

Grand Union Way, Eccles

Manchester

HILLS

Offers in Region of £150,000

# Grand Union Way

Eccles, Manchester

Impeccably presented one bedroom semi-detached house in a sought-after Eccles development. Thoughtfully designed open plan layout, abundance of natural light, low maintenance garden with decked seating area, off-road parking. Ideal for first-time buyers or downsizers. Great amenities & transport links. Stylish & contemporary home with charm. Don't miss out!

Council Tax band: A

Tenure: Leasehold

- Located on one of Eccles Most Desirable Residential Developments
- Well Presented Throughout
- Open Plan Layout to the Ground Floor
- Contemporary Fitted Kitchen with Integral Appliances
- Spacious Light & Airy Bedroom
- Newly Fitted Bathroom
- Well Maintained Low Maintenance Garden
- Off Road Parking
- Perfect First Buy or Downsize
- Surrounded by Excellent Amenities & Transport Links



## Entrance Hallway

Alarm panel and wall-mounted radiator. Opening into the lounge/kitchen.

## Lounge

12' 5" x 17' 3" (3.78m x 5.26m)

Double glazed window to the front and inset ceiling light points. Patio doors open onto the rear garden. Opening into the kitchen and stairs to the 1st floor landing.

## Kitchen / Diner

12' 4" x 5' 11" (3.76m x 1.80m)

Fitted with a stunning range of wall and base units with complimentary roll top work surfaces and an integrated sink and drainer unit. Fully integrated appliances including oven, hob and extractor, dishwasher, washing machine and fridge/freezer. Double glazed window to the side, inset ceiling spotlights, under-lights, plinth lighting and tiled flooring. Breakfast bar. Opening into the lounge.

## Landing

Ceiling light point, loft access and storage cupboard.

## Bedroom One

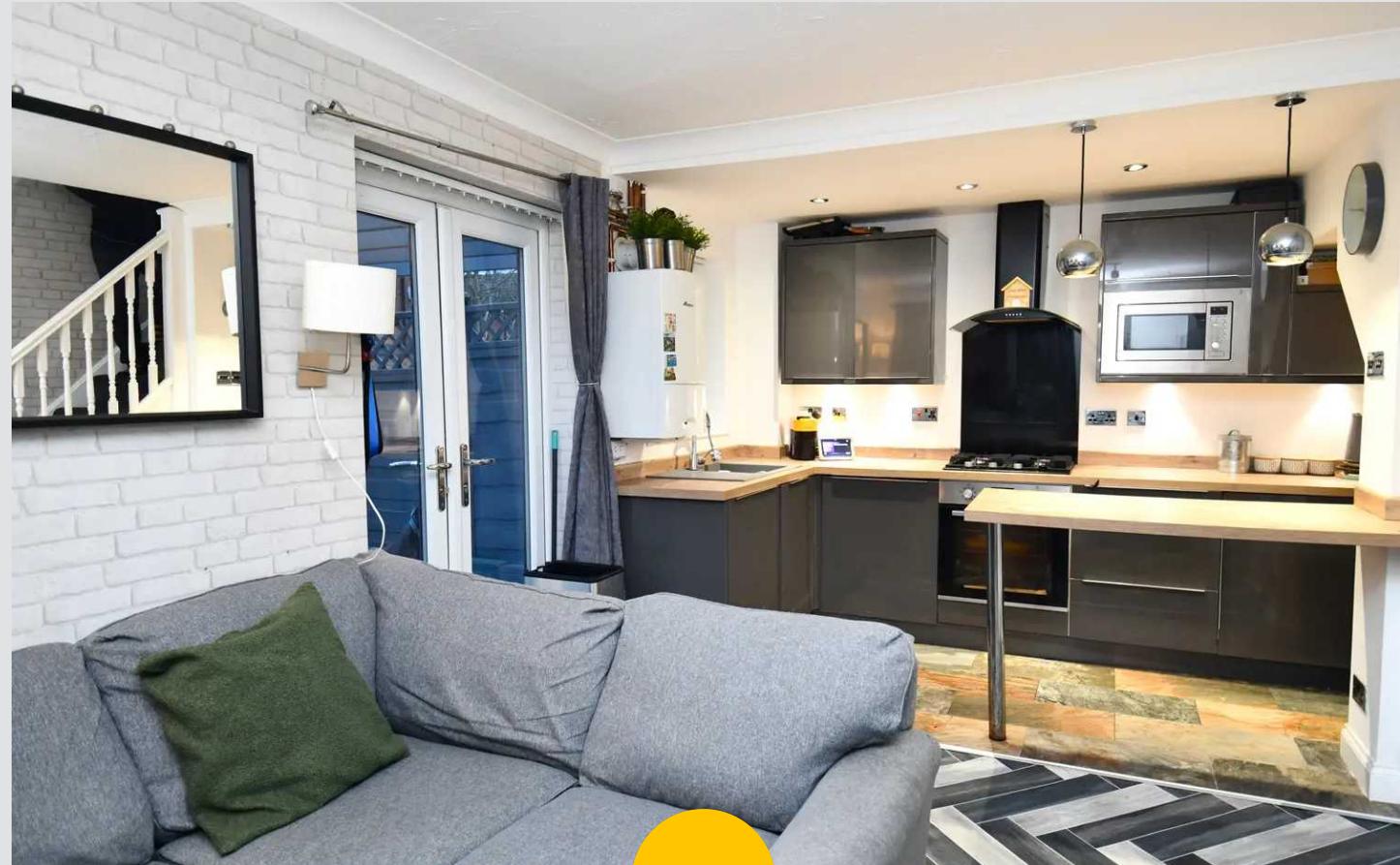
9' 9" x 12' 5" (2.97m x 3.78m)

