

Roberts Street, Eccles

Manchester

HILLS

In Excess of £200,000

# Roberts Street

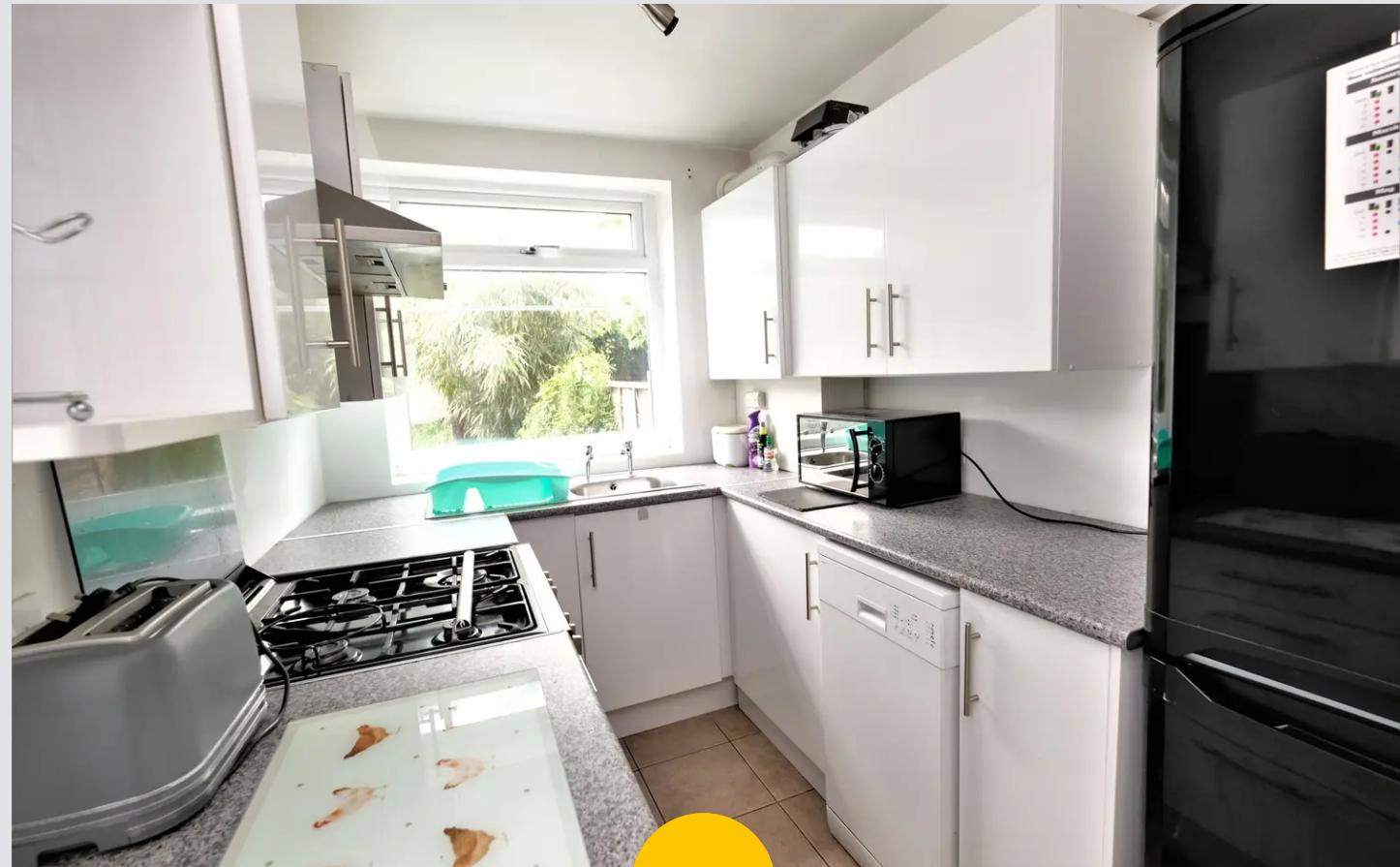
Eccles, Manchester

The PERFECT FIRST HOME offering TWO RECEPTION ROOMS, TWO BEDROOMS, FITTED KITCHEN & BATHROOM and ample storage through. Warmed by GAS CENTRAL HEATING & DOUBLE GLAZED. The property is perfectly located close to shops, parks, schools & excellent transport links!

Council Tax band: B

Tenure: Freehold

- Chain free property
- Perfect first time buy
- Two reception rooms
- Two bedrooms
- Fitted kitchen & bathroom
- Excellently located close to shops, parks & schools
- Surrounded by fantastic transport links
- Sizable rear garden with outbuilding as well as garden to the front



## Lounge

13' 3" x 11' 8" (4.04m x 3.56m)

Ceiling light point, double glazed window, wall mounted radiator, power point and alarm control.

## Dining Room

12' 4" x 9' 7" (3.76m x 2.92m)

Ceiling spotlights, double glazed window, wall mounted radiator, power points, storage and entrance into kitchen.

## Kitchen

10' 8" x 6' 3" (3.25m x 1.91m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Space for a washer, cooker and fridge freezer. Ceiling light point, double glazed window, wall mounted radiator and pvc door to the rear garden.

## Landing

Ceiling light point, double glazed window and access to bedrooms and bathroom.

## Bedroom One

13' 5" x 11' 9" (4.09m x 3.58m)

Ceiling light point, double glazed windows, wall mounted radiator, power point and built-in wardrobes.

