

New Lane, Eccles

Manchester



Offers Over £500,000

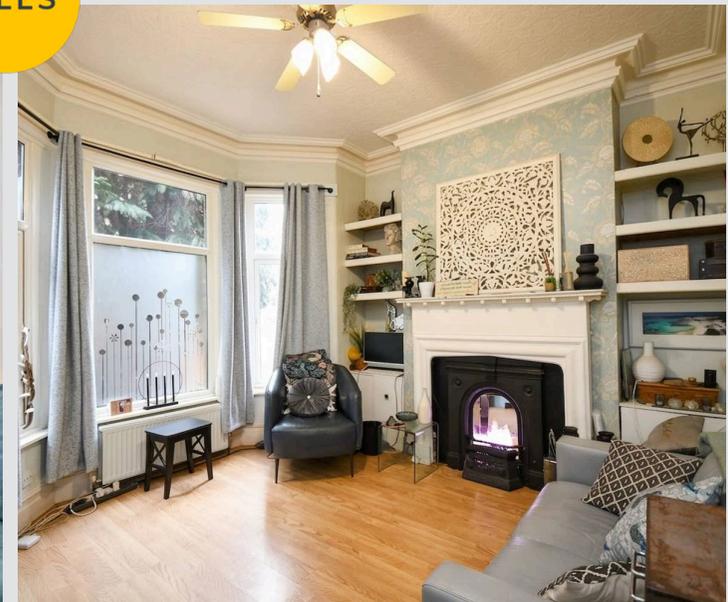
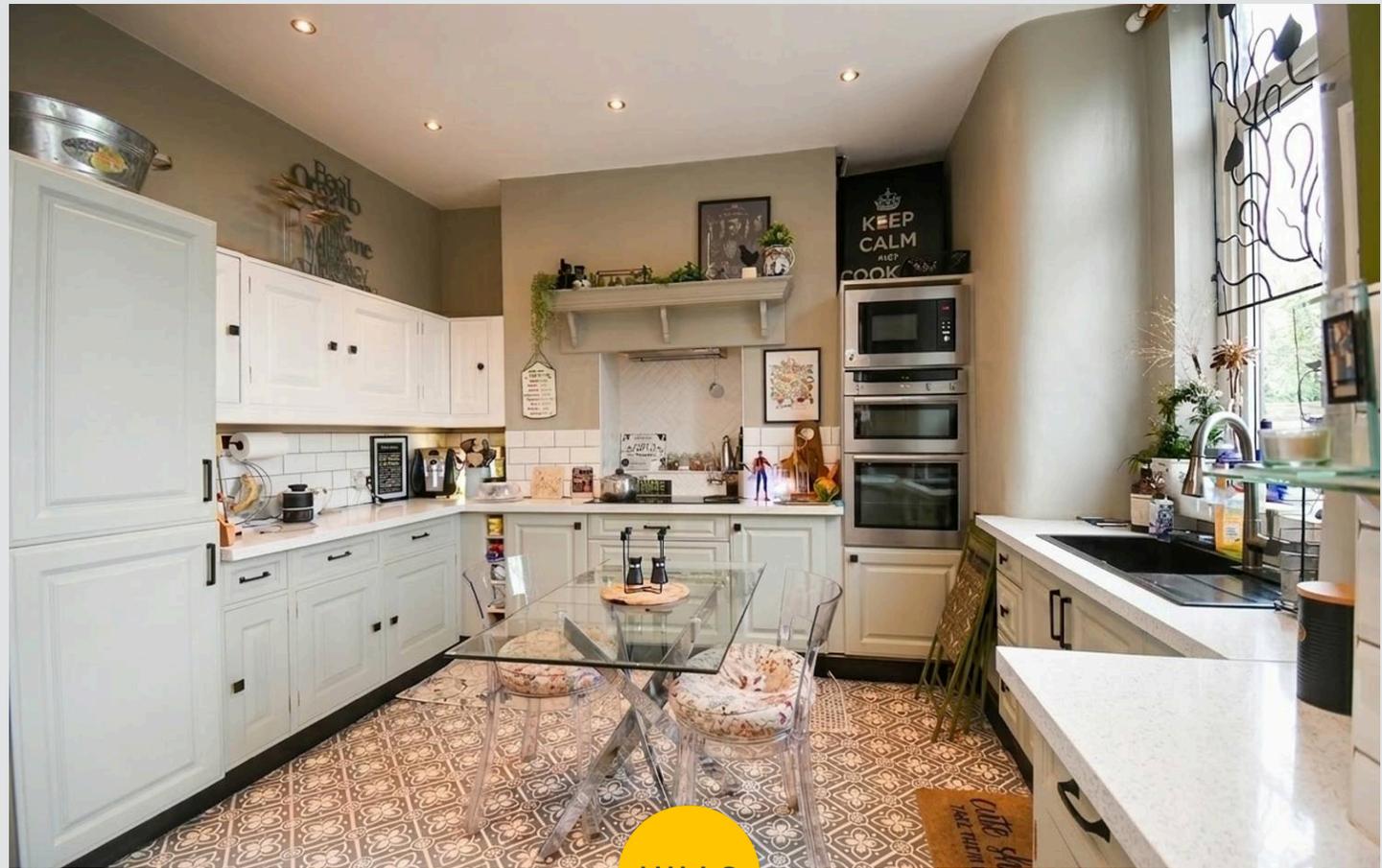
# New Lane

