

Newlands Avenue, Eccles

Manchester



Offers Over £280,000

# Newlands Avenue

Eccles, Manchester

Situated on a quiet CUL-DE-SAC is this SPACIOUS and WELL-PRESENTED THREE BEDROOM FAMILY HOME that is offered with NO CHAIN and benefits from THREE RECEPTION ROOMS...

Council Tax band: C

Tenure: Leasehold

- Perfect for first time buyers and families alike
- Off-road parking to the front and a laid to lawn garden to the rear
- No chain attached
- Situated on a quiet cul-de-sac is this three bedroom home
- Located close to The Trafford Centre and motorway links (M60)
- Three reception rooms
- Gas central heated and double glazed throughout
- Spacious throughout



### Entrance Hallway

A welcoming entrance hallway entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and understairs storage. Fitted with lino flooring.

### Reception Room One

12' 5" x 11' 1" (3.78m x 3.38m)

Featuring a stunning cast iron fireplace. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with engineered oak flooring.

### Reception Room Two

13' 2" x 11' 3" (4.01m x 3.43m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with French doors and tiled flooring.

### Kitchen

19' 6" x 5' 9" (5.94m x 1.75m)

Featuring modern complementary fitted units with integral stainless steel sink and space for a dishwasher, washing machine, fridge freezer, gas hob and electric oven. Complete with a ceiling light point, ceiling spotlights, double glazed bay window and two double glazed windows at the end. Fitted with a uPVC door and lino flooring.

### Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom One

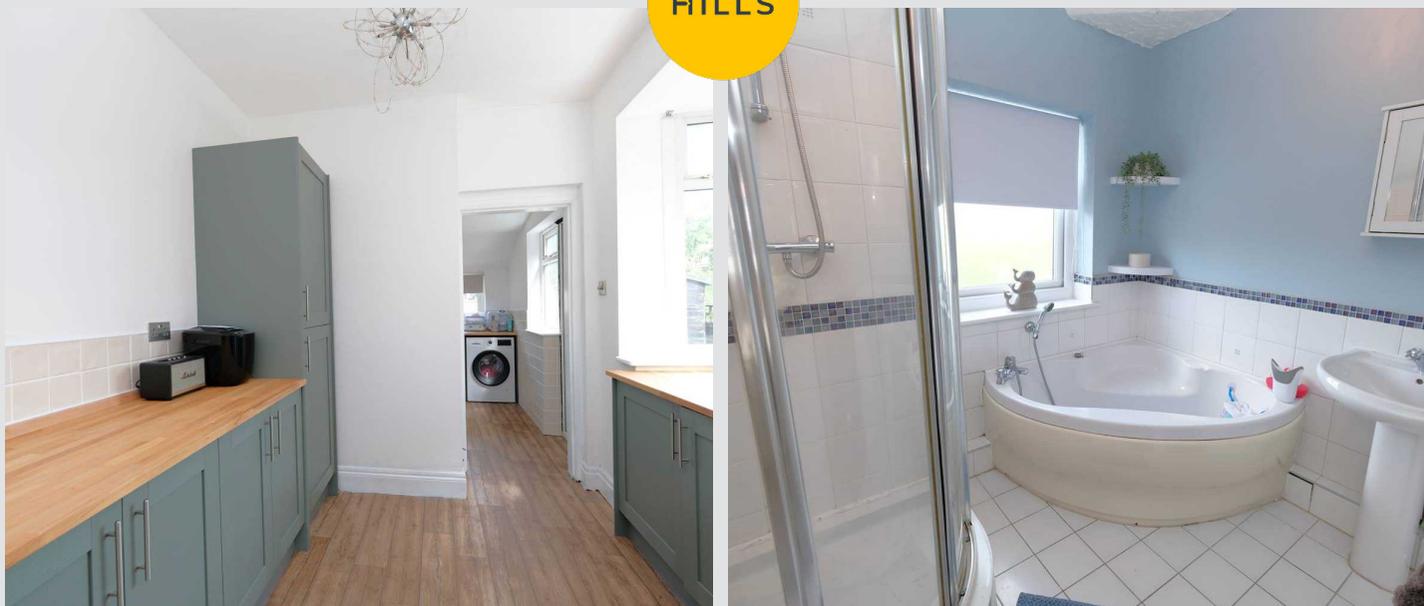
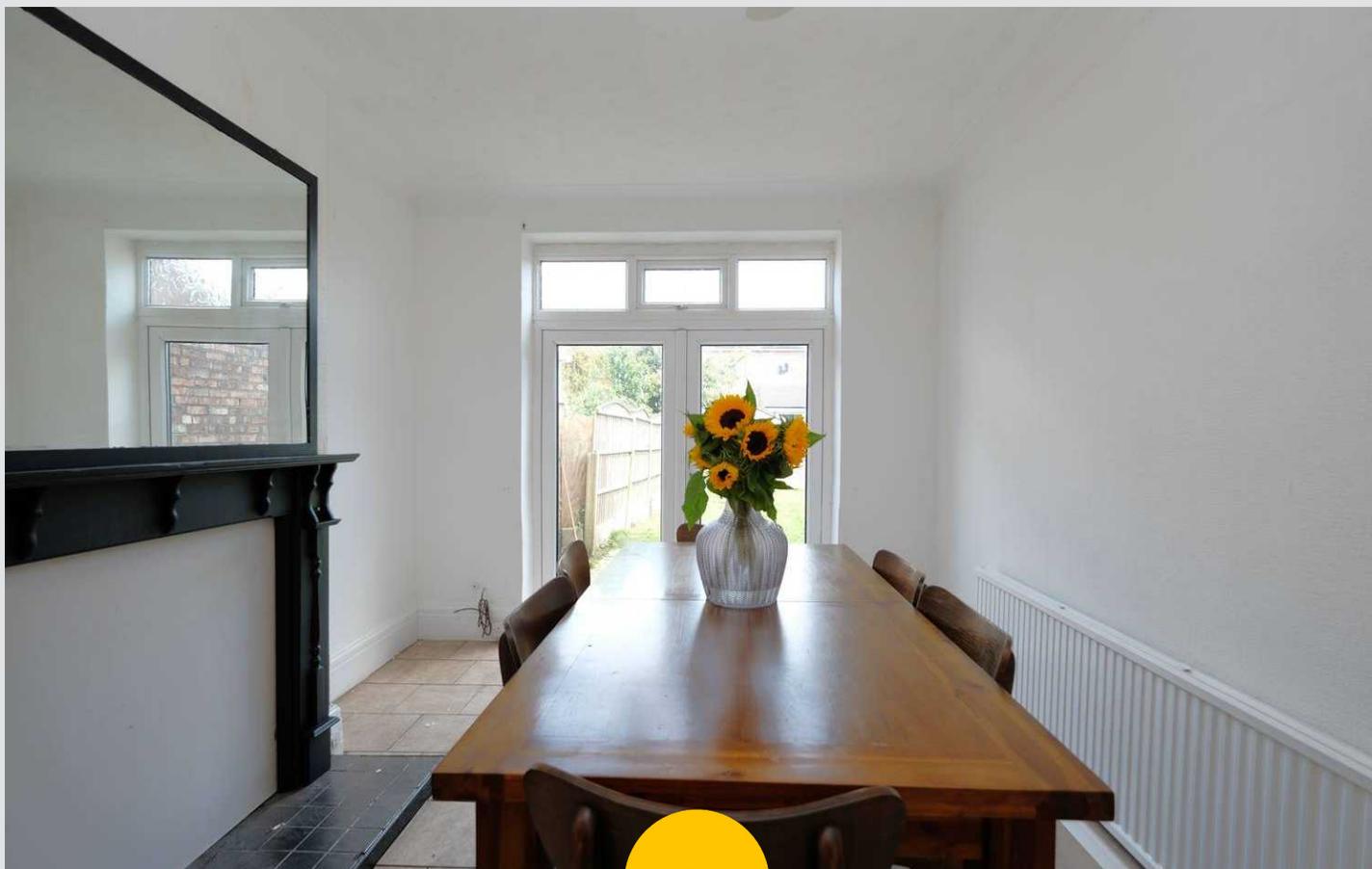
13' 0" x 10' 2" (3.96m x 3.10m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

