



Matlock Street, Eccles

Manchester



Offers Over £190,000

Matlock Street

Eccles, Manchester

Perfect first home featuring two double bedrooms, two reception rooms, a converted loft space and well-kept garden! Great location close to amenities and exceptional transport links
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



Reception Room One

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

Reception Room Two

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

Kitchen

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

Bathroom

6' 6" x 4' 5" (1.98m x 1.35m)

Landing**Bedroom One**

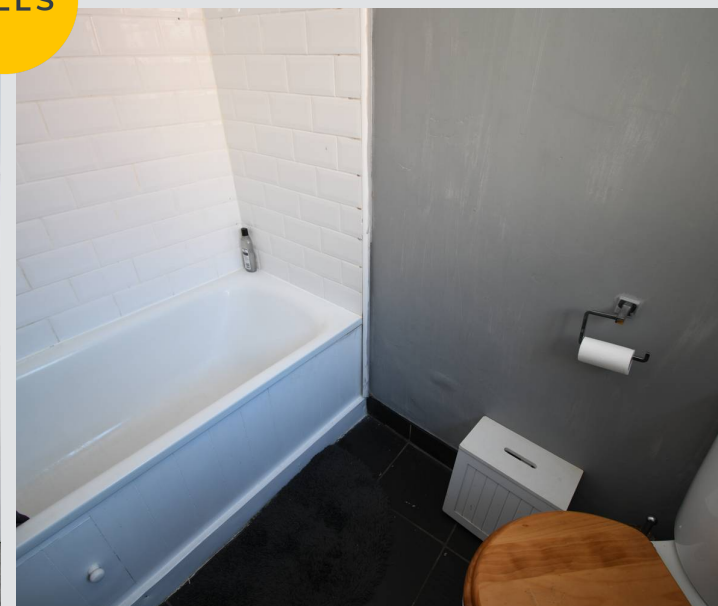
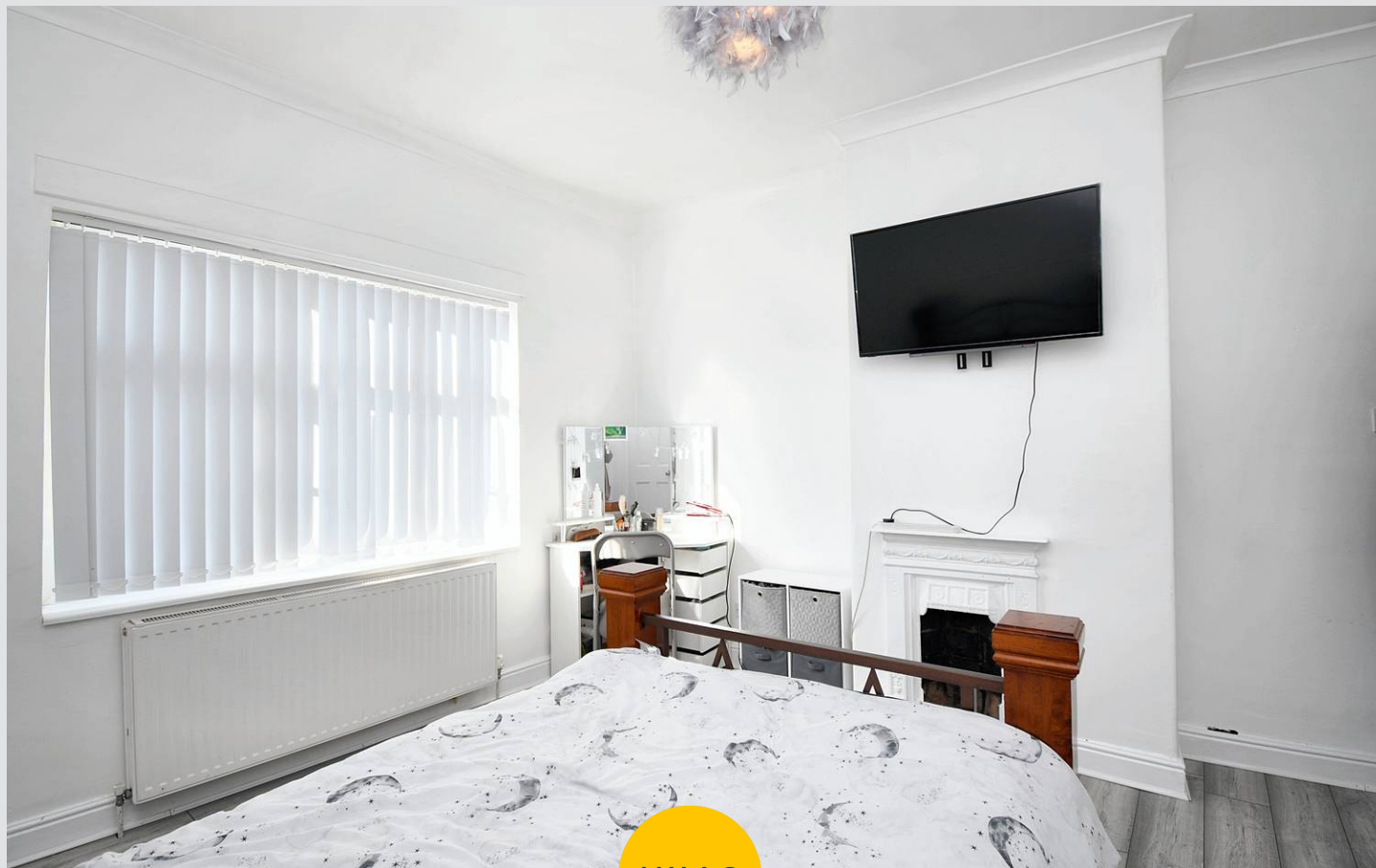
40' 4" x 35' 1" (12.30m x 10.70m)