Eccles, Manchester

Spacious end terrace on four floors with seven bedrooms, two bay fronted sitting rooms, cellar, garage, parking, and prime location near amenities and transport. Ideal for families or investors. Council Tax band: D

Tenure: Leasehold

- Beautiful, End Terrace Property Laid across Four Incredible Floors
- Two Bay Fronted Sitting Rooms
- Fitted Kitchen and Dining Space
- Three Chamber Cellar Suitable for Storage
- Seven Impressively Sized Bedrooms across the Upper Two Floors
- Three Piece Bathroom Suite and Shower Room
- Gardens to the Front and Sun Drenched Rear
- Garage and Off Road Parking to the Rear
- Excellent Family Home or Investment
- Within Walking Distance to Shops, Schools and Many More Local Amenities and Well Served by Excellent Transport Links



**Entrance Hallway**

**Reception Room One**

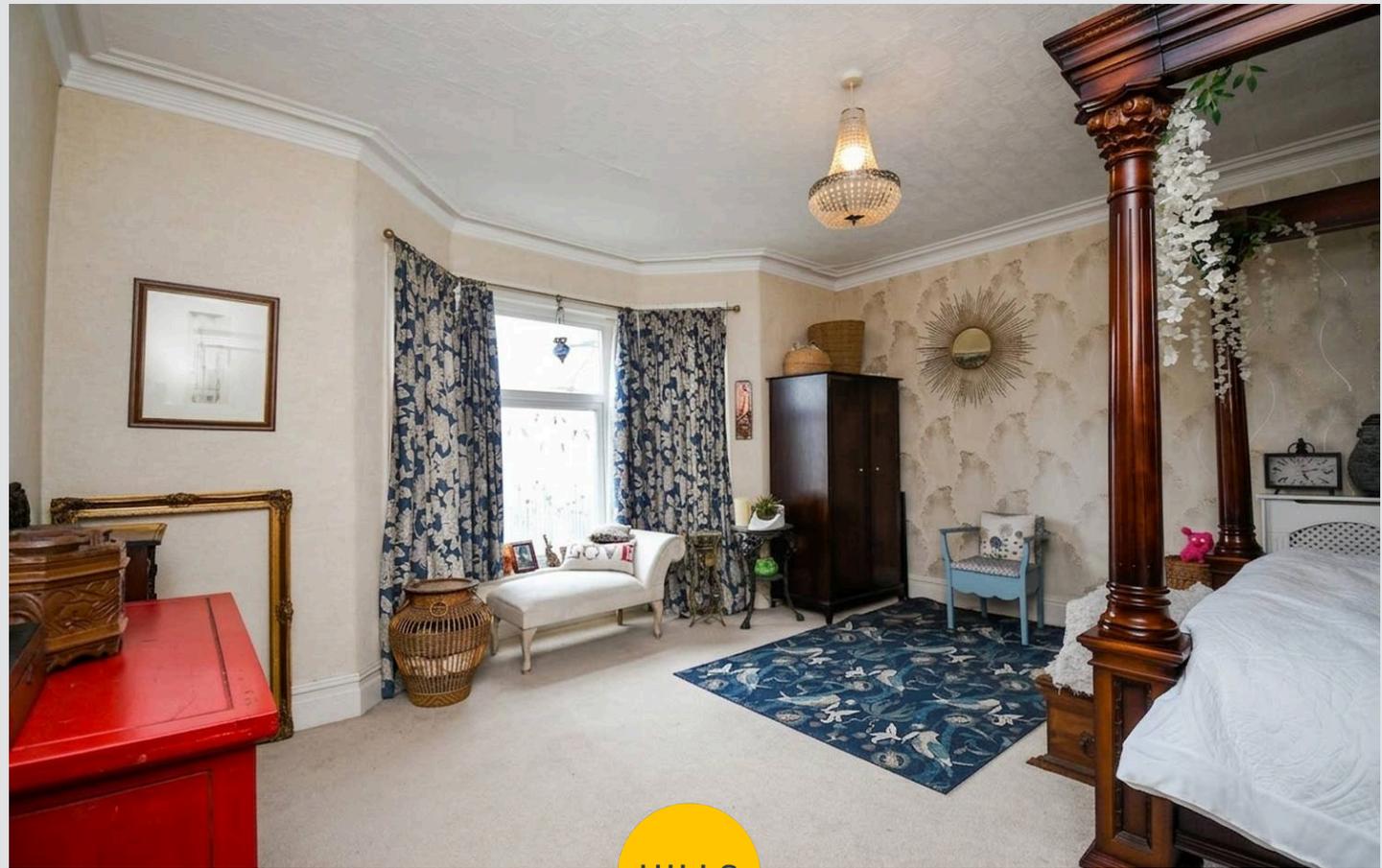
12' 9" x 12' 8" (3.89m x 3.86m)

**Reception Room Two**

15' 8" x 11' 7" (4.78m x 3.53m)

**Kitchen**

16' 6" x 12' 9" (5.03m x 3.89m)



**Landing**

**Bedroom One**

11' 1" x 10' 8" (3.38m x 3.25m)

**Bedroom Two**

12' 8" x 11' 3" (3.86m x 3.43m)

**Bedroom Three**

16' 7" x 15' 9" (5.06m x 4.80m)

**Shower Room**

7' 3" x 5' 1" (2.21m x 1.55m)

**Landing**

**Bedroom Four**

11' 3" x 11' 2" (3.43m x 3.40m)

**Bedroom Five**

12' 9" x 10' 4" (3.89m x 3.15m)

**Bedroom Six**

10' 1" x 7' 3" (3.07m x 2.21m)

**Bedroom Seven**

16' 0" x 11' 4" (4.88m x 3.45m)

