

Clifton Avenue, Eccles

Manchester



In Excess of £325,000

# Clifton Avenue

Eccles, Manchester

Beautifully presented three bed terrace in Monton Village with two receptions, modern kitchen, cellar, and stylish bathroom. Close to shops, schools, and transport links. Ideal for families or investors.

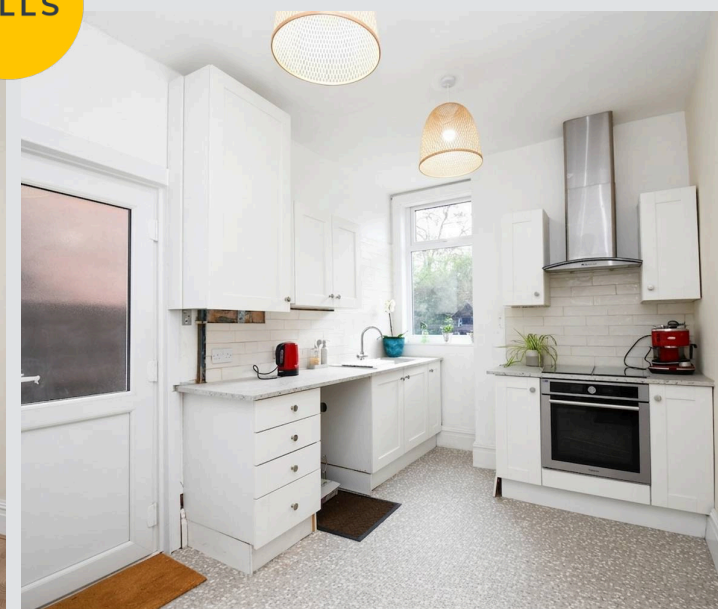
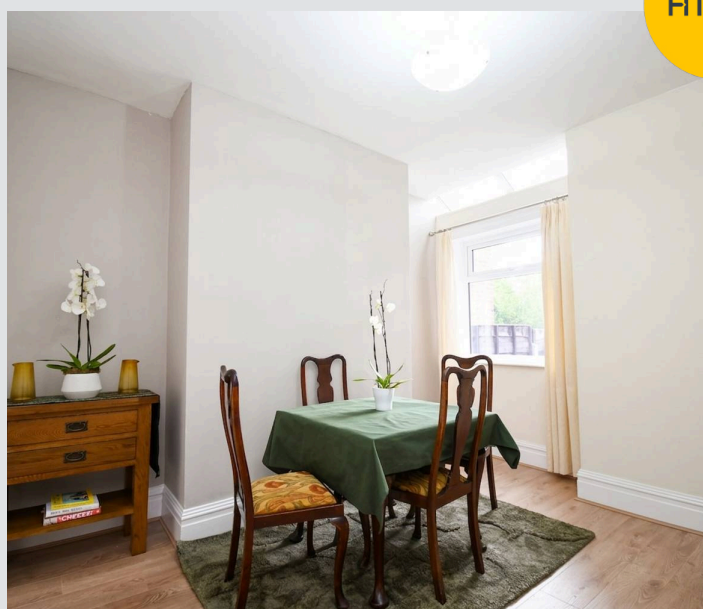
Council Tax band: A

Tenure: Freehold

- Located on a Quiet Cul De Sac within the Heart of Monton Village
- Bay Fronted Lounge and Second Reception Room
- Fitted Modern Kitchen and Three Piece Bathroom Suite
- Cellar Suitable for Storage
- Three Generously Sized Bedrooms
- Low Maintenance, Sun Drenched Private Rear Garden
- Just a Short Walk to Shops, Bars and Restaurants
- Well Served by Excellent Public and Motorway Links



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**Entrance Hallway**

**Reception Room One**

14' 3" x 10' 8" (4.34m x 3.25m)

**Reception Room Two**

12' 8" x 11' 0" (3.86m x 3.35m)

**Kitchen**

13' 0" x 8' 5" (3.96m x 2.57m)

**Landing**

**Bedroom One**

14' 7" x 11' 8" (4.45m x 3.56m)