Two double glazed windows to the front, double glazed window to the side, inset ceiling spotlights and wall-mounted radiator. Built in storage cupboard and carpeted flooring.

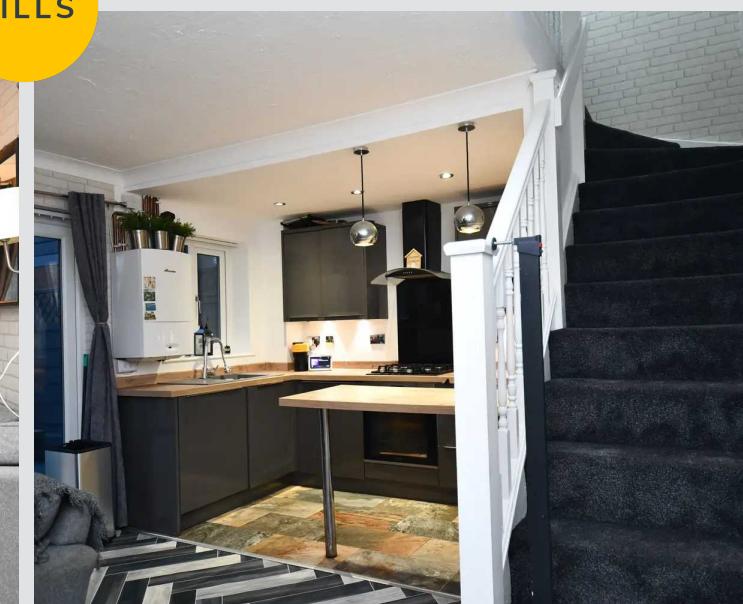
## Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)

Fitted with a three piece suite comprising of low level WC, pedestal hand wash basin and a shower cubicle. Double glazed window to the side, ceiling light point and wall-mounted radiator. Part tiled walls.



