



10 Narbonne Avenue, Eccles  
£260,000

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ESTATE AGENTS



# 10 Narbonne Avenue

Eccles, Manchester

Nestled within a sought-after residential location, this charming 2-bedroom semi-detached house is a true gem with contemporary touches and timeless character. Boasting a new UPVC bay window and a striking composite front door, this home exudes kerb appeal from the very first glance. Stepping inside, the inviting open plan living space welcomes you with warmth and elegance, featuring a cosy coal/log fire perfect for those chilly evenings. The property offers two generously sized bedrooms complemented by built-in wardrobes and vertical blinds, along with a loft room that can be utilised as an additional sleeping area, home office, or hobby space.

Moving to the outside space, the expansive private rear garden is a haven for relaxation and entertaining, complete with a brick-built storage shed for all your gardening needs. A flagged patio area provides a charming setting for al fresco dining, while the large mature grassed lawn offers ample space for outdoor activities and soaking up the sun.





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Well-stocked flower beds add a pop of colour and vibrancy to the garden, creating a tranquil atmosphere for unwinding after a long day. With a wood-fenced border ensuring privacy and security, this outdoor oasis is a true extension of the living space, ideal for enjoying the outdoors in style. Additionally, side gate access allows for easy bin removal, enhancing convenience and functionality.

Completing this picture-perfect home is a small grassed front lawn with a flagged pathway leading to the front door, further enhancing the visual appeal and creating a welcoming entrance for residents and guests alike. On-street parking eliminates the need for permits, providing hassle-free convenience for residents. With its seamless blend of modern features and traditional charm, this property offers a unique opportunity to embrace a lifestyle of comfort and sophistication in a tranquil setting.

Council Tax band: A Tenure: Freehold

- Semi Detached
- Two Bedroom + Loft Room
- New UPVC Bay Window
- New Composite Front Door
- Open Plan Living Space
- Large Private Rear Garden
- Popular Residential Location
- Coal/Log Fire





### Lounge/Diner Area

22' 4" x 11' 4" (6.81m x 3.45m)

A large and spacious family room with ample space for dining, coal/log fire with surround, new upvc bay window, tiled flooring, warmed via two radiators, upvc French door to rear garden and multiple power points.

### Kitchen

10' 5" x 7' 7" (3.18m x 2.31m)

A fitted kitchen with a range if base and wall units, work tops with sink, upvc door to rear garden, integrated appliances and upvc window.

### Bathroom

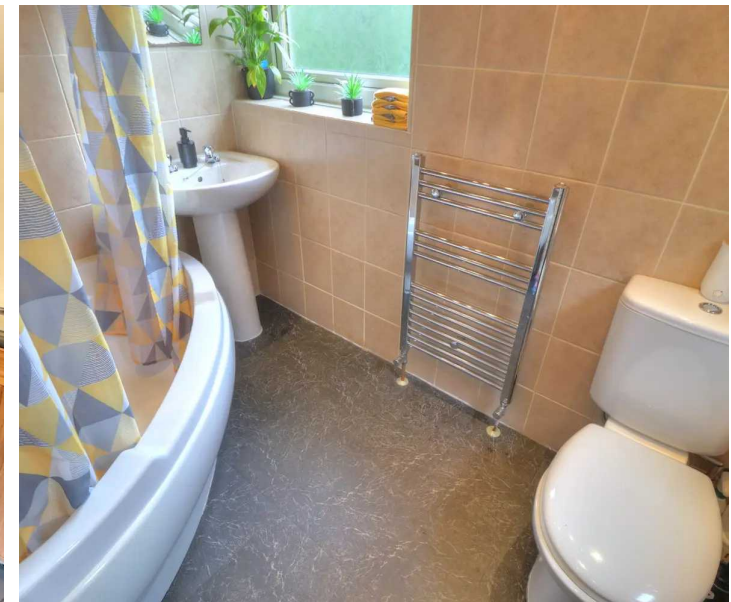
7' 7" x 5' 4" (2.31m x 1.63m)

A three piece bathroom suite with corner bath shower above bath tub, two upvc windows, low level w.c, wash basin, heated towel rail and cushion flooring.

