



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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Nelson Avenue, Eccles, M30 9GB Offers In The Region Of £425,000

IMMACULATELY PRESENTED FOUR-BEDROOM FAMILY HOME

This four-bedroom end terraced property is being proudly welcomed to the market. Conveniently situated within walking distance to Moton Village, popular parks, well regarded schools and major commuter routes, including routes directly into Manchester City Centre, this property is ideally suited to a family looking for their long term home which is ready to move into. The property itself boasts an electric charging point, spacious rooms both downstairs and upstairs with ornate cornice coving throughout and many original features as well as being renovated to the highest standard throughout.

Comprising briefly, to the ground floor; entrance through the hallway which has doors to the reception room and kitchen living area with stairs to the first floor, the kitchen has doors to the utility room and downstairs shower room as well as having bi-fold doors to the rear of the property. To the first floor is a landing to three bedroom, a bathroom and stairs to the second floor which houses the fourth bedroom. Externally, to the rear is a paved patio with raised decking, seating area and pergola.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience. To preview properties coming to the market with Keenans, please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea

Nelson Avenue, Eccles, M30 9GB Offers In The Region Of £425,000



- Stunning End Terrace Property
- Stylish Decoration
- Abundance of Indoor and Outdoor Space
- EPC Rating D
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Modern Fixtures and Fittings
- Council Tax Band B

Ground Floor

Entrance Hallway

12'7 x 2'10 (3.84m x 0.86m)
UPVC double glazed front door, central heating radiator, coving, tiled flooring, doors leading to reception room, open plan kitchen and stairs to first floor.

Reception Room

15'1 x 12'1 (4.60m x 3.68m)
UPVC double glazed bay window, central heating radiator, log burner, stone hearth and brick surround, coving and ornate detail to ceiling.

Open Plan Kitchen

26'5 x 13'3 (8.05m x 4.04m)
Central heating radiator, skylight, bi-fold doors to rear, base units, shaker style kitchen, solid wood units and worktops, one and a half bowl sink and drainer with mixer tap, space for double oven in chimney breast, open to dining/living area, tiled flooring, under floor heating, spotlights and door to utility.

Utility

5'8 x 3'6 (1.73m x 1.07m)
Central heating radiator, plumbing for washing machine, dryer, tiled flooring and door to shower room.

Shower Room

6'6 x 3'11 (1.98m x 1.19m)
Central heating towel rail, double direct feed shower, low base WC, pedestal wash basin with traditional taps, tiled elevation and tiled flooring.

First Floor

Landing

Doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom One

14'2 x 12'2 (4.32m x 3.71m)
Central heating radiator, two UPVC double glazed windows, fitted wardrobes, open fire place and made to measure shutters.

Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'8 x 9'7 (3.25m x 2.92m)
Two UPVC double glazed windows and central heating radiator.

Bathroom

6 x 5'2 (1.83m x 1.57m)
UPVC double glazed frosted window, central heating radiator, double direct feed shower, vanity top wash basin with traditional taps, low base WC, fully tiled elevation and tiled flooring.

Second Floor

Bedroom Four

15'11 x 13 (4.85m x 3.96m)
UPVC double glazed window and central heating radiator.

Exterior

Rear

Enclosed garden, pergola and decked seating area.

Front

Courtyard and on-street parking.

