

Pine Grove, Eccles

Manchester



Offers in Region of £550,000

Pine Grove

Eccles, Manchester

Extended four-bed semi in Monton catchment for Monton Green Primary. Open plan kitchen, en suite, cellars, and close to village amenities and transport links. Arrange a viewing today.

Council Tax band: D

- Extended Family Home Located within Catchment for the Highly Sought After Monton Green Primary
- Bay Fronted Lounge and Second Reception Room
- Incredible Open Plan Kitchen, Living and Dining Space with Integrated Appliances, Central Island and Bi Folding Doors
- Four Generous Double Bedrooms laid across the Upper Two Floors
- Family Bathroom with Claw Foot Freestanding Tub and En Suite to Master Bedroom
- Cellars with Power and Plumbing Suitable for Storage
- Private Rear Garden and Off Road Parking
- Short Walk to a Plethora of Amenities that the Vibrant Monton Village has to offer
- Well Served by Excellent Transport Links Reaching across Manchester and Further Afield



HILLS



Entrance Hallway

Reception Room One

14' 8" x 12' 5" (4.47m x 3.79m)

Reception Room Two

12' 8" x 10' 4" (3.86m x 3.15m)

Kitchen / Diner

17' 7" x 17' 6" (5.36m x 5.33m)

Landing

Bedroom One

14' 3" x 11' 1" (4.34m x 3.38m)

En suite

8' 8" x 3' 8" (2.64m x 1.12m)

Bedroom Two

12' 9" x 10' 7" (3.89m x 3.23m)

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m)

Bathroom

7' 0" x 6' 5" (2.13m x 1.96m)

Landing

Bedroom Four

12' 5" x 12' 0" (3.79m x 3.66m)

Cellar Chamber Two

12' 5" x 3' 4" (3.79m x 1.02m)

Cellar Chamber One

14' 8" x 11' 6" (4.47m x 3.51m)