**Bathroom**

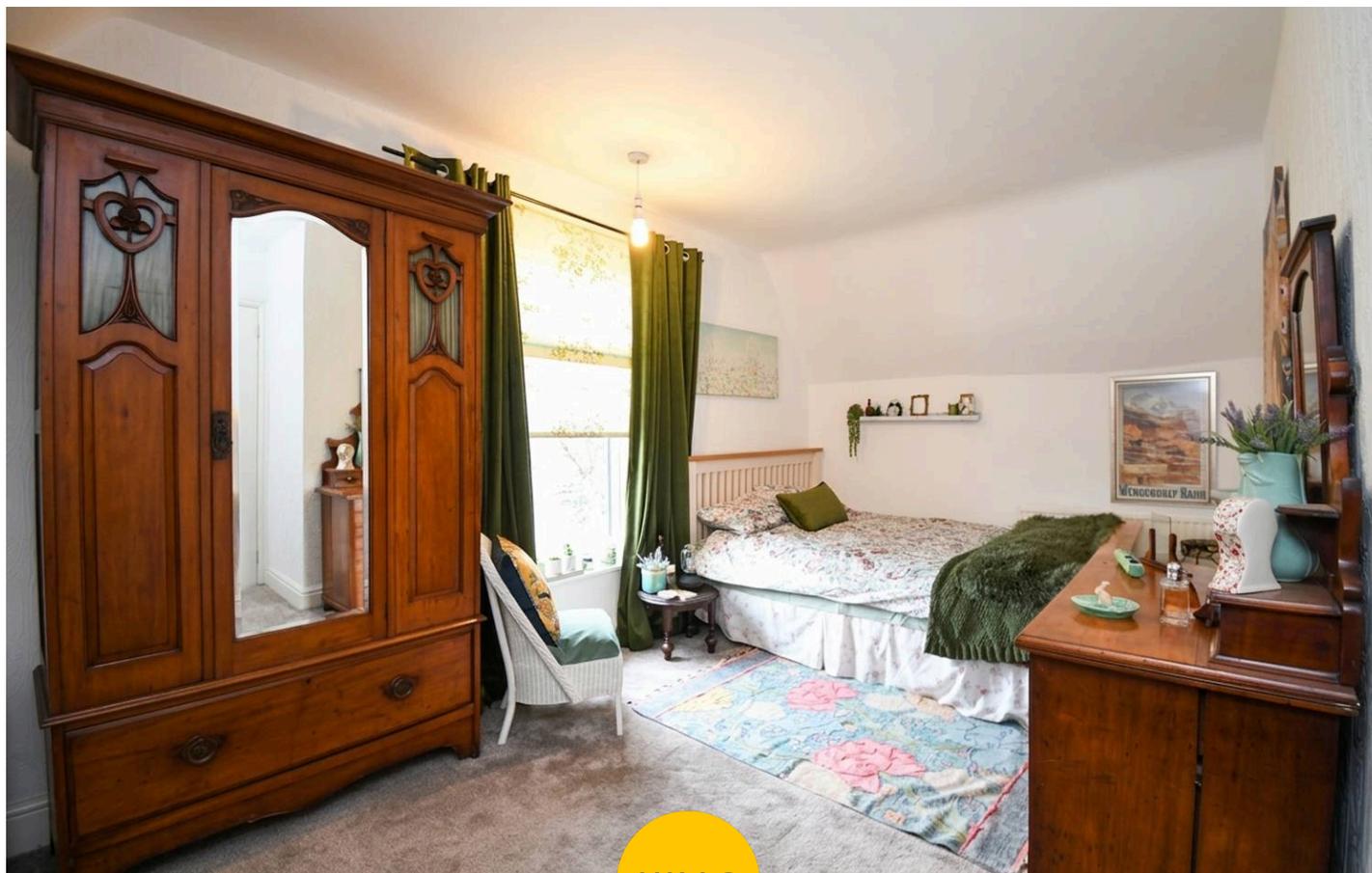
7' 9" x 4' 9" (2.36m x 1.45m)

