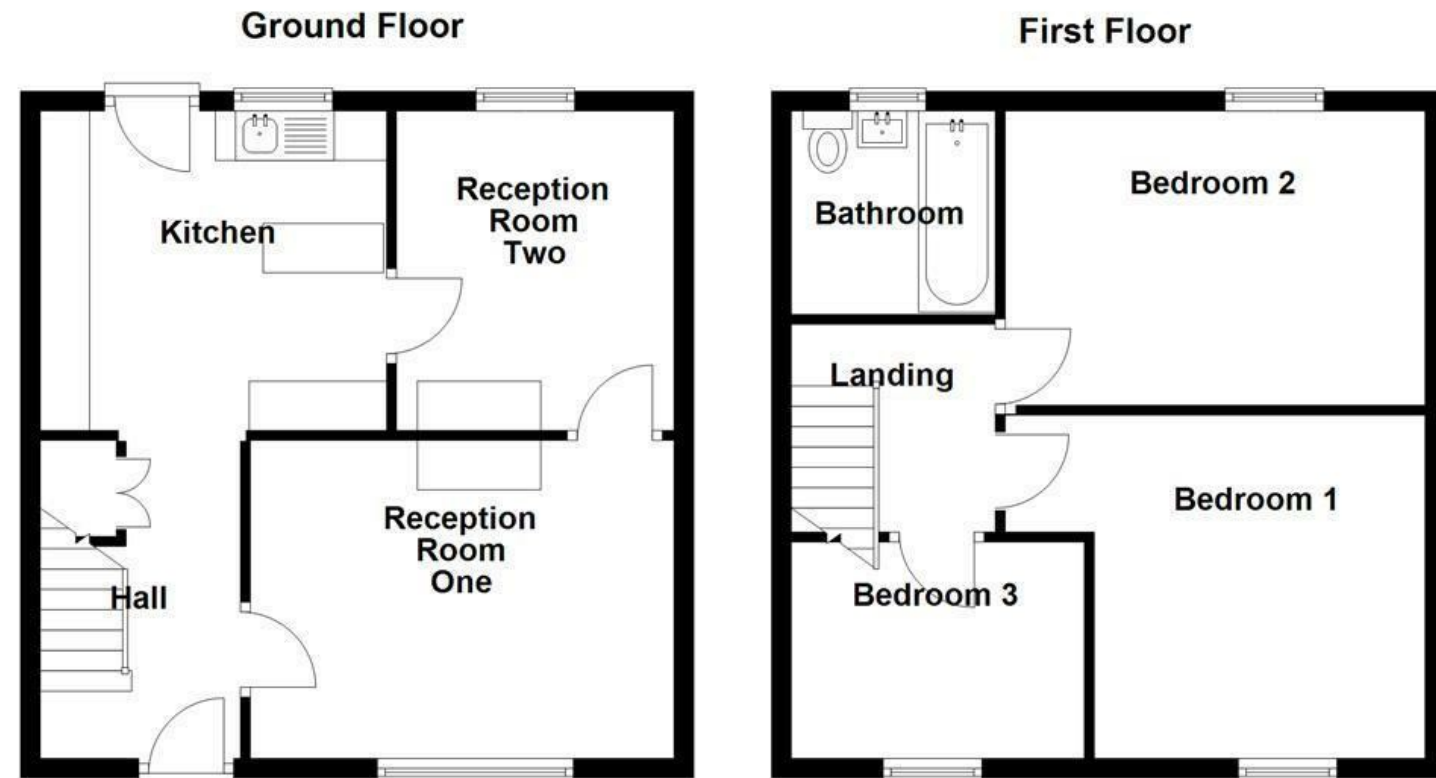




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Winchester Road, Eccles, M30 9BS

£240,000

MID TERRACED PROPERTY WITH VIEWING ESSENTIAL
Situated on Winchester Road in Eccles, Manchester, this charming house presents an excellent opportunity for a small family seeking a comfortable and inviting home. The property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests. The well-appointed kitchen offers ample space for culinary endeavours, making it a delightful area for family gatherings.

With three bedrooms, including two generously sized double rooms, this home provides plenty of space for everyone. The third bedroom can serve as a cosy child's room, a study, or a guest room, offering versatility to suit your family's needs. The bathroom is conveniently located, ensuring ease of access for all.

The exterior of the property is equally impressive, featuring a generous lawned garden that invites outdoor enjoyment. The paved patios provide an ideal setting for al fresco dining or simply soaking up the sun. Additionally, the presence of outbuildings offers potential for storage or creative use, enhancing the practicality of the outdoor space.

Situated in a convenient location, this home is well-connected to local amenities and transport links, making it an ideal choice for those who value both comfort and accessibility. With its neutral colours and decor, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home that perfectly balances space, style, and convenience.

Winchester Road, Eccles, M30 9BS

£240,000

 3  1  2  C

- Tenure Freehold
 - EPC Rating C
 - Easy Access To Major Commuter Routes
 - Viewing Recommended
- Council Tax Band B
 - Generous Garden Space
 - Ideal Home For A Small Family
- Two Large Double Bedrooms And A Third Comfy Bedroom
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

10'5 x 6'8 (3.18m x 2.03m)

Central heating radiator, smoke alarm, dado rail, door to reception room one and open to kitchen, stairs to first floor, under stairs storage and wood laminate flooring.

Reception Room One

14' x 10'8 (4.27m x 3.25m)

UPVC double glazed window, central heating radiator, coving, dado rail, living flame gas fire with brick surround and wood mantle, wooden mantle , wood laminate flooring and door to reception room two.

Reception Room Two

10'7 x 10'6 (3.23m x 3.20m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to kitchen.

Kitchen

10'6 x 9'11 (3.20m x 3.02m)

UPVC double glazed window, wall and base units, laminate work top, breakfast bar, stainless steel sink and drainer with mixer tap, space for freestanding oven, space for under counter fridge and freezer, plumbed for washing machine, wall mounted boiler, tiled floor and UPVC double glazed door to rear.

First Floor

Landing

8'2 x 6'10 (2.49m x 2.08m)

Loft access, dado rail, doors to three bedrooms and bathroom.

Bedroom One

11' x 10'2 (3.35m x 3.10m)

UPVC double glazed window, central heating radiator and fitted storage.

Bedroom Two

13'9 x 11'1 (4.19m x 3.38m)

UPVC double glazed window, central heating radiator, partial wood panel elevations and fitted storage.

Bedroom Three

9'9 x 7'2 (2.97m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'6 (2.06m x 1.68m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath, overhead electric shower, wood clad to ceiling, part tiled elevation, extractor fan and vinyl flooring.

External

Tel: 01617939622



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