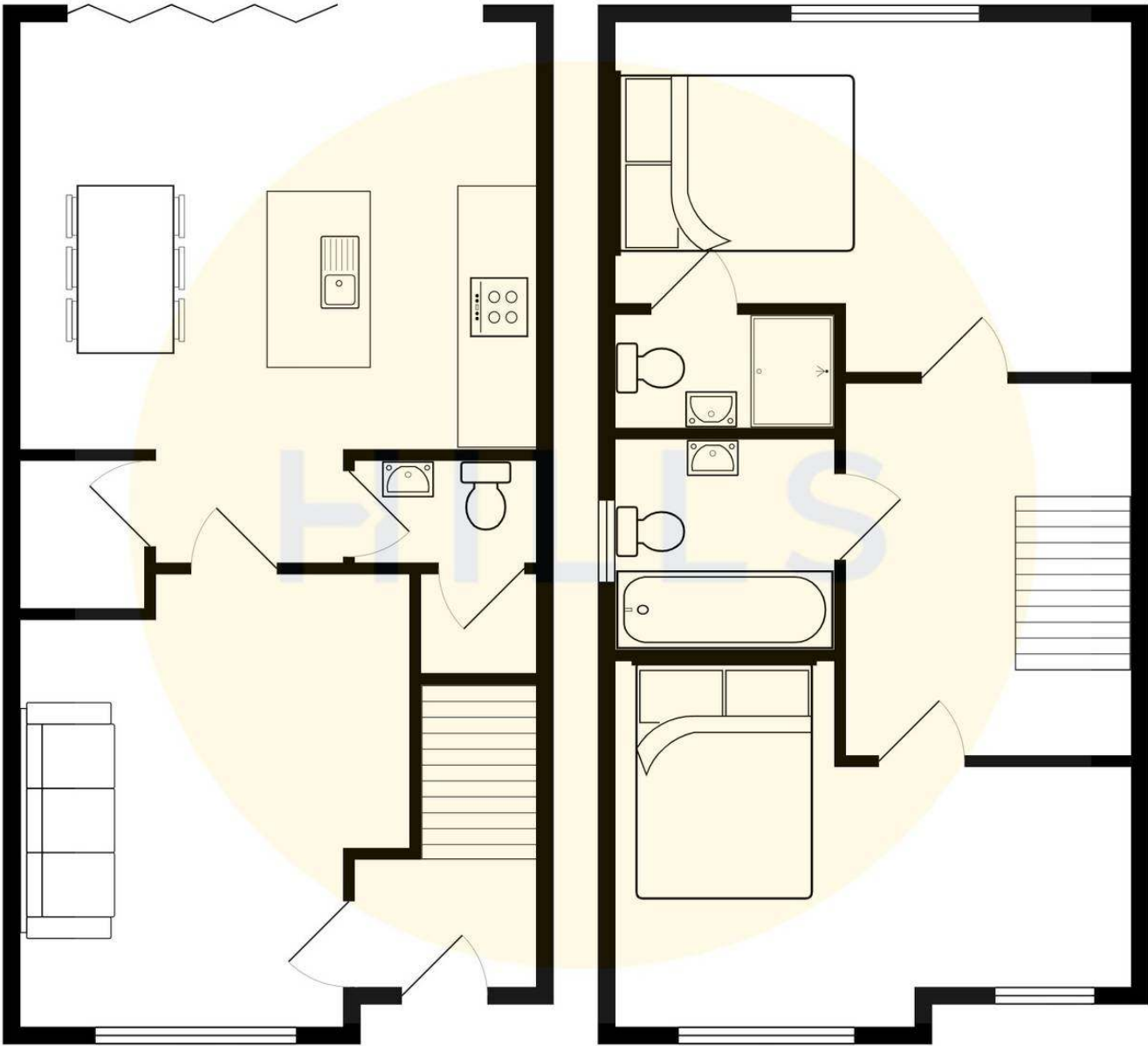
14' 3" x 13' 5" (4.34m x 4.09m)