## Bedroom Two

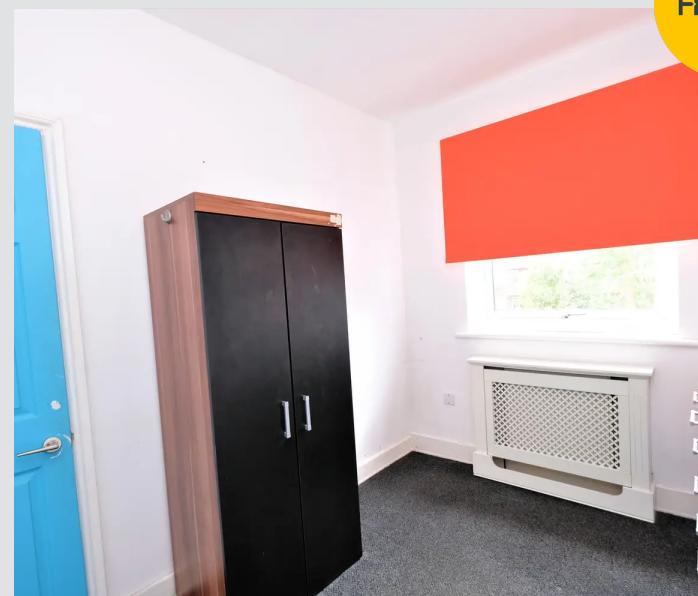
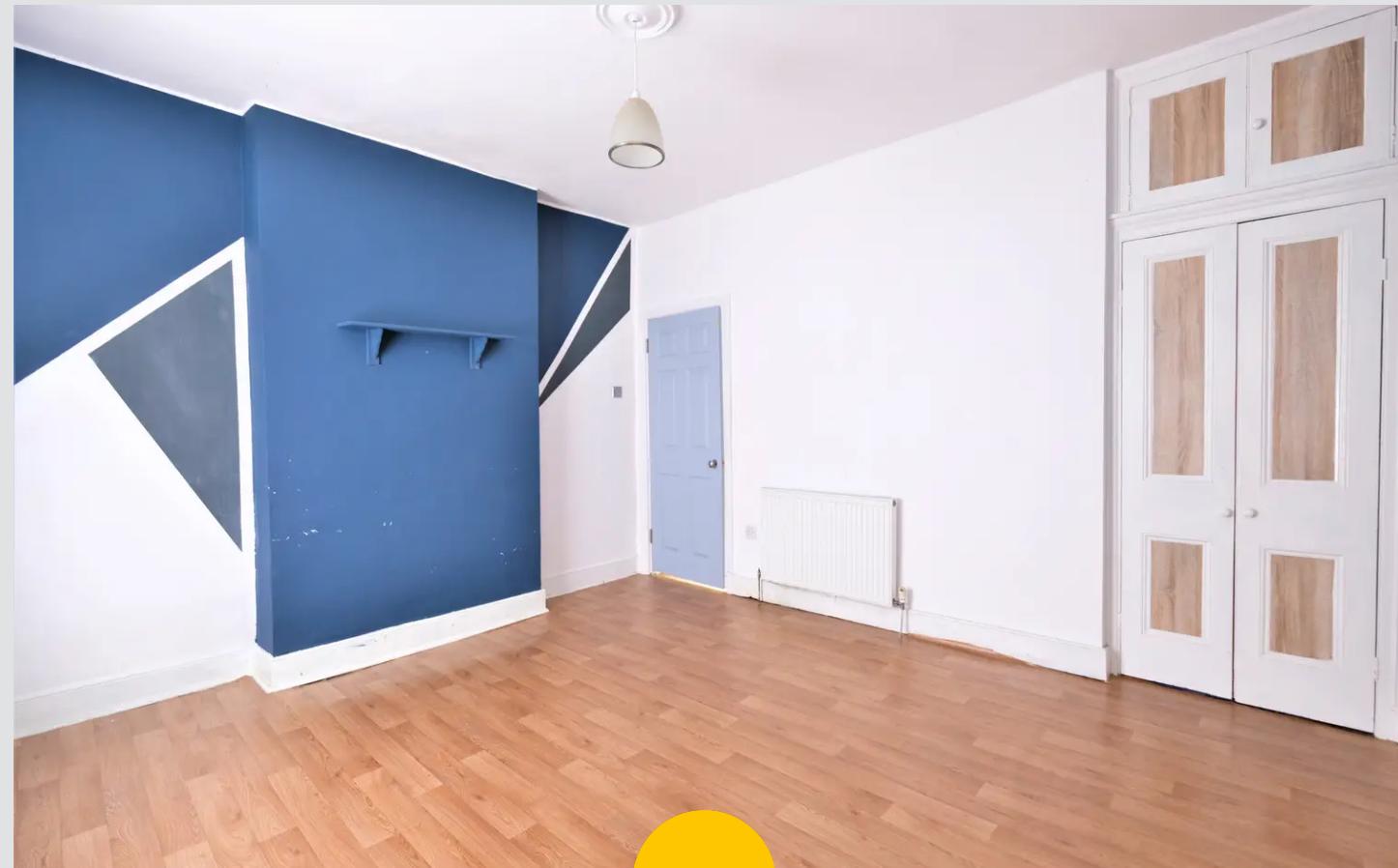
11' 5" x 6' 7" (3.48m x 2.01m)

Ceiling light point, double glazed windows, wall mounted radiator and power point.

## Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling spotlights, double glazed window and heated towel rail.







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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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