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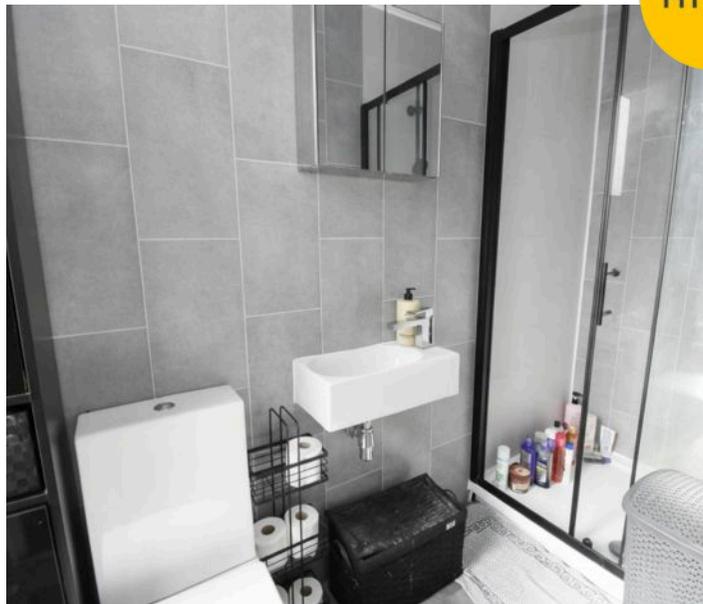
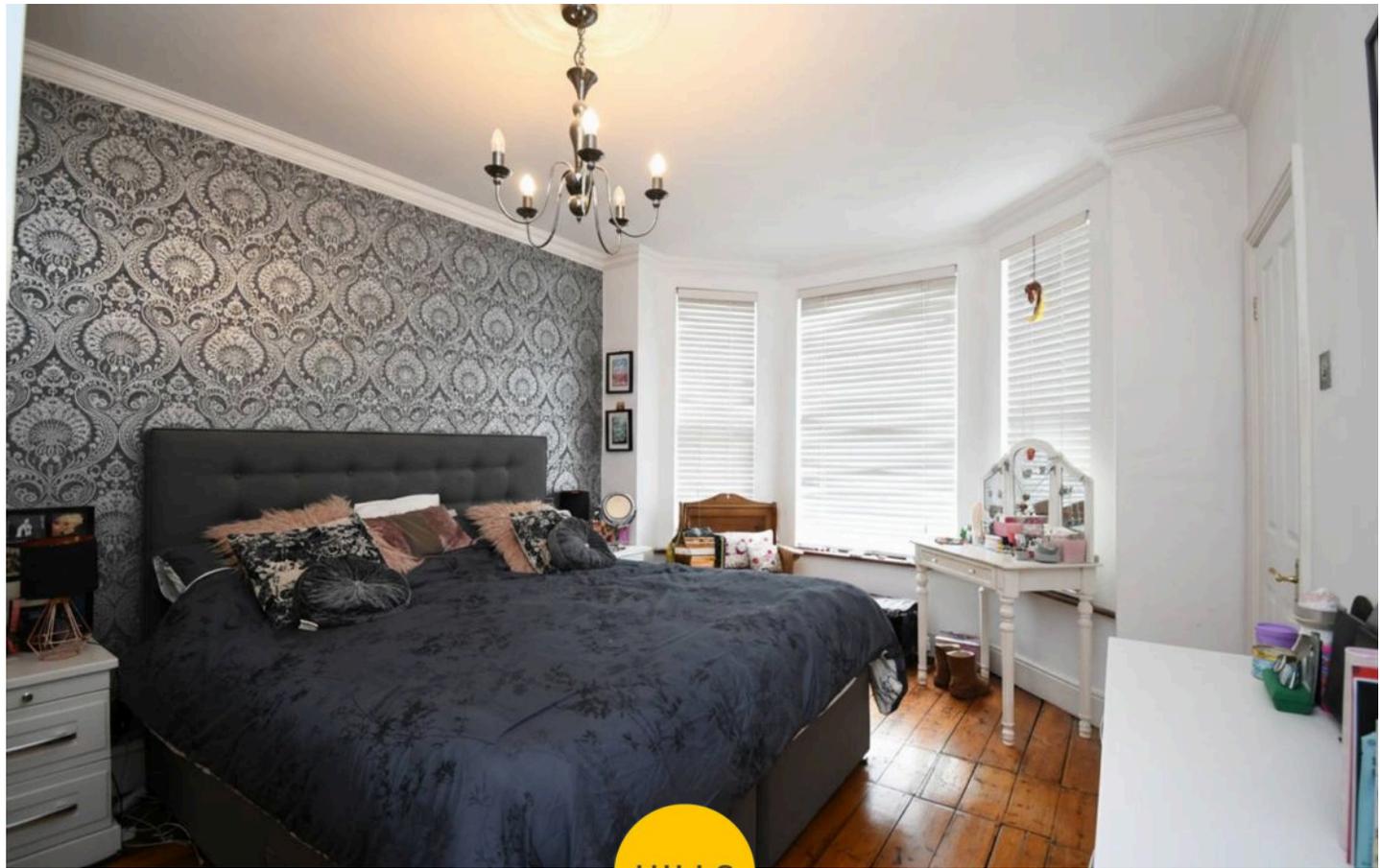
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