



Victoria Crescent, Eccles

Manchester



In Excess of £375,000



# Victoria Crescent

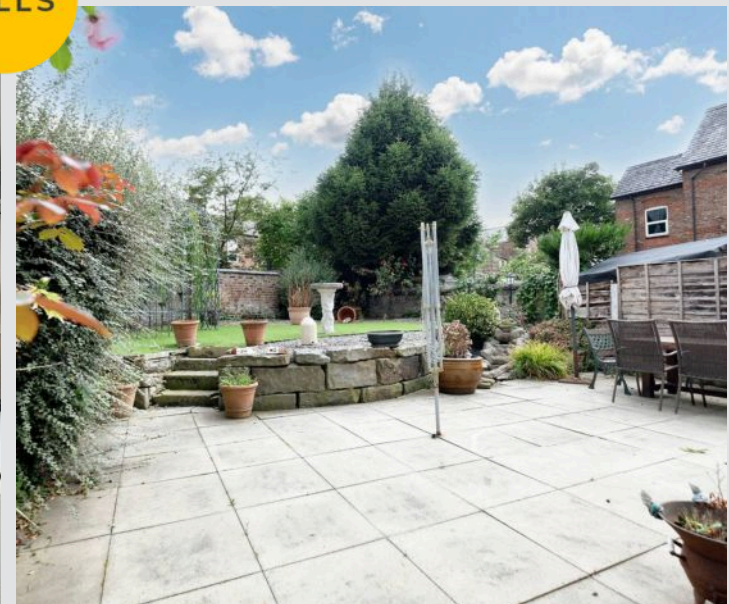
Eccles, Manchester

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY COMING TO THE MARKET CHAIN FREE AND SITUATED IN THE HIGHLY SOUGHT AFTER ELLESMERE PARK AREA! FEATURING THREE BEDROOMS, EXTENDED KITCHEN AND A GARAGE!

Council Tax band: C

Tenure: Freehold

- Fantastic three bedroom semi-detached property situated in the Desirable Ellesmere Park Area And Coming To The Market CHAIN FREE!
- Family Lounge overlooking the Rear Garden & Separate Bay Fronted Dining Space
- Modern three-piece shower room
- Extended contemporary fitted kitchen
- Three generous sized bedrooms
- Beautiful low maintenance front and rear gardens with access round the side
- Driveway and garage for off-road parking
- Back porch housing a downstairs W.C.
- A Great Family Home Located Close to Highly Sought After Schooling
- Surrounded by a Plethora of Amenities and Transport Links



HILLS



**Front Porch**

4' 8" x 7' 11" (1.41m x 2.42m)

**Entrance Hallway**

15' 4" x 6' 11" (4.68m x 2.10m)

**Dining Room**

12' 8" x 13' 7" (3.87m x 4.15m)

**Living Room**

12' 2" x 13' 8" (3.72m x 4.17m)

**Kitchen**

18' 3" x 9' 10" (5.56m x 3.00m)

**Garage**

15' 8" x 8' 10" (4.77m x 2.70m)

**Downstairs WC**

3' 11" x 3' 1" (1.19m x 0.93m)

**Back Porch**

8' 1" x 6' 8" (2.46m x 2.03m)

**Bedroom One**

12' 4" x 15' 7" (3.75m x 4.75m)

**Bedroom Two**

13' 0" x 11' 0" (3.97m x 3.35m)

**Bedroom Three**

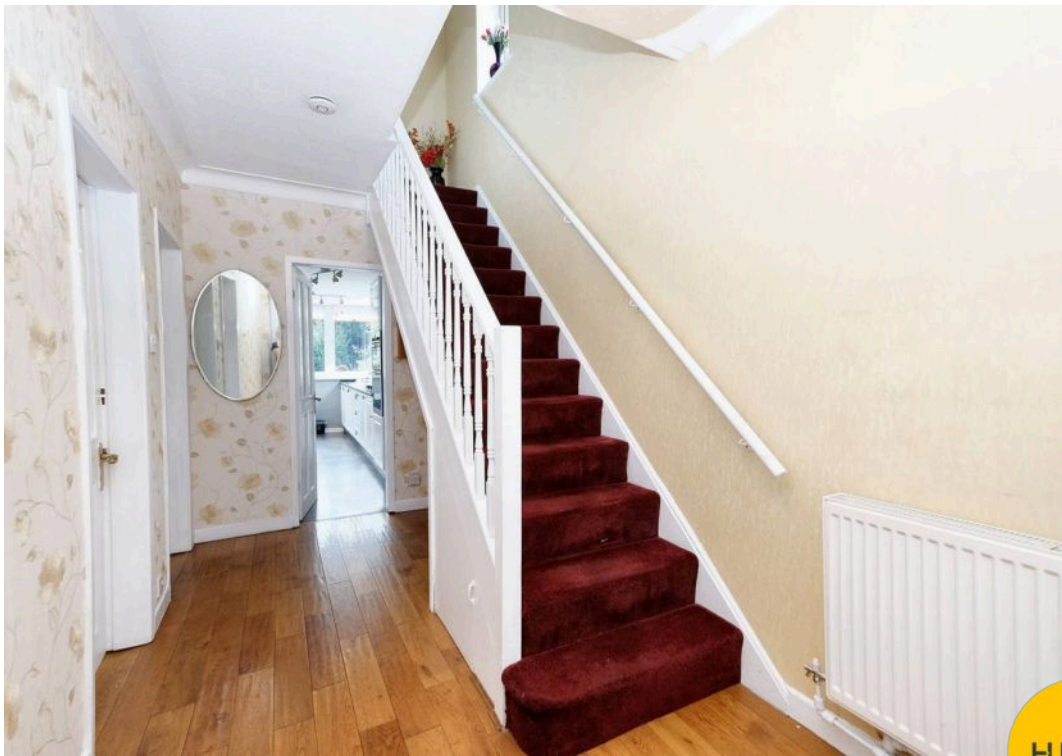
10' 4" x 7' 3" (3.14m x 2.21m)