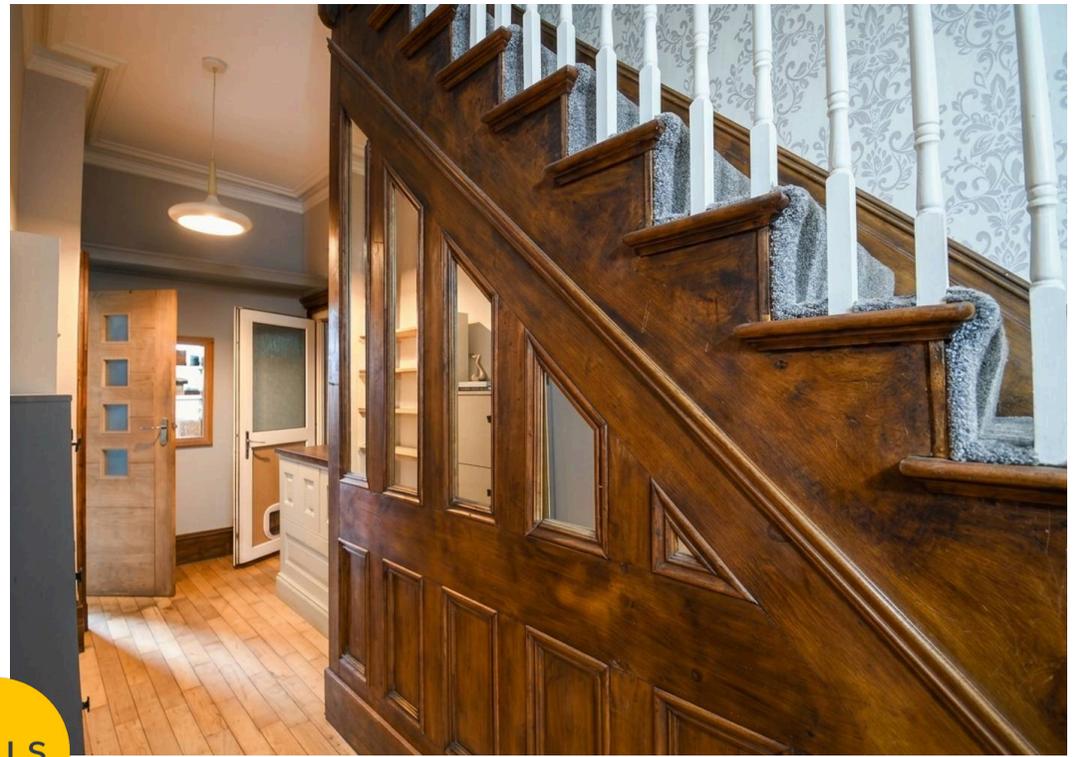
**Basement**

Chamber One - 16'8" x 14'1"

Chamber Two - 13'0" x 12'7"

Chamber Three - 13'0" x 11'4"