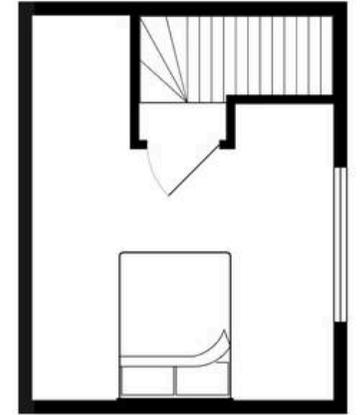
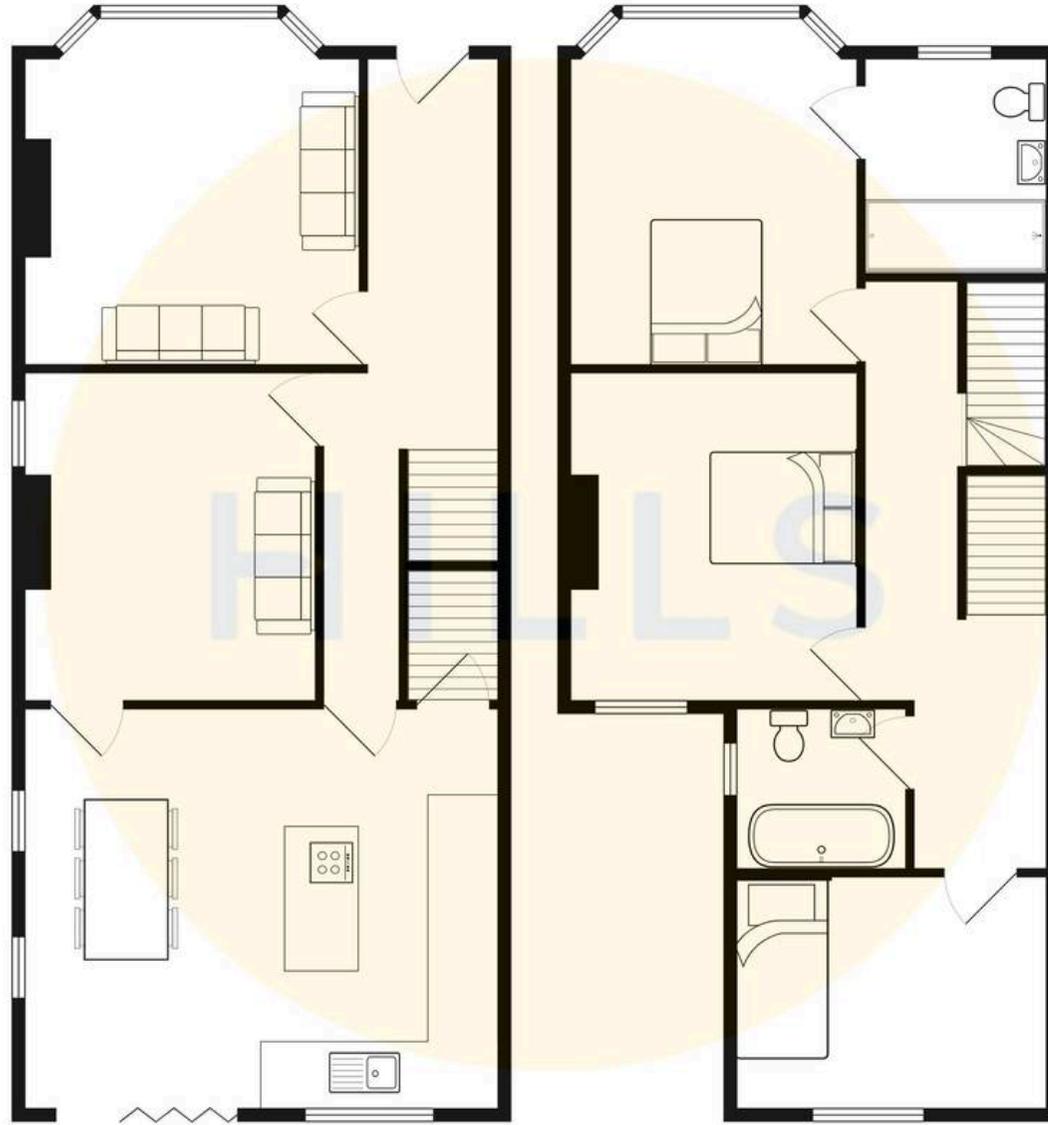
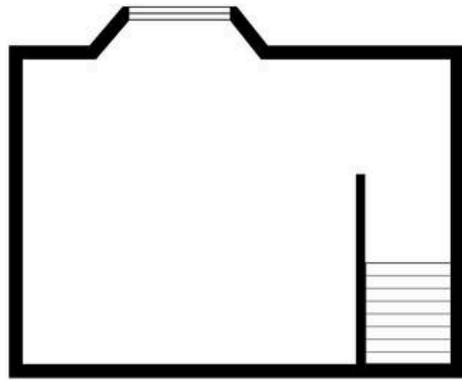
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.