13' 9" x 9' 9" (4.19m x 2.97m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

6' 7" x 6' 5" (2.01m x 1.96m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

7' 8" x 6' 5" (2.34m x 1.96m)

Featuring a three-piece suite including a bath tub, shower cubicle and hand wash basin. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

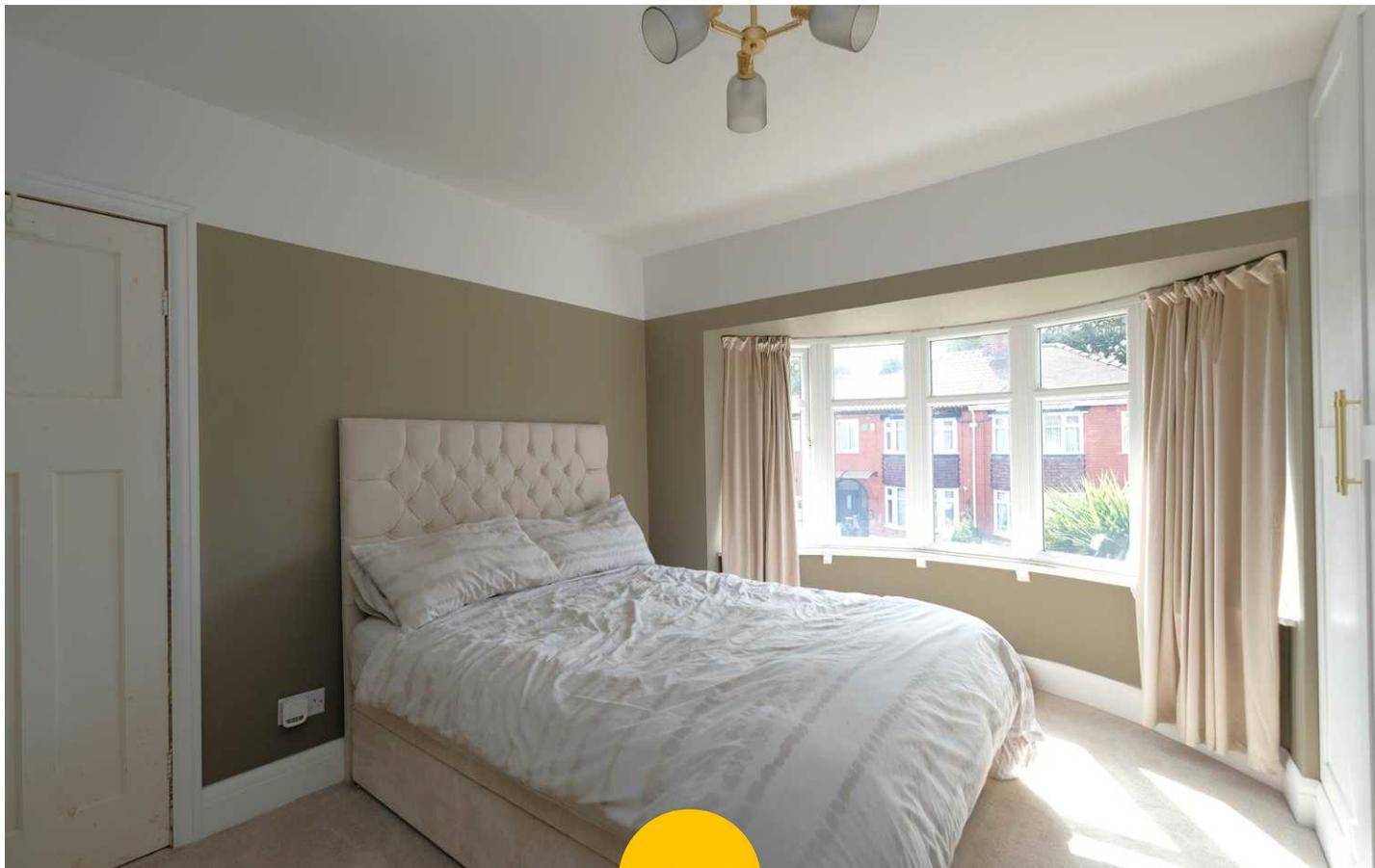
**W.C**

4' 6" x 2' 8" (1.37m x 0.81m)

