



**Matlock Street, Eccles**  
Manchester



In Excess of £200,000

# Matlock Street

Eccles, Manchester

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy Located in a Popular Pocket of M30
- Two Reception Rooms
- Fitted Modern Kitchen & Bathroom
- Two Generous Double Bedrooms
- Fully Converted Loft Space
- Gas Central Heated & Double Glazed Throughout
- Well Kept Rear Garden
- Located within Walking Distance to the Trafford Centre
- Surrounded by Excellent Amenities & Fantastic Transport Links



HILLS

**Living Room One**

40' 4" x 35' 1" (12.30m x 10.70m)

**Living Room Two**

39' 8" x 39' 4" (12.10m x 12.00m)

**Kitchen**

29' 2" x 22' 4" (8.90m x 6.80m)

**Bedroom One**

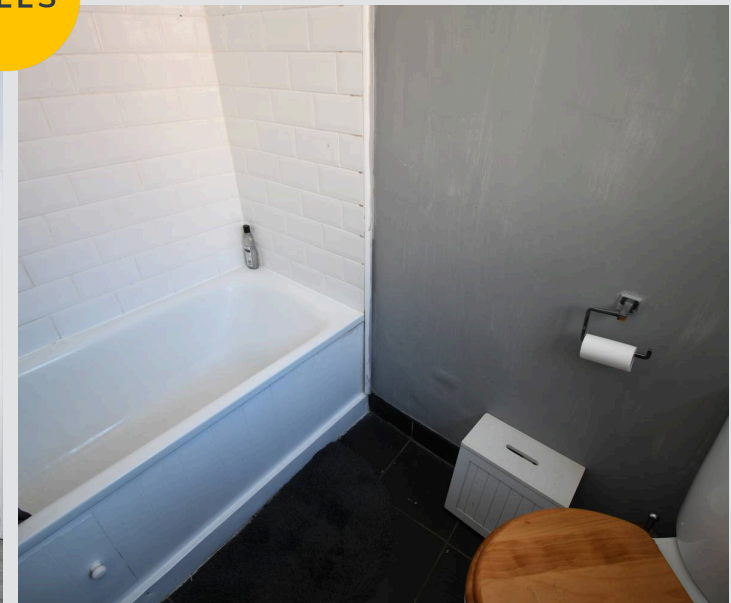
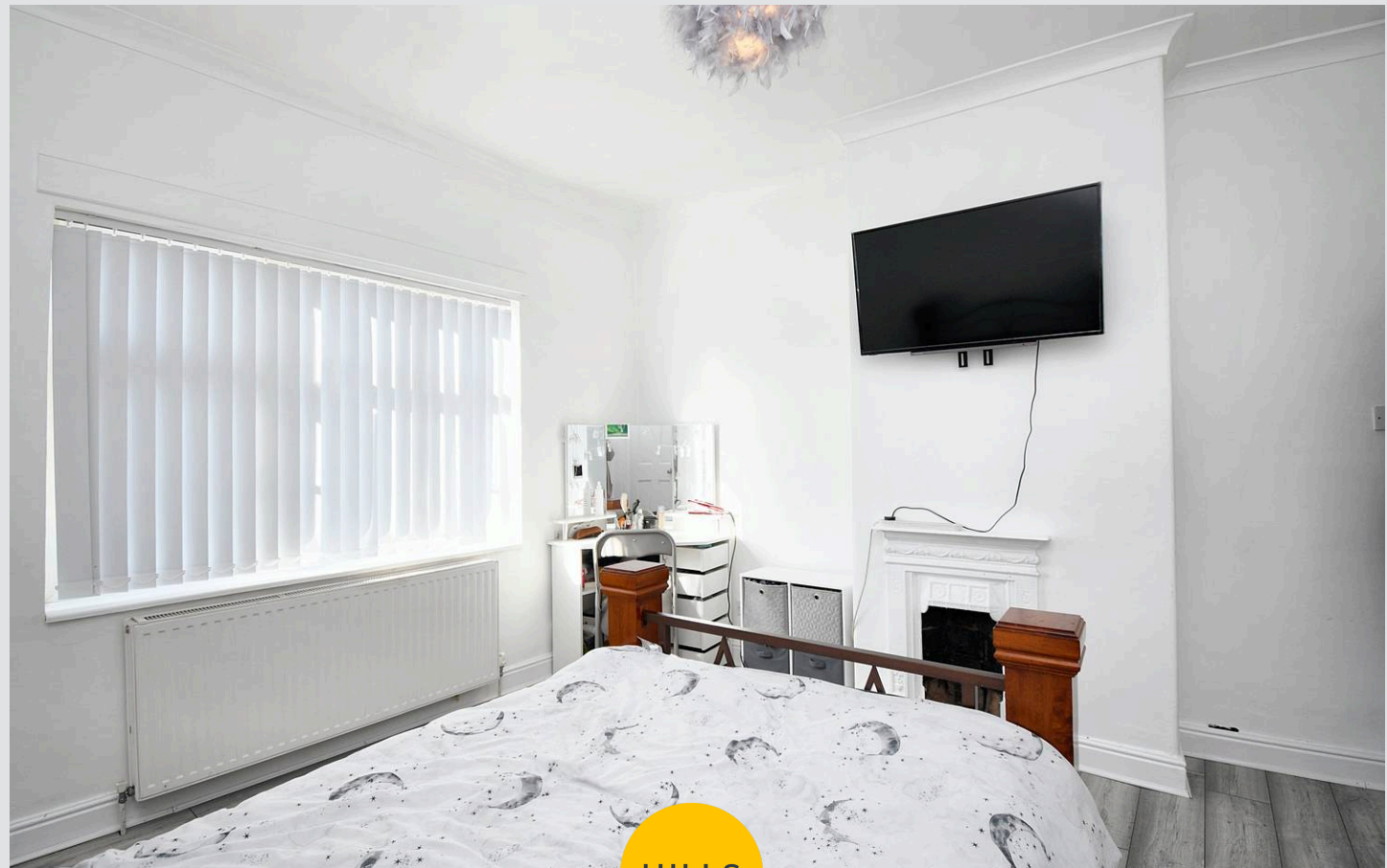
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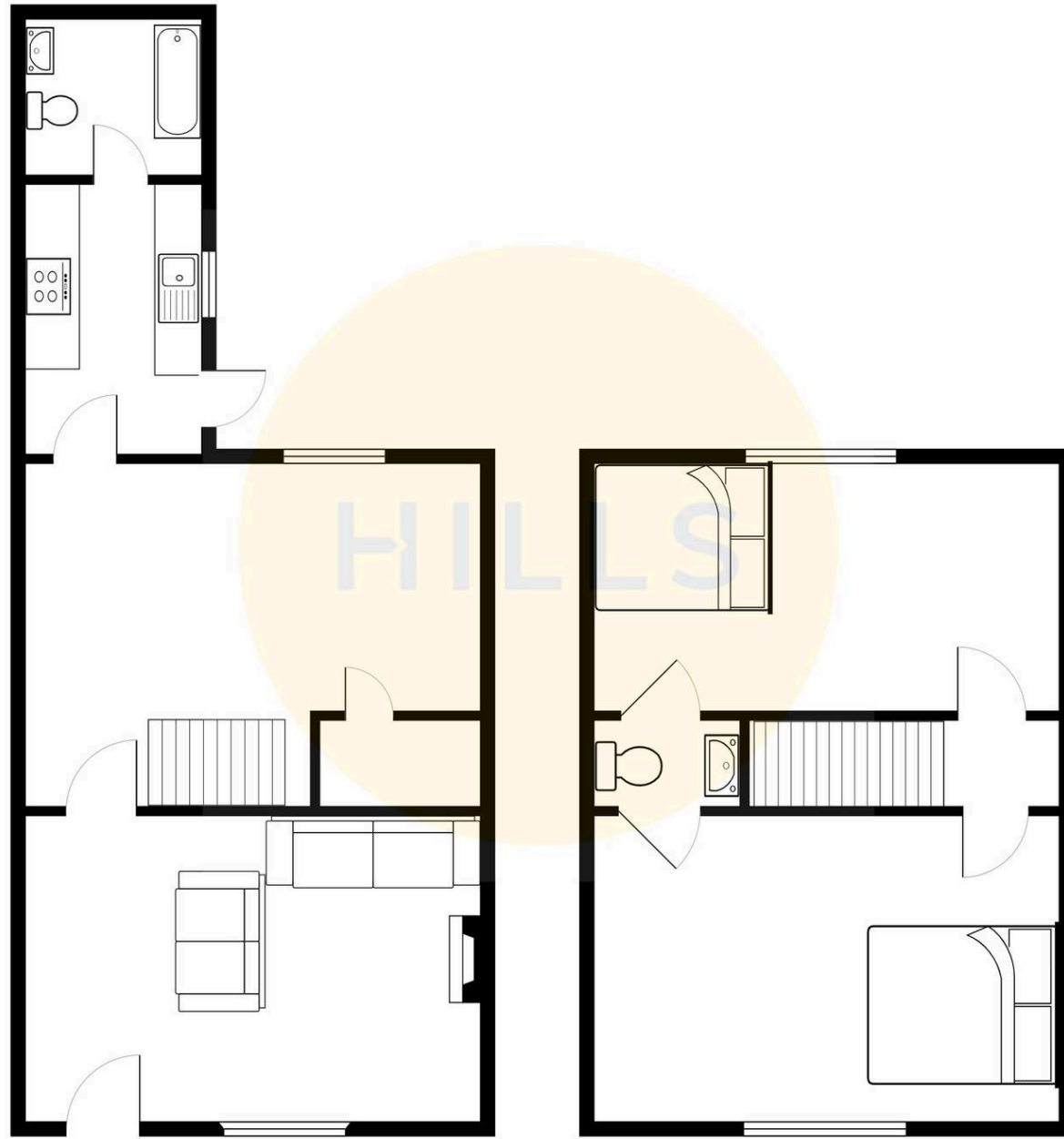
**Bedroom Two**

39' 8" x 39' 4" (12.10m x 12.00m)

**Loft**

40' 0" x 39' 4" (12.20m x 12.00m)







## Hills | Salfords Estate Agent

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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.