



Ashbourne Road, Eccles

Manchester



£280,000

# Ashbourne Road

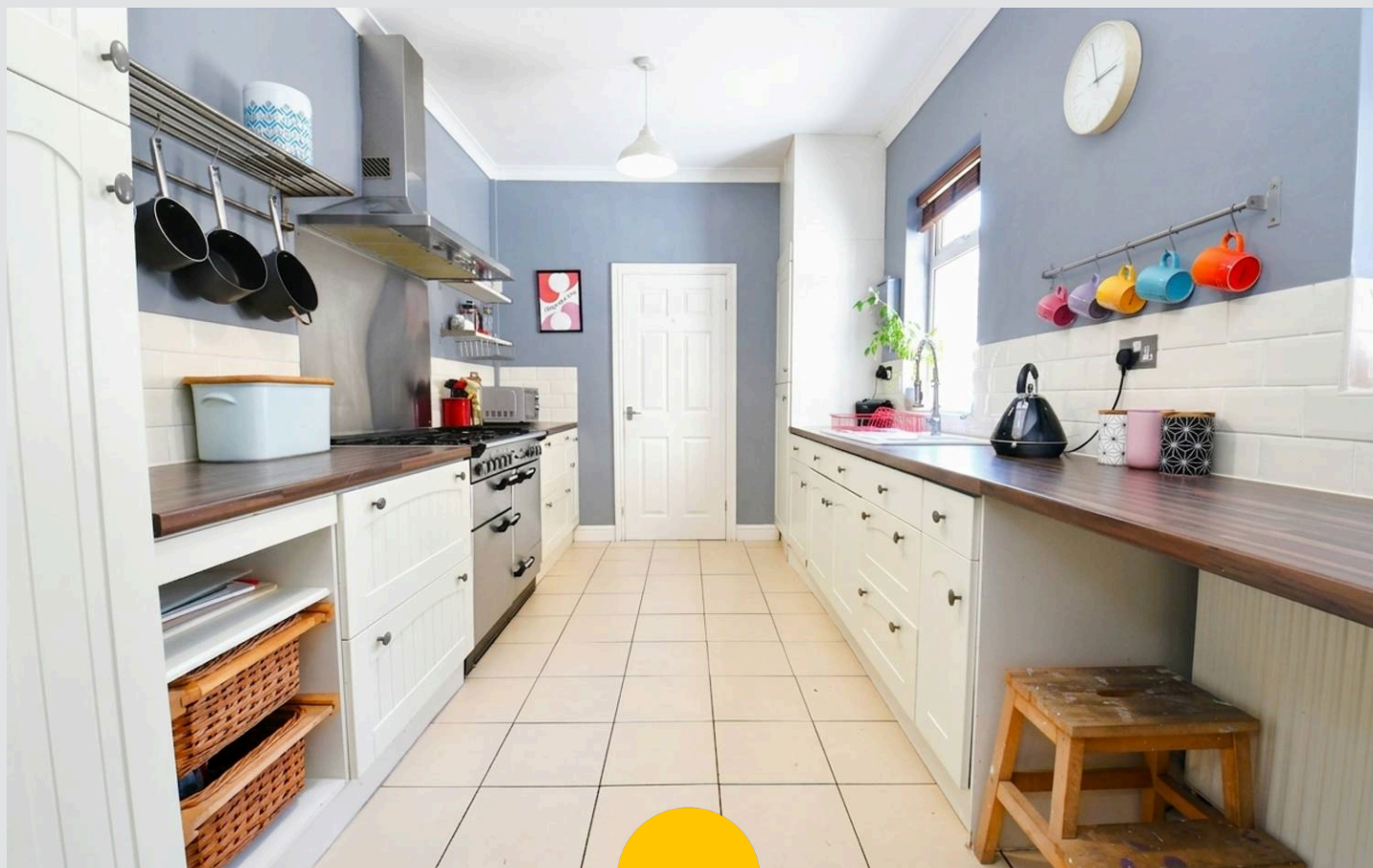
Eccles, Manchester

Spacious modern home with three double bedrooms, loft room, two receptions, 14ft kitchen, utility, guest W.C., gardens, top schools, local amenities, and excellent transport links.