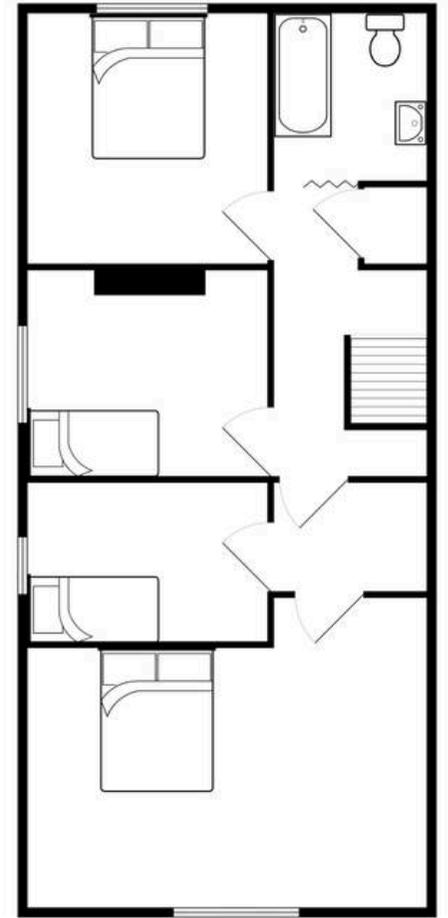
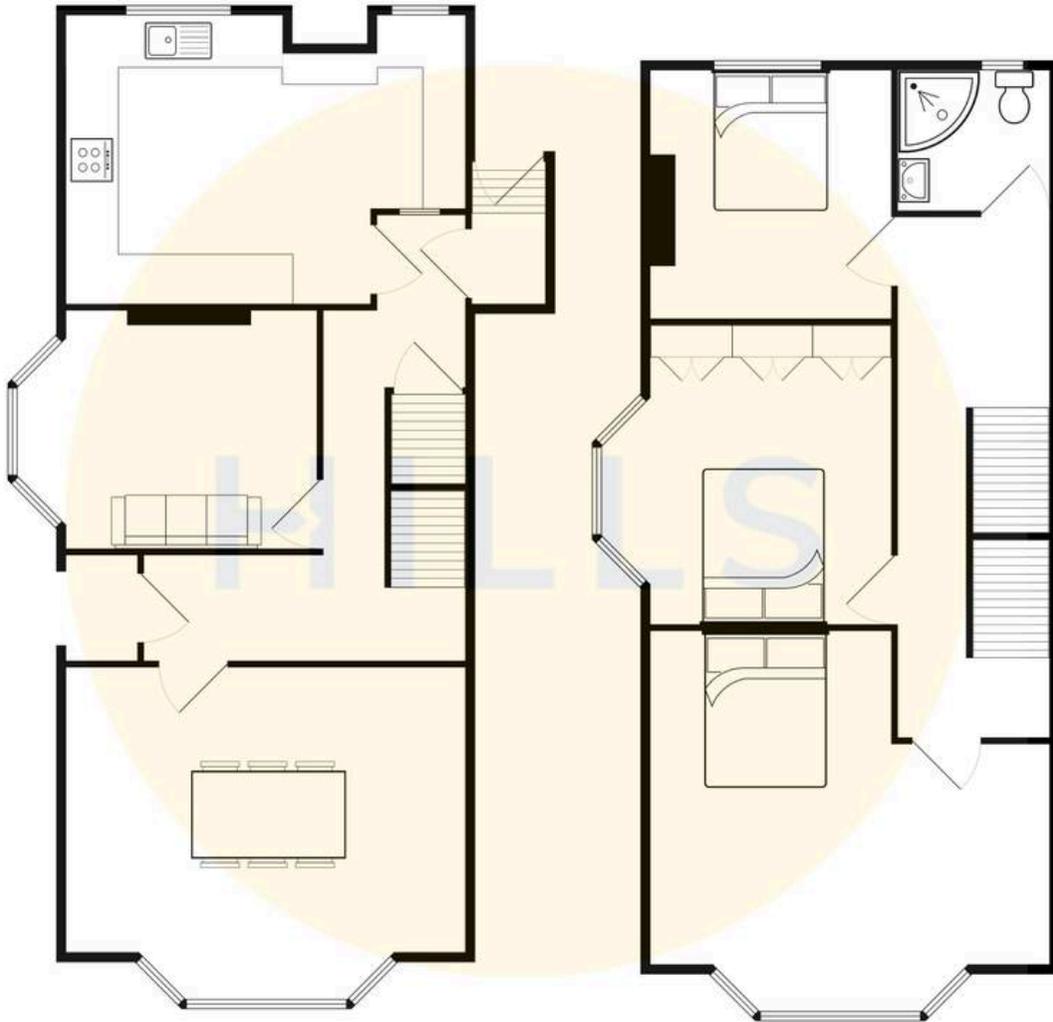
