

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Worsley Road, Eccles, M30 8LS

### £350,000

#### THE PERFECT INVESTMENT OPPORTUNITY

Keenans Estate Agents are proudly welcoming to the market this impressive commercial property located within the heart of Eccles. Offering an abundance of well maintained indoor space, fantastic shop front and a versatile first floor, this property is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford and major motorway links. With spacious, well lit rooms and having once previously being a first floor flat with shop to the ground floor, this property is perfect for any business looking for a contemporary and spacious base! Currently being used as a thriving hairdressers, this property is a fantastic opportunity!

The property comprises briefly; a welcoming and spacious open plan shop front leads through to a kitchen and staircase to the first floor. The first floor comprises of a fantastic office space which is currently being used as additional space within the hairdressers. This then leads openly on to an inner landing and on to a beauty room. The inner landing guides you through to three beauty rooms and WC. The third beauty room houses a staircase on to the mezzanine. Externally, there is an enclosed garden to the rear with laid to lawn and paving.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

# Worsley Road, Eccles, M30 8LS

£350,000



- Impressive Commercial Property
- Stylish Decoration
- Extensive Garden to Rear
- EPC Rating TBC
- Abundance of Well Maintained Space
- Ideal Investment Opportunity
- Tenure Leasehold
- Versatile First Floor
- Added Mezzanine
- Council Tax Band TBC

## Ground Floor

### Shop Front

46'11 x 24'5 (14.30m x 7.44m )

Hardwood double glazed front door, six UPVC double glazed windows, velux window, electric heater, cornice coving, spotlights, integrated storage, integrated seating and shelving, part wood effect laminate flooring, part tiled flooring, door to kitchen, hardwood fire door to rear and stairs to first floor.

### Kitchen

8'9 x 8'4 (2.67m x 2.54m)

UPVC double glazed window, range of wood effect wall and base units, granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge, freezer and tiled flooring.

## First Floor

### Open Plan Office

#### Space/Extended Shop Front

19'6 x 16'7 (5.94m x 5.05m)

Two UPVC double glazed windows, velux window, two electric heaters, spotlights, integrated seating, wood effect laminate flooring, open to inner landing and door to beauty room/office space.

### Beauty Room/Office Space

8 x 7'3 (2.44m x 2.21m )

Extractor fan, spotlights, loft access and wood effect laminate flooring.

### Inner Landing

7'3 x 6'5 (2.21m x 1.96m )

Spotlights, wood effect laminate flooring, doors to three beauty rooms/office space, WC and store room.

### Beauty Room Two

15 x 8'7 (4.57m x 2.62m)

UPVC double glazed window, electric heater, electric feed shower enclosed, vanity top wash basin with mixer tap, integrated storage, extractor fan, tiled elevations, spotlights and wood effect laminate flooring.

### Beauty Room Three

11'5 x 9 (3.48m x 2.74m)

UPVC double glazed window, vanity top wash basin with mixer tap, integrated storage, spotlights and wood effect laminate flooring.

### Beauty Room Four

10'4 x 9 (3.15m x 2.74m)

UPVC double glazed window, electric heater, stainless steel one and a half bowl sink and drainer with mixer tap, integrated storage, wood effect laminate flooring and stairs to mezzanine.

### WC

5'8 x 4'9 (1.73m x 1.45m)

Dual flush WC, pedestal wash basin with mixer tap, extractor fan and wood effect laminate flooring.

## Second Floor

## Mezzanine

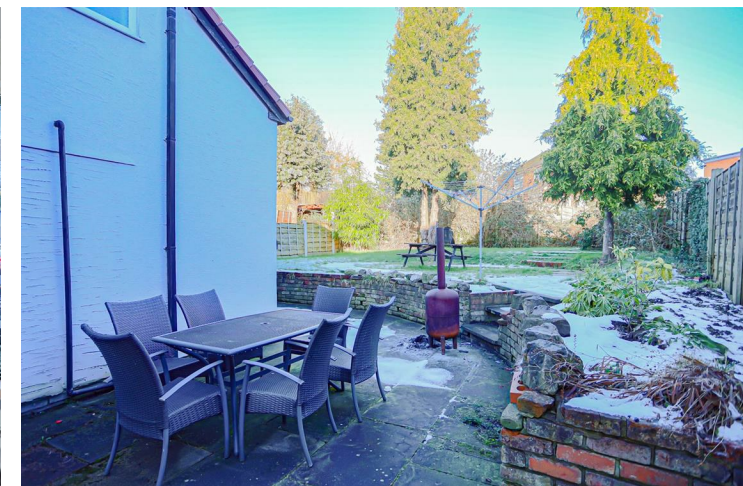
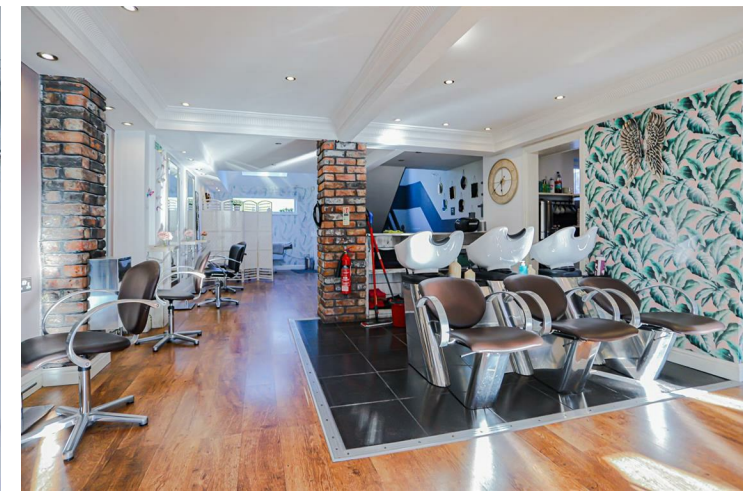
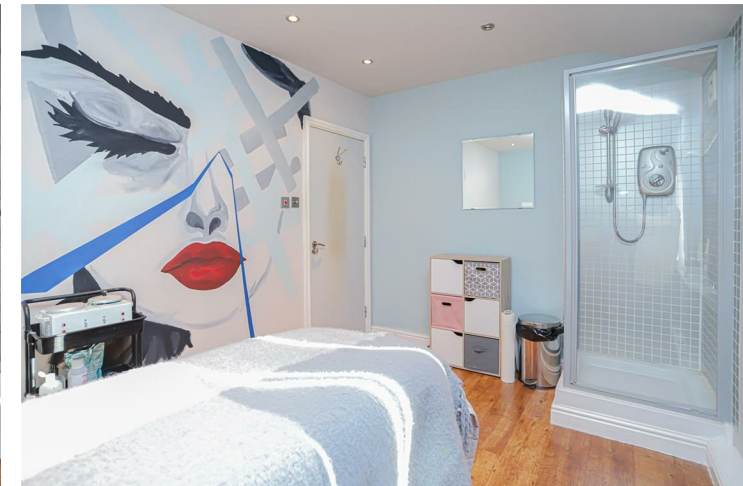
8'10 x 8'7 (2.69m x 2.62m)

UPVC double glazed window and eave storage.

## Exterior

### Rear

Laid to lawn garden with paving, mature shrubs and bedding.



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