Council Tax band: B

Tenure: Leasehold

- Fabulous First Time Buy or Family Home
- Bay Fronted Lounge and Second Reception Room
- Impressive 14ft Fitted Kitchen and Dining Space
- Utility Space and Guest W.C.
- Three Generously Sized Double Bedrooms along with a Fully Converted Loft Space
- Low Maintenance Garden to both the Front and Rear
- Perfectly Located Close to Local Amenities
- Within Catchment for Outstanding Schooling
- Well Served by Public Transport and Motorway Links



**Entrance Hallway**

**Lounge**

12' 3" x 11' 5" (3.73m x 3.47m)

**Dining Room**

12' 8" x 12' 2" (3.87m x 3.71m)

**Kitchen**

14' 10" x 8' 10" (4.51m x 2.69m)

**Landing**

**Bedroom One**

15' 3" x 12' 4" (4.66m x 3.77m)

**Bedroom Two**

12' 8" x 9' 7" (3.85m x 2.93m)

**Bedroom Three**

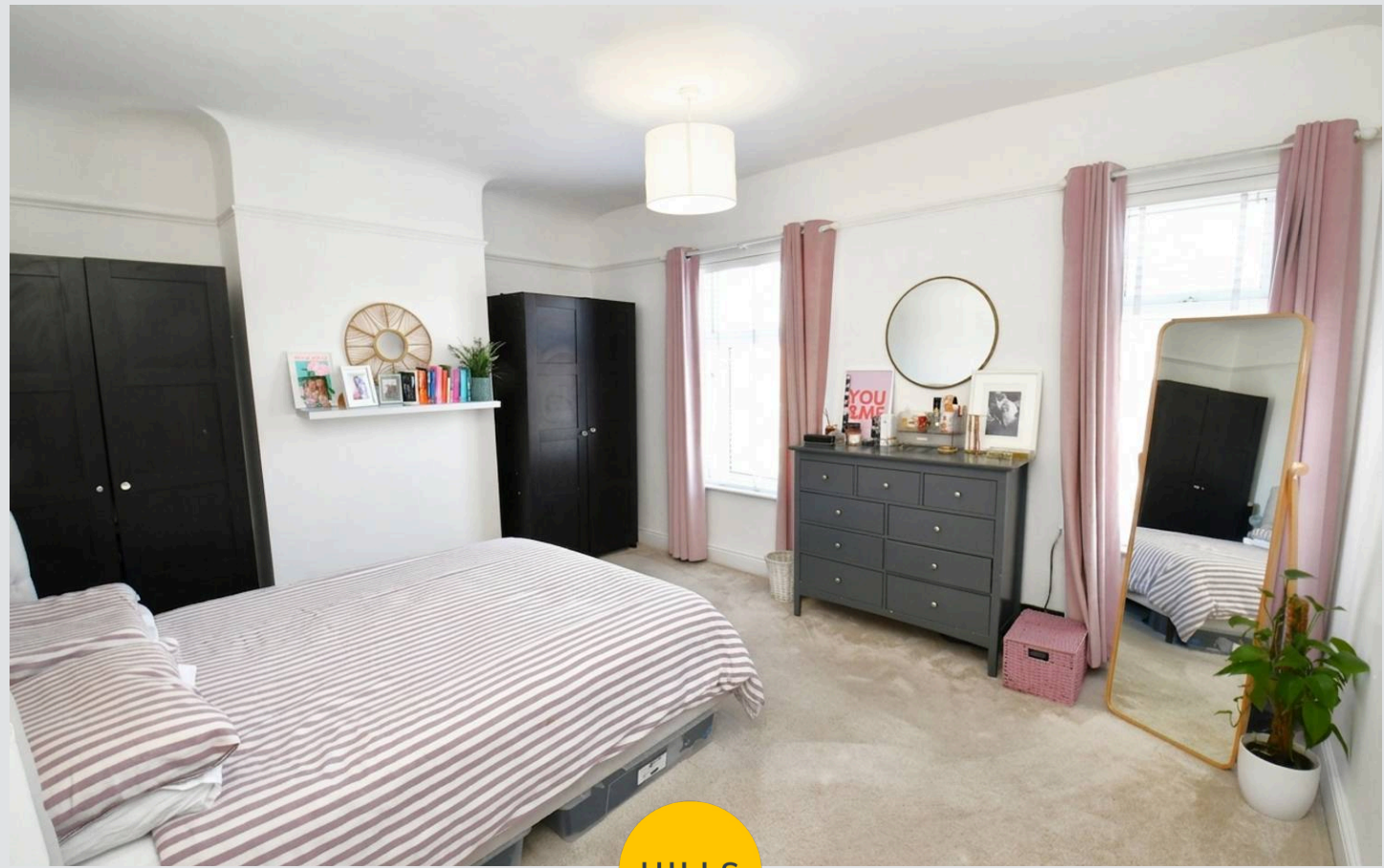
8' 11" x 8' 6" (2.73m x 2.60m)