**Bedroom Two**

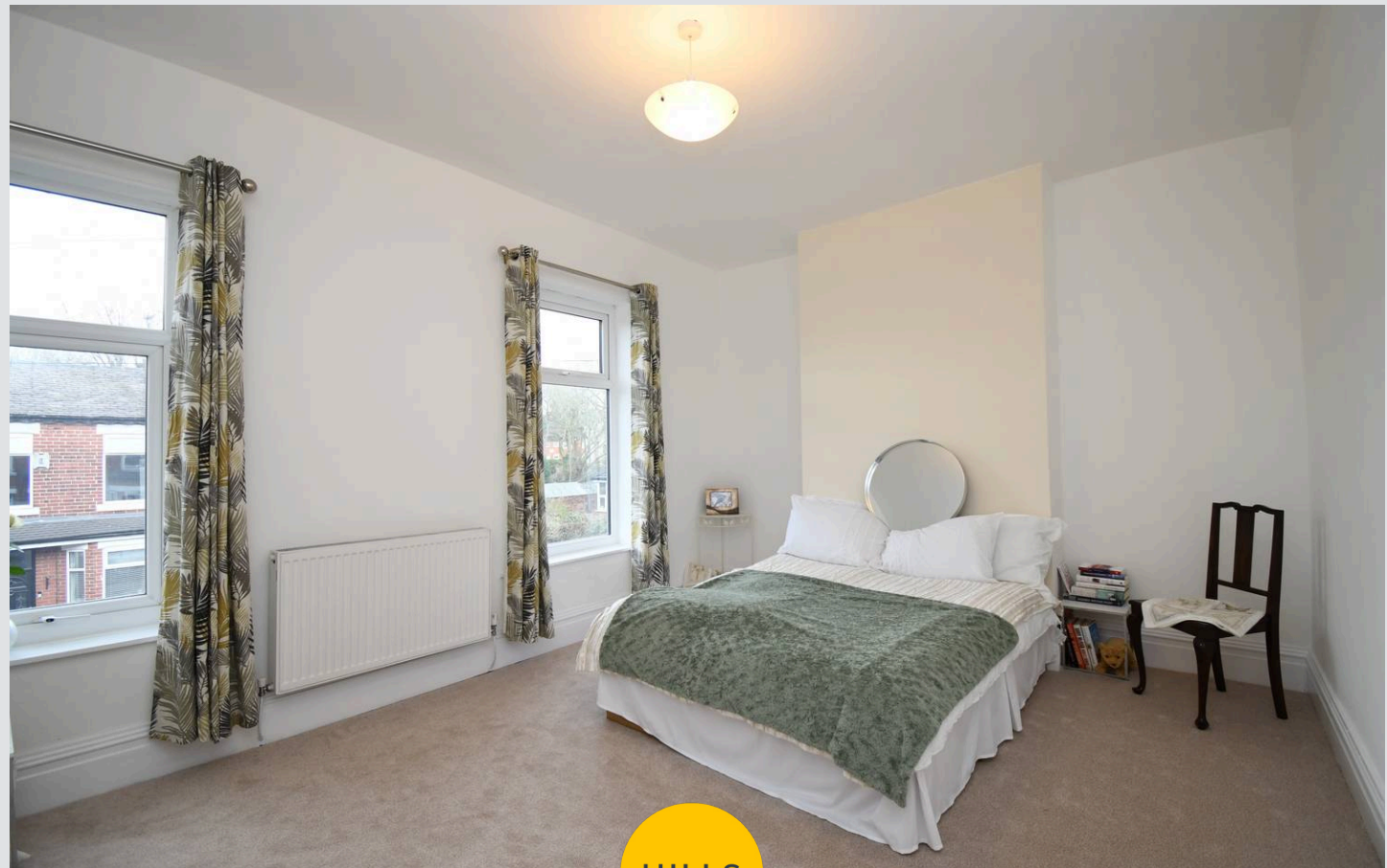
11' 5" x 9' 3" (3.48m x 2.82m)

