



Lenham Avenue, Eccles

Manchester



In Excess of **£200,000**

Lenham Avenue

Eccles, Manchester

Spacious two bed semi on a corner plot with park views, no chain, garage, off-road parking, and development potential. Near excellent schools, amenities, and transport. Rare opportunity. Council Tax band: B

Tenure: Leasehold

- Offered to the Market with No Onward Chain
- Occupying a Generous Corner Plot Offering Potential for Further Development
- Open Plan Lounge and Dining Space Flooded with Natural Light along with a Conservatory
- Fitted Kitchen and Shower Room
- Two Well Proportioned Double Bedrooms
- Over Looking the Beautiful Winton Park
- Within Catchment for Sought After Schooling
- Close to Brilliant Amenities and Transport Links
- Gated Off Road Parking and Detached Garage



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Entrance Hallway

Lounge/Diner

20' 0" x 10' 7" (6.10m x 3.23m)

Kitchen

11' 1" x 7' 8" (3.38m x 2.34m)

Conservatory

11' 3" x 8' 3" (3.43m x 2.52m)

Landing

Bedroom One

14' 6" x 9' 0" (4.42m x 2.74m)

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

Shower Room

7' 9" x 5' 5" (2.36m x 1.65m)



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