



Alison Grove, Eccles

Manchester



Offers Over £250,000

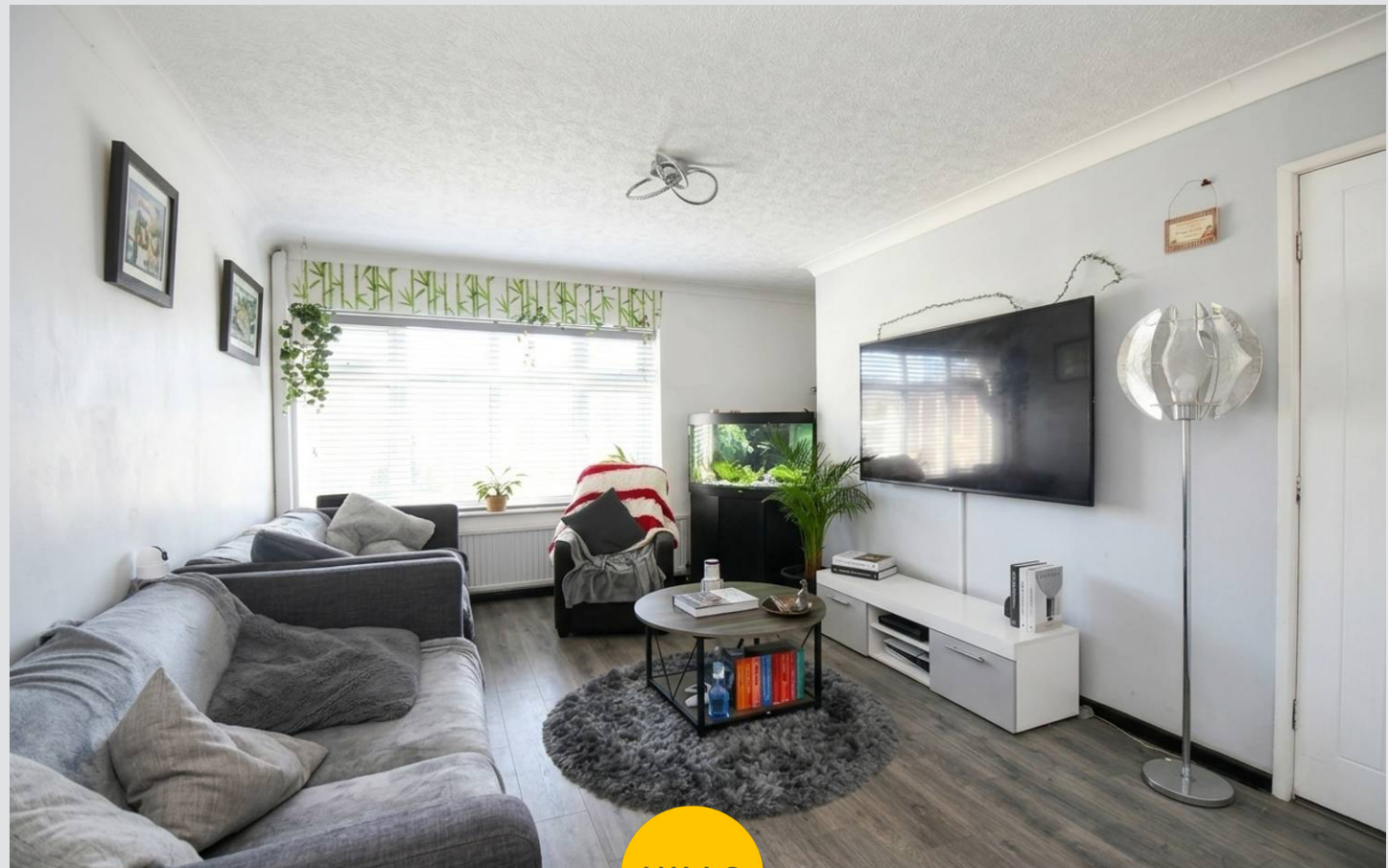
Alison Grove

Eccles, Manchester

Spacious three double bedroom home on three floors with lounge, kitchen diner, modern bathroom, guest w.c., off-road parking, garage, sunny garden, near shops, schools, parks, and transport.
Council Tax band: B

Tenure: Freehold

- Perfect First Time Buy or Family Home Tucked away on a Quiet Cul De Sac
- Laid across Three Spacious Floors
- Bright and Airy Lounge
- Fitted Kitchen with Ample Storage
- Three Double Bedrooms
- Family Bathroom and Guest W.C.
- Off Road Parking for Multiple Cars, Garage and Low Maintenance Rear Garden
- Short Walk to Shops, Schools and Parks
- Well Served by Excellent Amenities and Transport Links



HILLS

Entrance Hallway

Bedroom Three

11' 2" x 8' 6" (3.40m x 2.59m)

Downstairs W.C.