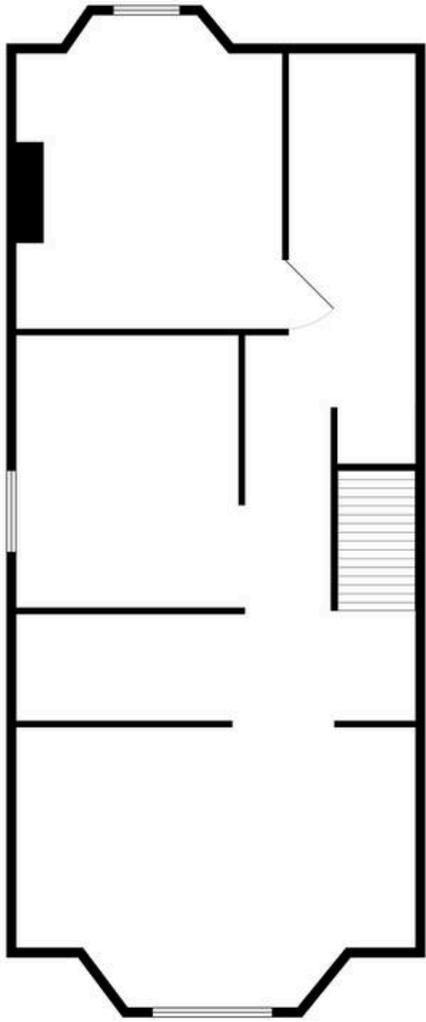
HILLS





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.