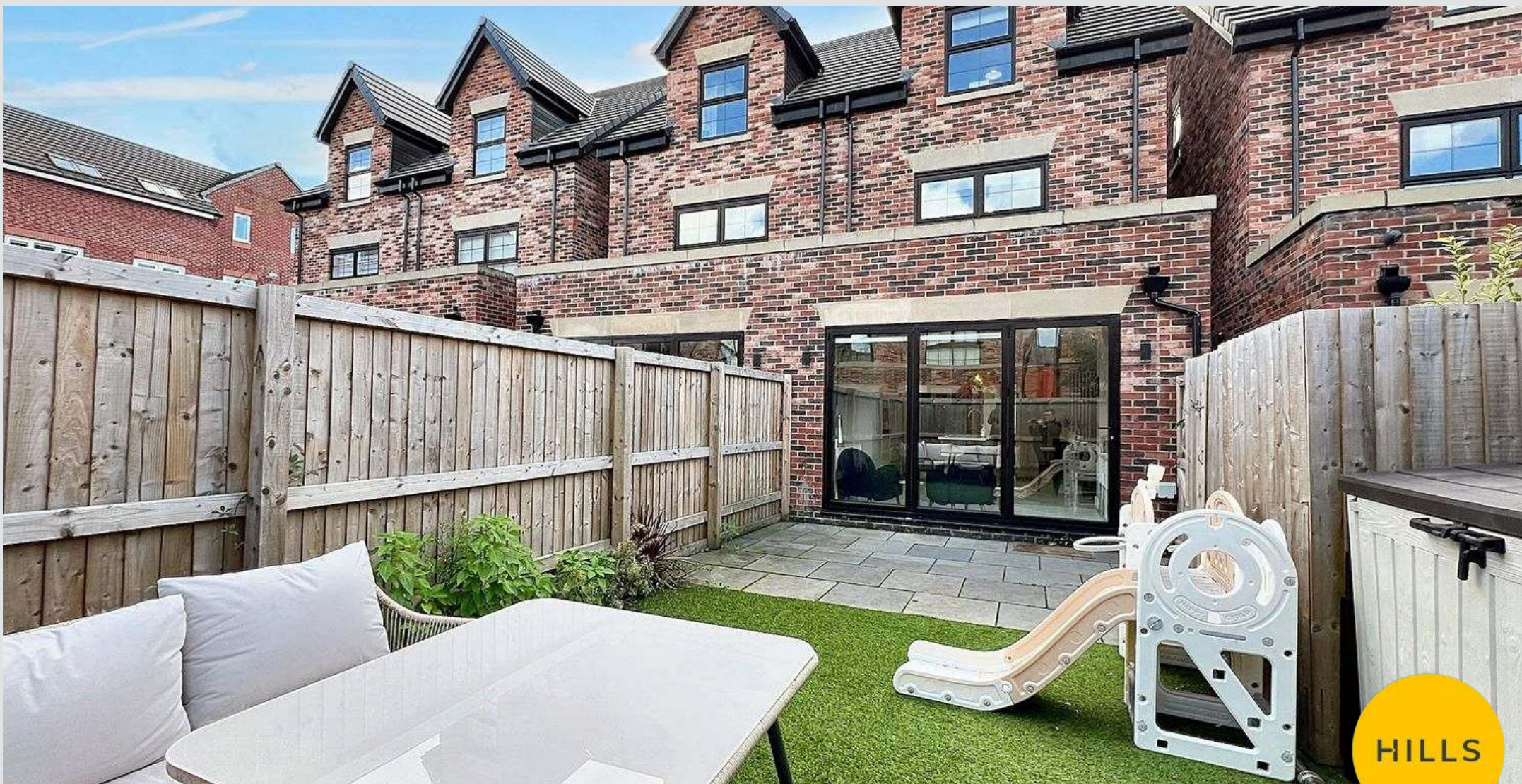




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