5' 1" x 2' 6" (1.55m x 0.76m)

Lounge

14' 0" x 11' 0" (4.27m x 3.35m)

Kitchen

14' 2" x 7' 5" (4.32m x 2.26m)

Bedroom One

14' 1" x 11' 1" (4.29m x 3.38m)

Bedroom Two

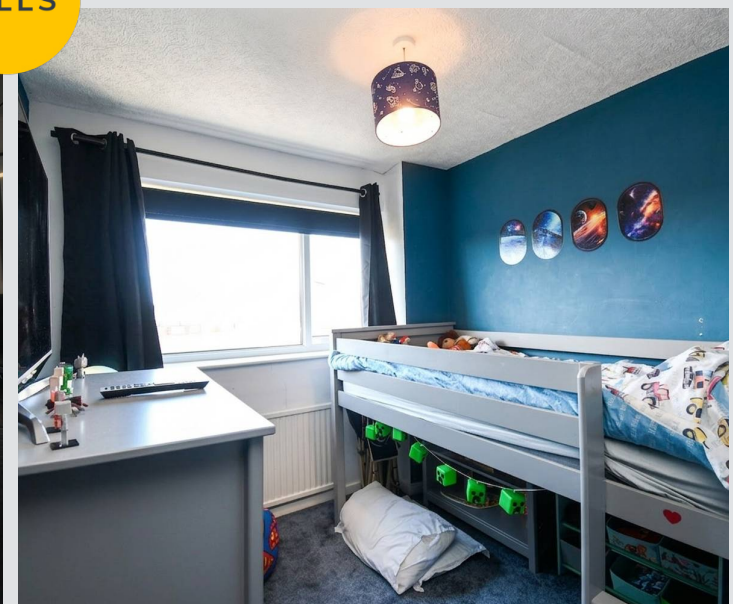
13' 7" x 7' 9" (4.14m x 2.36m)

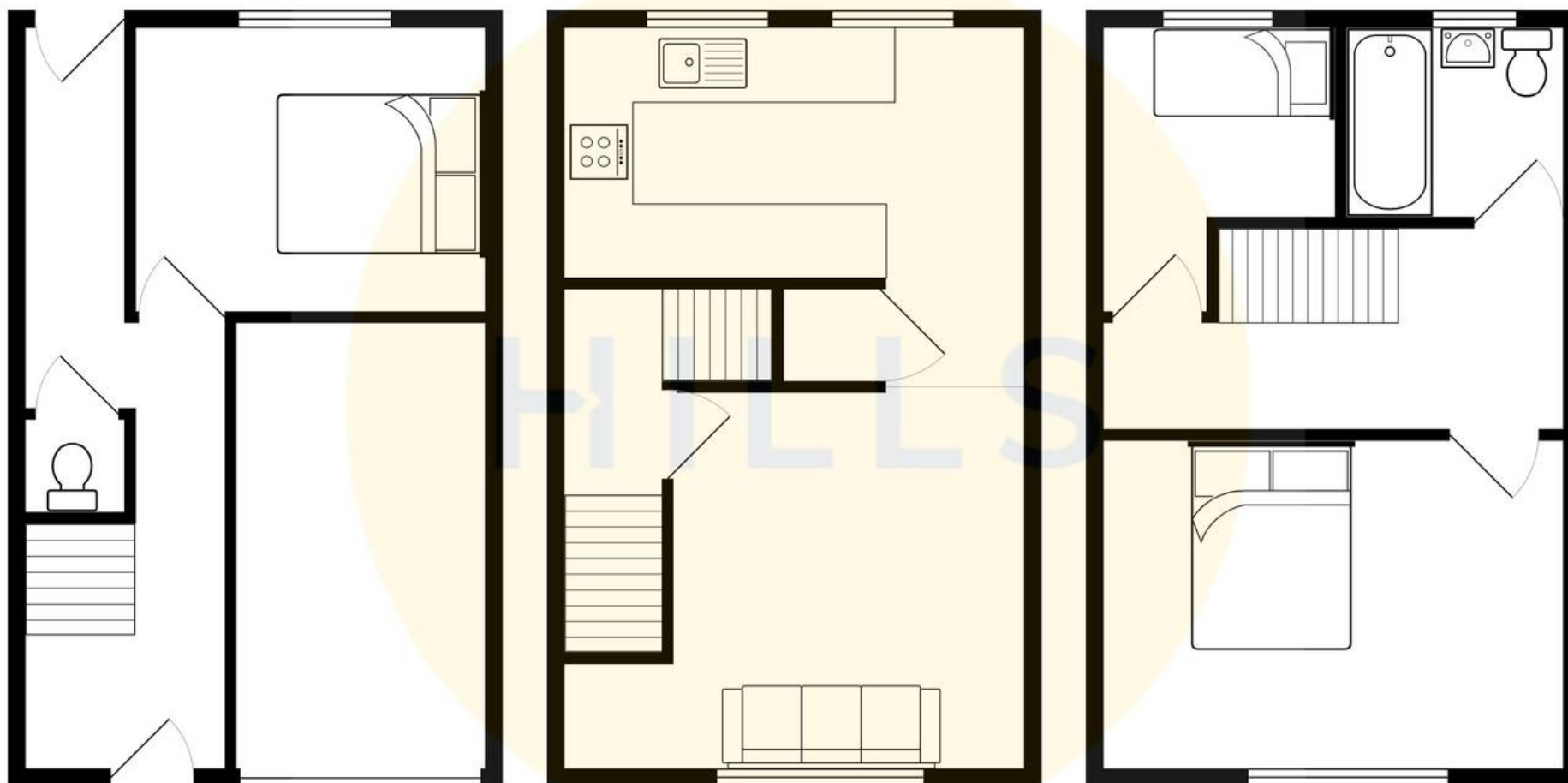
Bathroom

7' 7" x 5' 8" (2.31m x 1.73m)



HILLS







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.