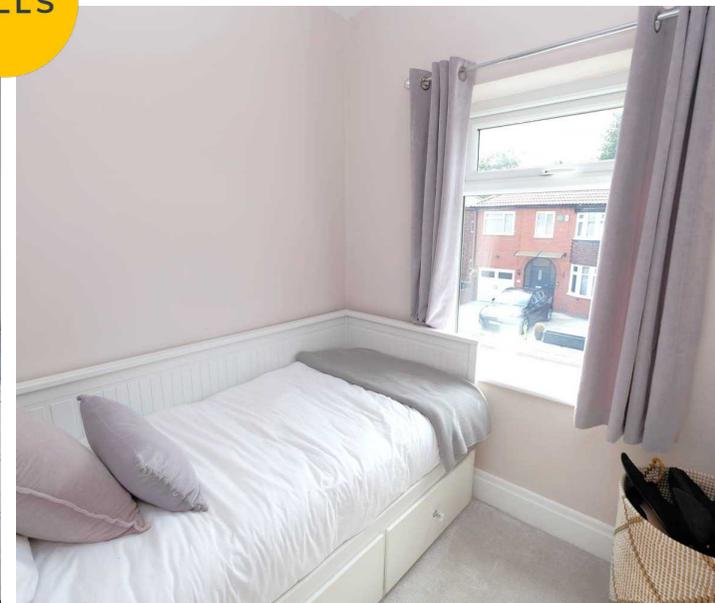
Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

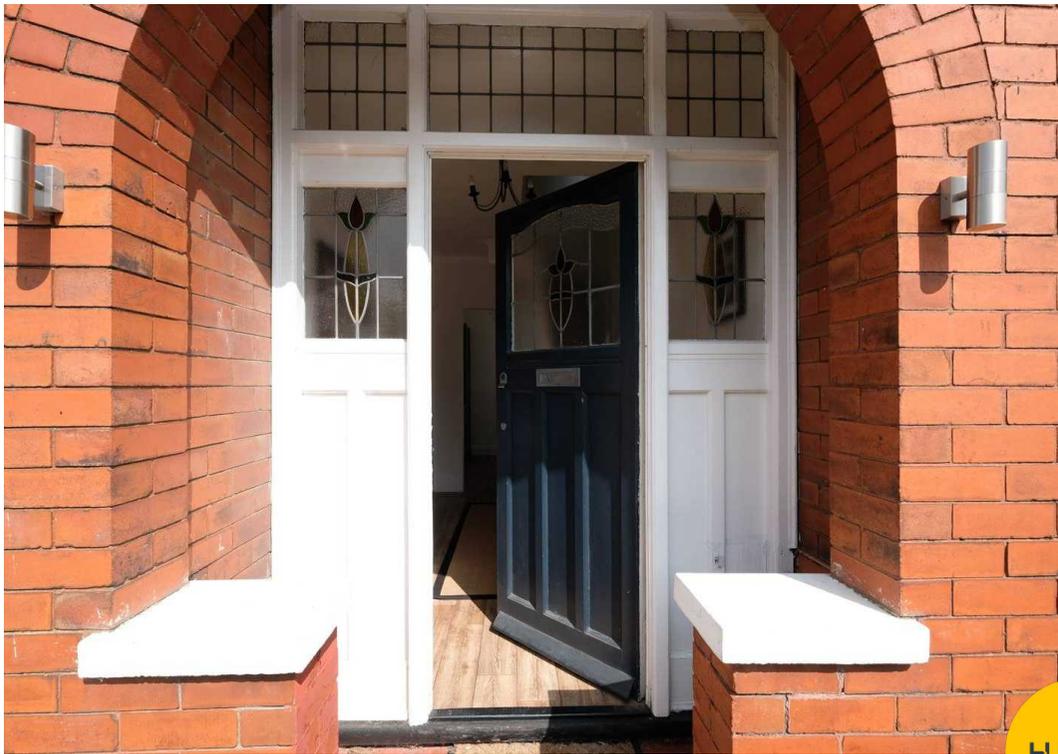
**Externally**

To the front of the property is off road parking and garden with lawn and shrubs. To the rear of the property is a garden with paved patio outside the French doors and lawn with wooden shed and flower bed in the corner.