**Bathroom**

8' 1" x 7' 3" (2.47m x 2.20m)

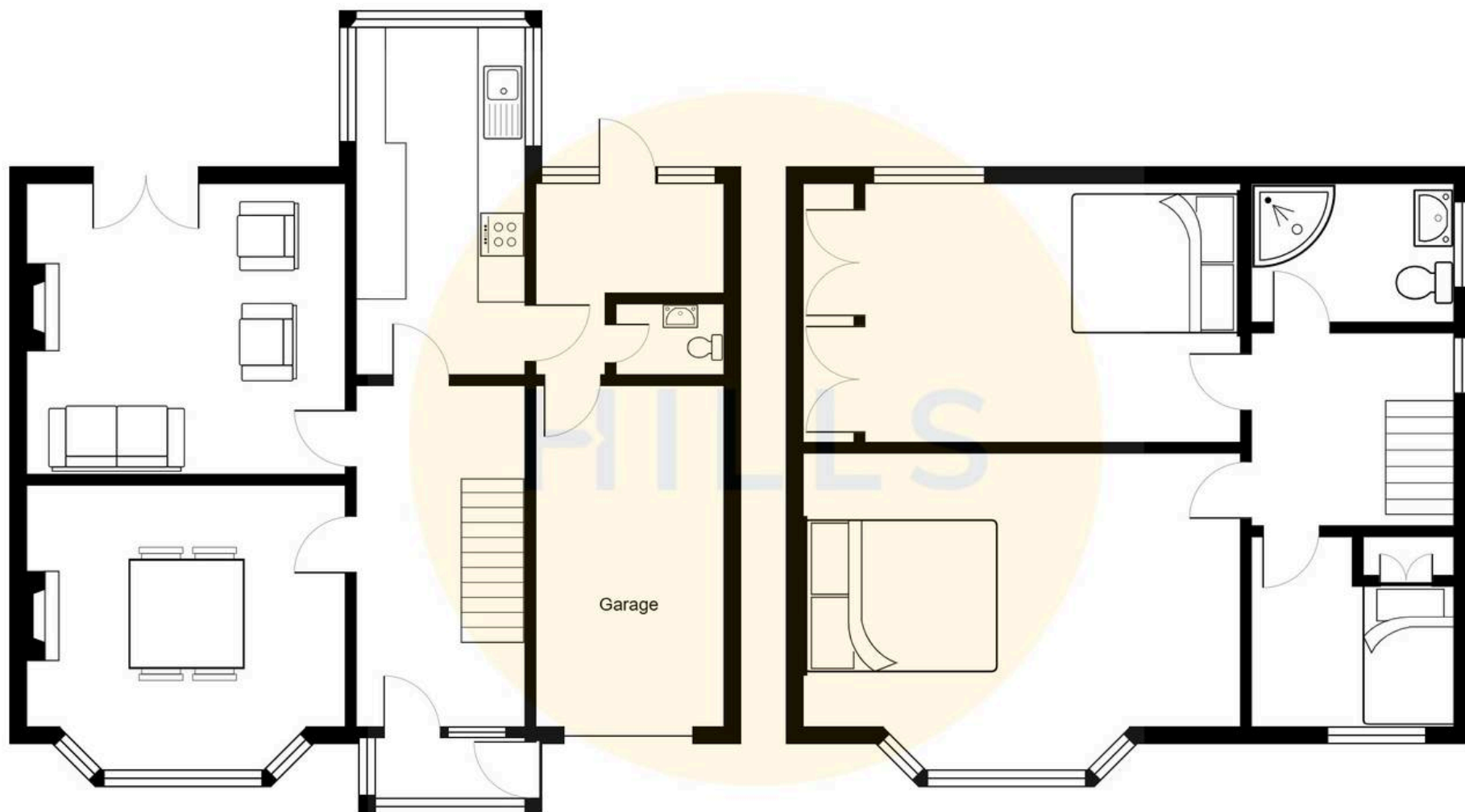






HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In the event of a sale, we will be required to verify the identity of all parties involved. A non-refundable fee of £45 + VAT per person will be charged for this service. Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on the information supplied by the seller. The Agent has no liability for the title of the property. 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 has it been tested. Any equipment, fixtures, fittings or services so cannot verify that they are in working order or will provide any information otherwise. This is a guide only, 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.