**Bedroom Three**

8' 6" x 6' 9" (2.59m x 2.06m)

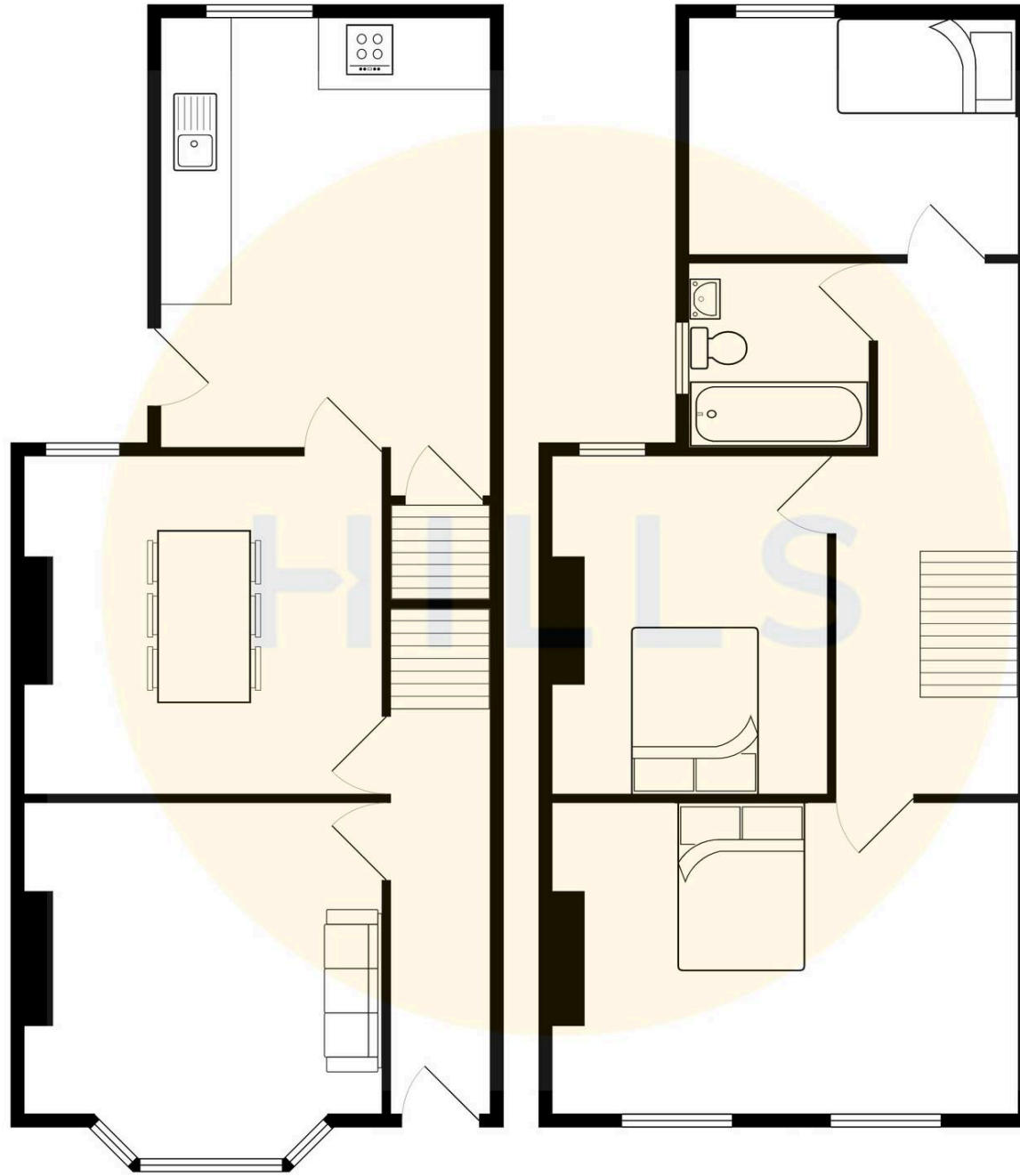
**Bathroom**

5' 6" x 5' 5" (1.68m x 1.65m)



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