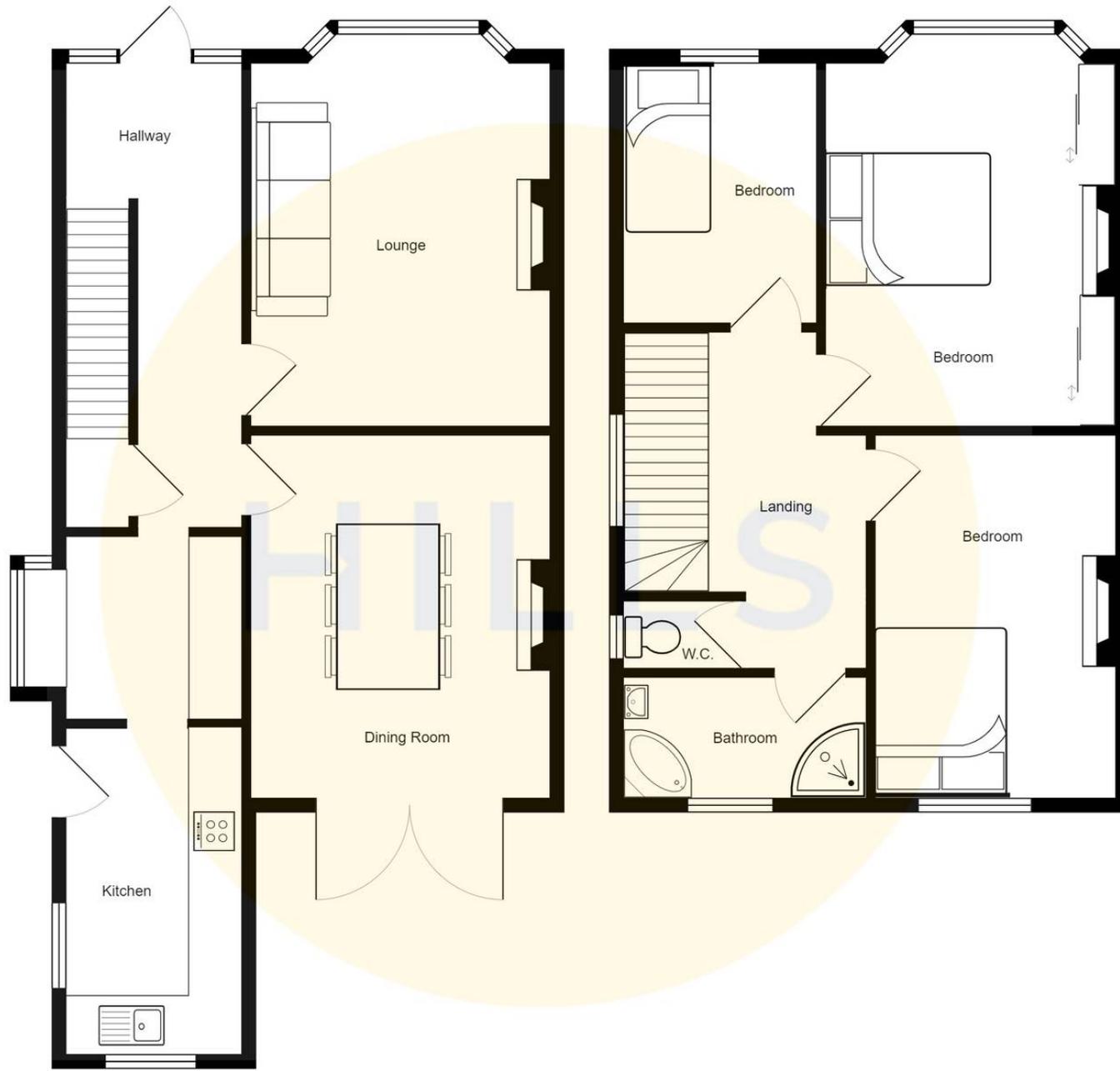
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