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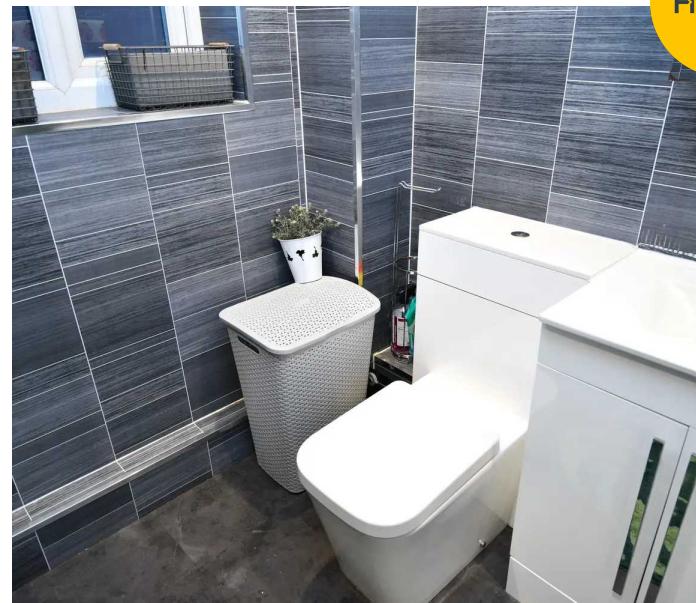


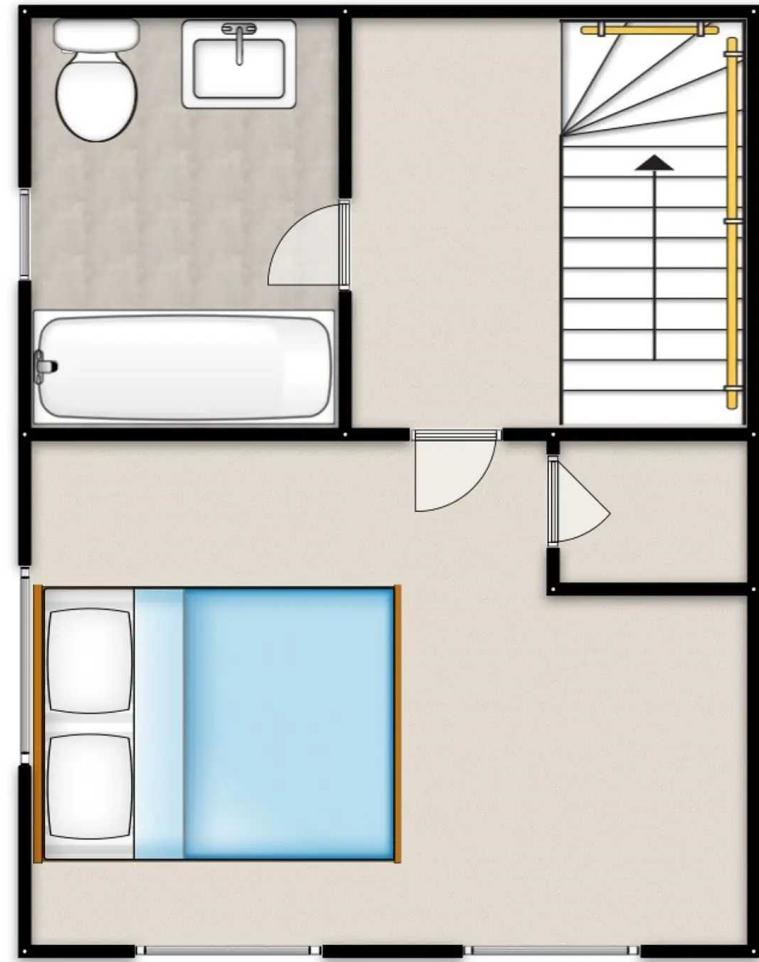
## External

To the rear and side is a large, sun drenched garden complete a spacious decked terrace with multiple seating areas. The garden flows down to a well-kept flowering enclosure all surrounded by wood panel fencing. Outside lighting, outside power points and a garden shed complete this mini oasis. To the front of the property off road parking and gated access.



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Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a

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