



Verdant Lane, Eccles

Manchester



In Excess of £140,000

# Verdant Lane

Eccles, Manchester

Fabulous second floor apartment offered to the market with no onward chain, ready to move straight in to! Benefitting from two double bedrooms, two bathrooms and an open plan living, kitchen diner!

Council Tax band: B

Tenure: Leasehold

- Modern Second Floor Apartment Offered to the Market with No Onward Chain
- Open Plan Kitchen, Living and Dining Space
- Two Double Bedrooms
- Three Piece Bathroom Suite & En suite to Master
- Allocated Parking Space
- Well Kept Communal Areas
- Well Served by Public Transport & Motorway Links
- Close To Fantastic Local Amenities!
- Perfect First Time Buy!



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**Entrance Hallway**

11' 6" x 5' 3" (3.50m x 1.60m)

**Lounge**

17' 0" x 9' 9" (5.17m x 2.96m)

**Kitchen**

8' 10" x 10' 10" (2.68m x 3.30m)

**Bedroom One**

10' 10" x 14' 4" (3.31m x 4.36m)

**En suite**

4' 7" x 7' 2" (1.40m x 2.18m)

**Bedroom Two**

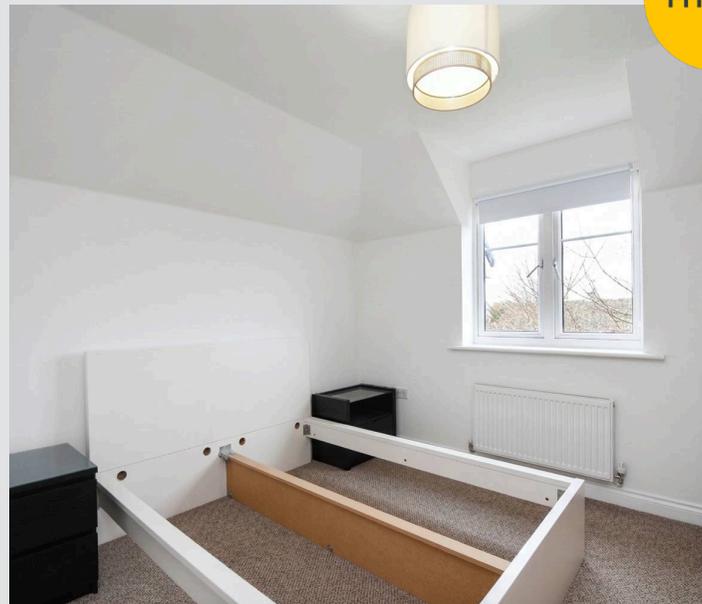
11' 11" x 9' 2" (3.63m x 2.80m)

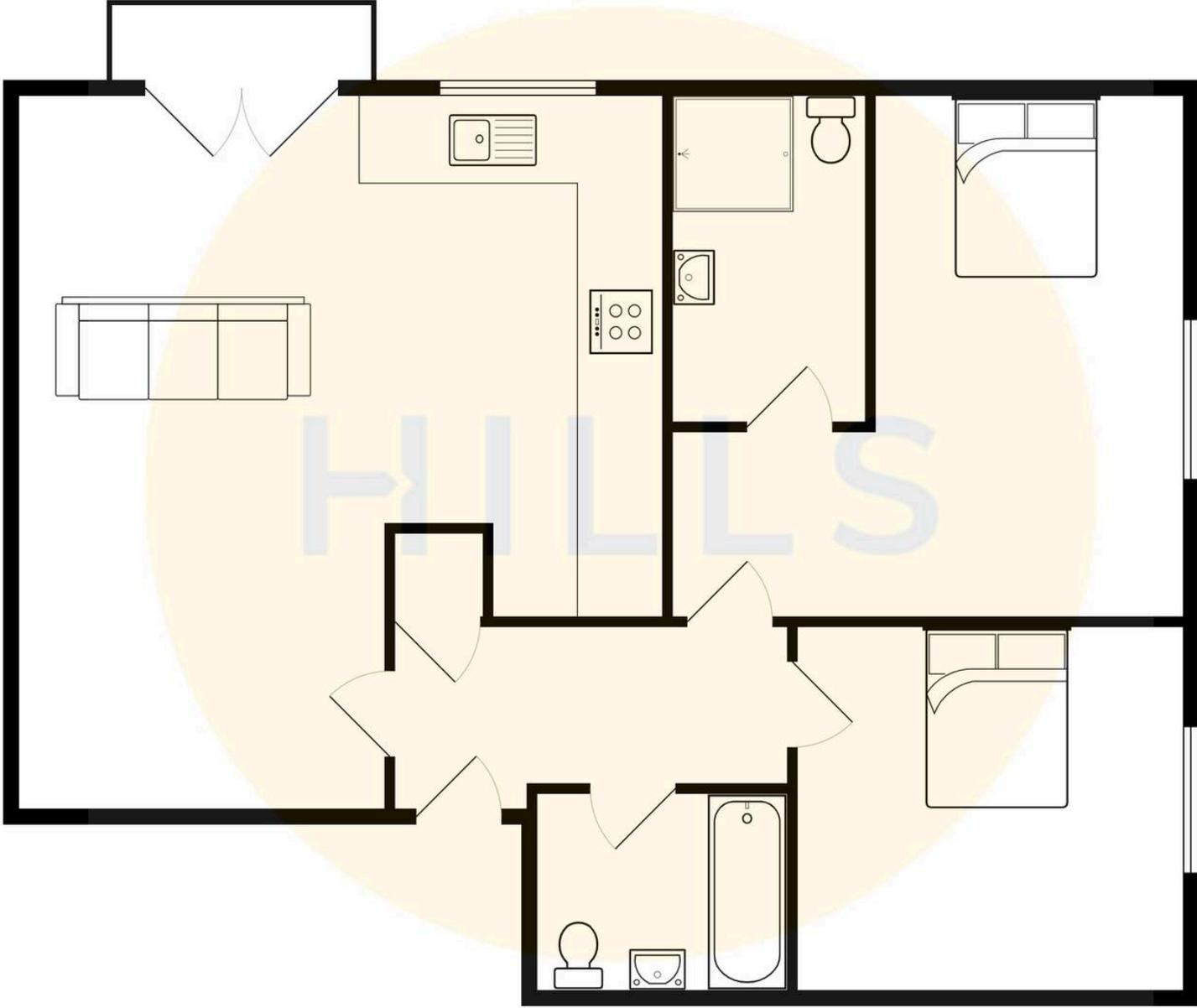
**Bathroom**

6' 7" x 6' 4" (2.00m x 1.92m)



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## Hills | Salfords Estate Agent

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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.