



Moat Hall Avenue, Eccles

Manchester



Guide Price **£190,000**

Moat Hall Avenue

Eccles, Manchester

Spacious freehold three-bed on quiet cul de sac in Peel Green. No chain. Large plot, off-road parking, garage, potential to extend. Close to schools, amenities, and transport links.

Council Tax band: A

Tenure: Leasehold

- For Sale Via Hills Property Auctions
- Offered to the Market with No Onward Chain & Freehold Title
- Located on a Cul De Sac within Peel Green
- Occupying a Generous Plot Offering Potential for Further Development
- Spacious Lounge & Fitted Kitchen and Dining Space to the Ground Floor
- Three Generously Sized Bedrooms
- Fitted Bathroom Suite
- Off Road Parking & Detached Garage
- Potential to Increase Value



HILLS



Entrance Hallway

Lounge

13' 0" x 13' 0" (3.96m x 3.95m)

Kitchen / Diner

17' 9" x 9' 5" (5.41m x 2.86m)

Landing

Bedroom One

10' 1" x 9' 11" (3.07m x 3.01m)

Bedroom Two

13' 2" x 8' 10" (4.01m x 2.69m)

Bedroom Three

9' 4" x 7' 5" (2.85m x 2.26m)

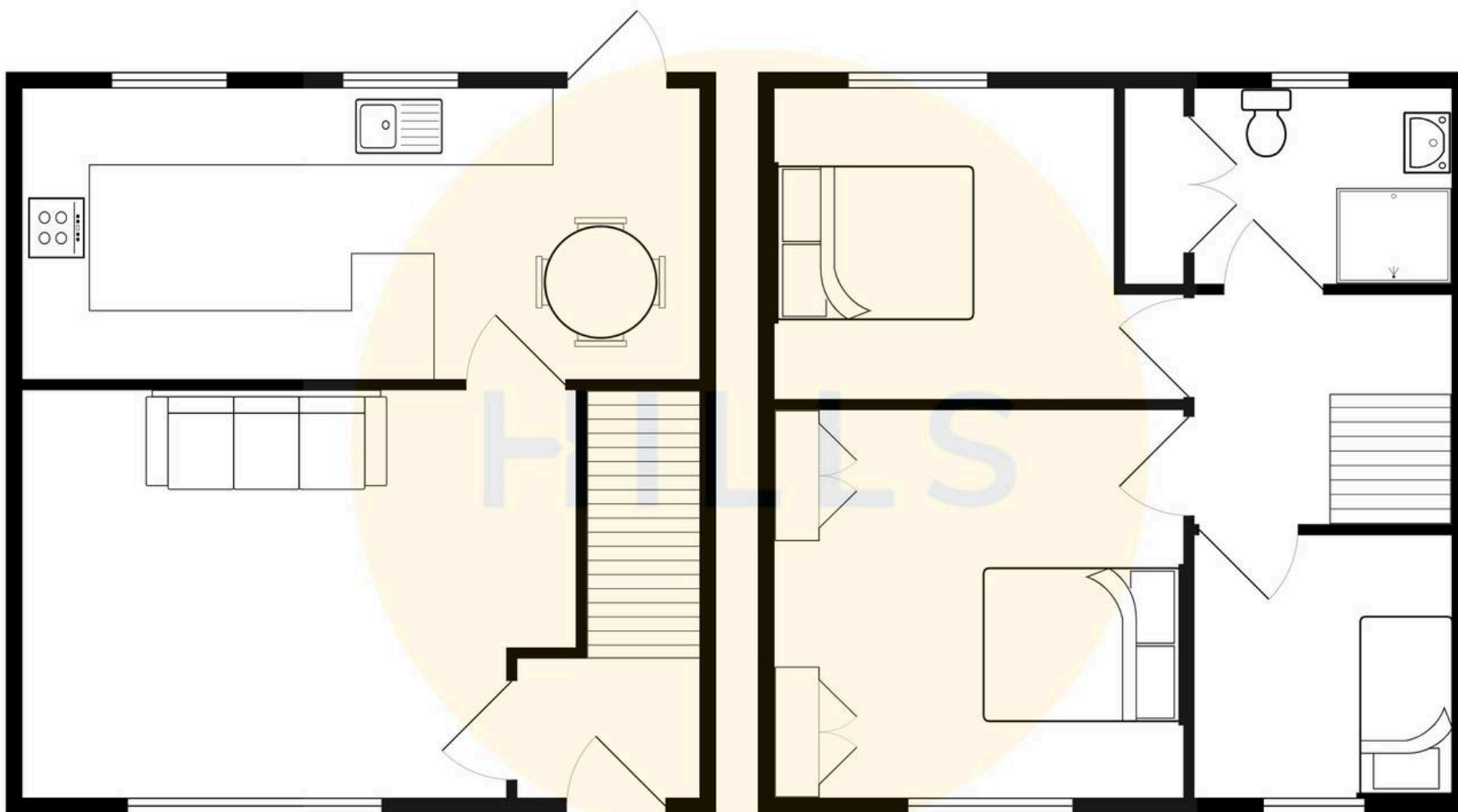
Bathroom

6' 2" x 5' 6" (1.89m x 1.67m)



HILLS







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.