**Bathroom**

6' 0" x 5' 10" (1.83m x 1.78m)

**Loft Room**

15' 5" x 12' 2" (4.71m x 3.70m)



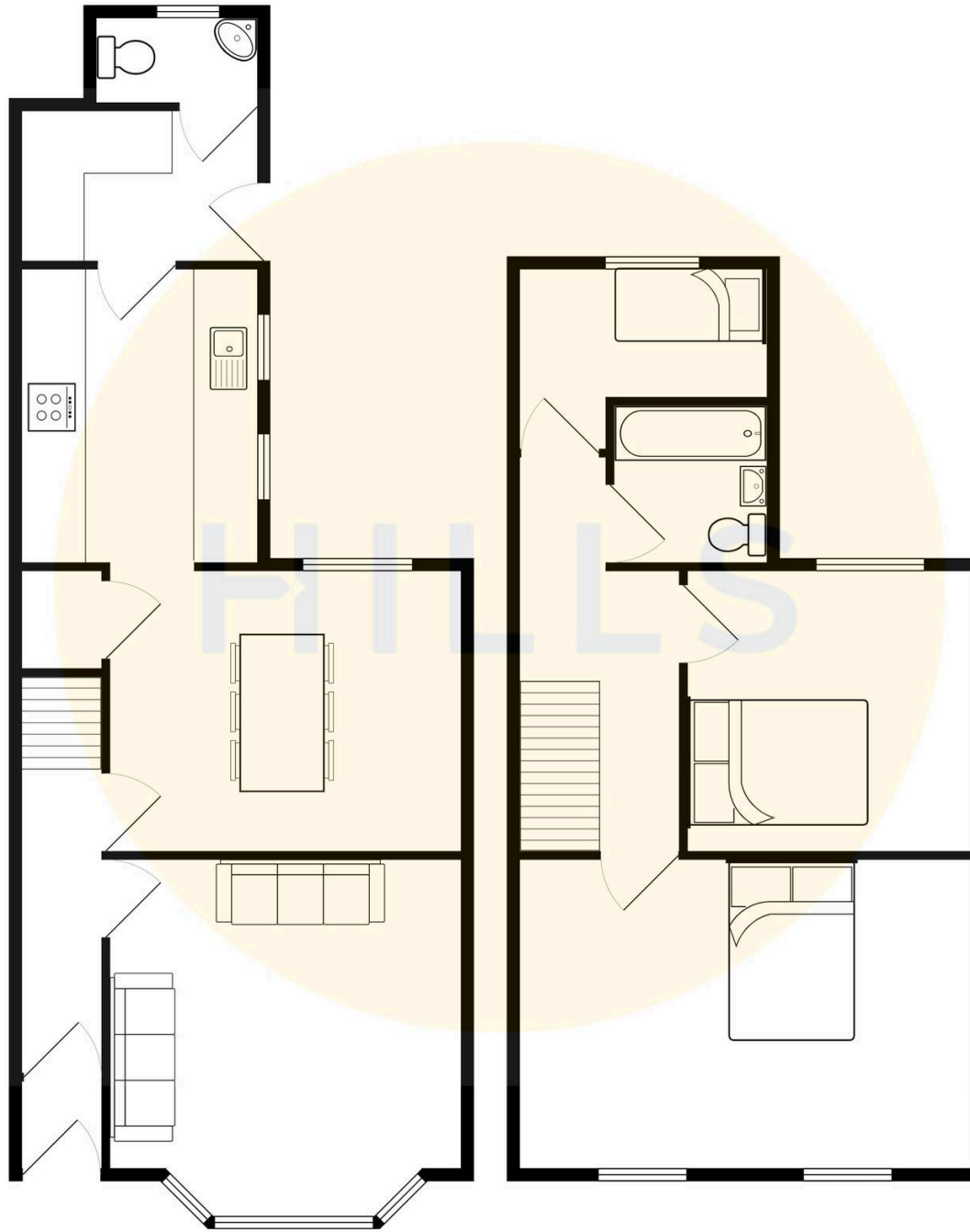
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