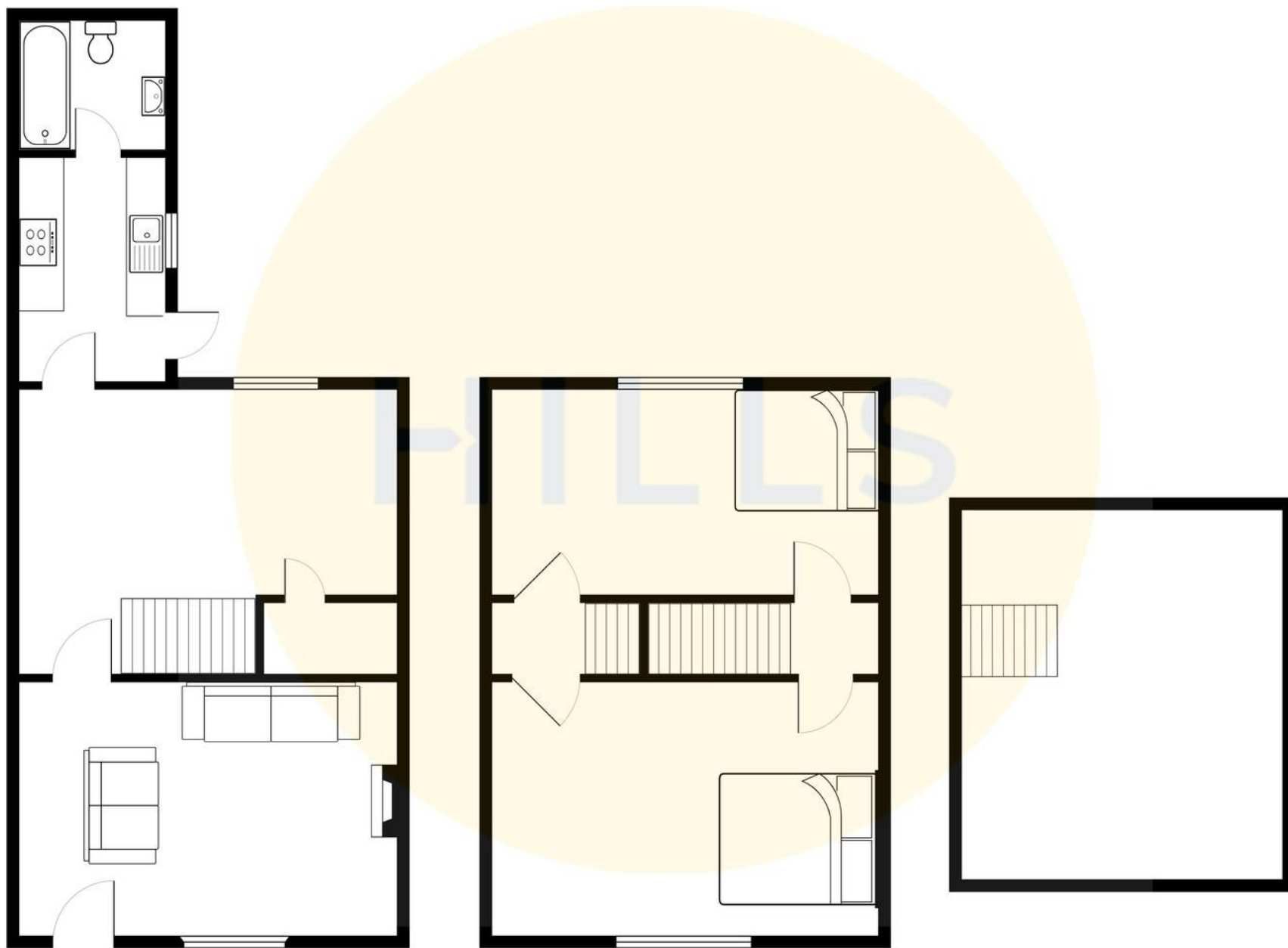
Bedroom Two

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

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.