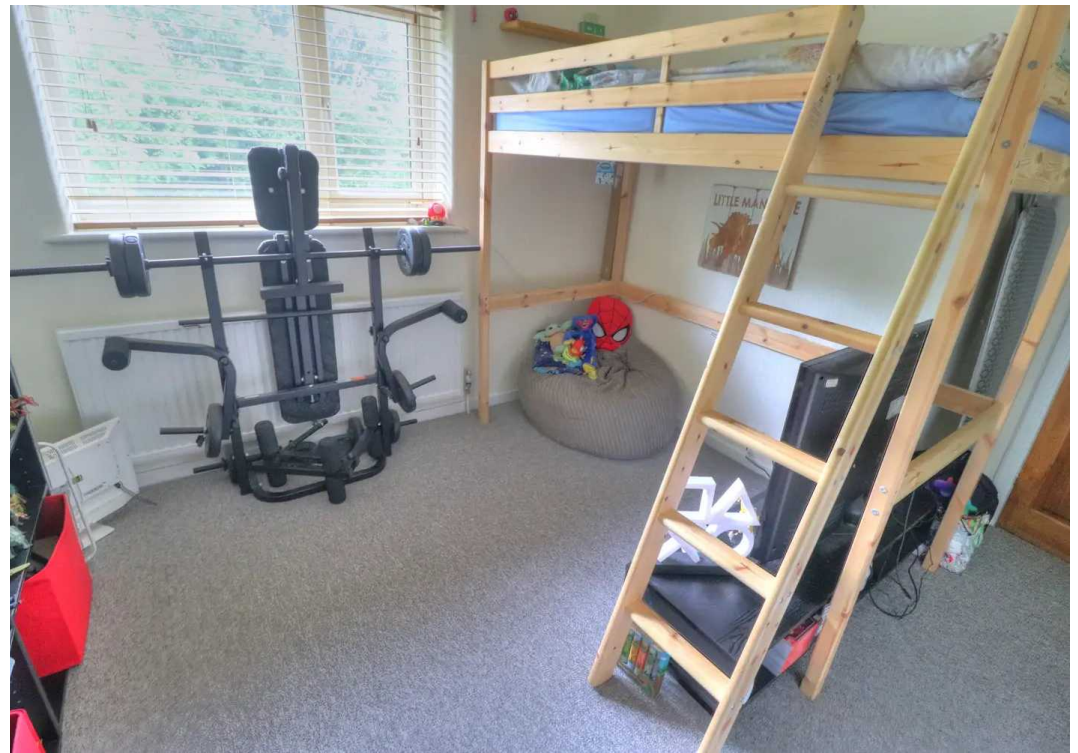
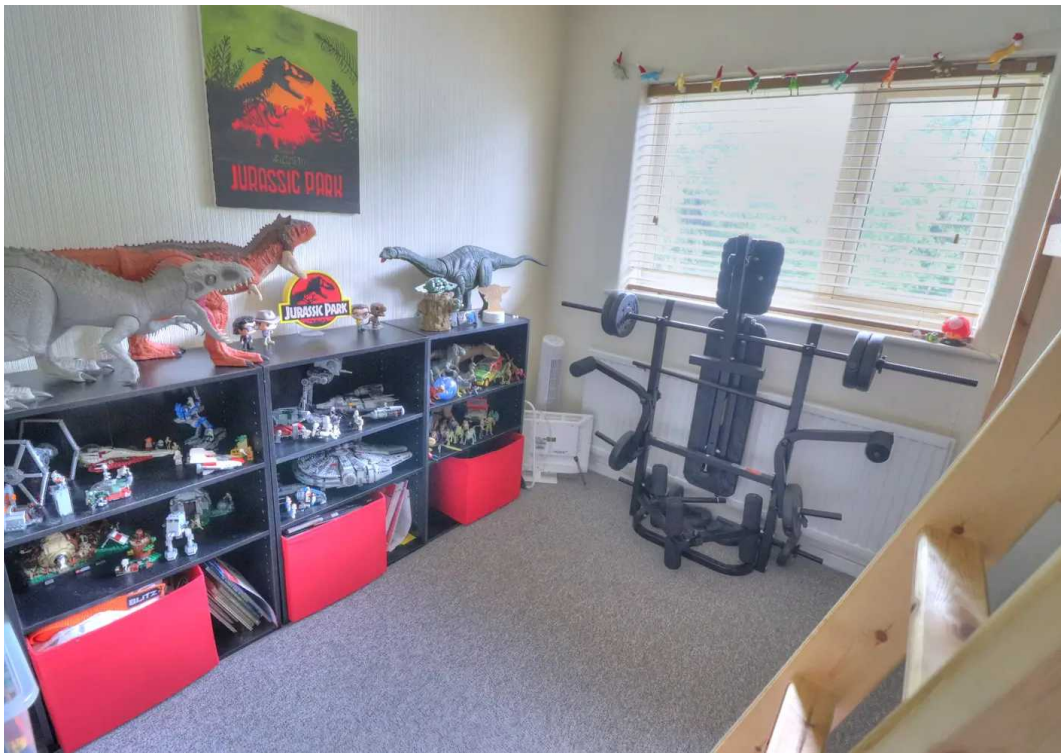
### Bedroom One

9' 6" x 14' 6" (2.90m x 4.42m)

A large double room with two upvc windows, large wardrobes, warmed via single radiator, built in storage over stairs, fully carpeted, multiple power points and stair case access to loft room.









### Bedroom Two

9' 7" x 9' 8" (2.92m x 2.95m)

A double room with built in wardrobes, upvc window to rear, warmed via single radiator, multiple power points and fully carpeted.

### Loft Room

17' 9" x 11' 3" (5.41m x 3.43m)

A generous loft room currently being utilised as a third bedroom, Velux window with black out blinds, upvc window, multiple power points, warmed via single radiator, built in storage into eaves and over staircase.





## REAR GARDEN

65' 12" x 23' 12" (20.12m x 7.32m)

A large private rear garden with brick built storage shed, flagged patio area ideal for al fresco dining, large mature grassed lawn, well stocked flower beds, wood fenced border and side gate access for bin removal.

## FRONT GARDEN

25' 12" x 23' 12" (7.92m x 7.32m)

A small grassed lawn with flagged pathway leading to front door and fenced border.

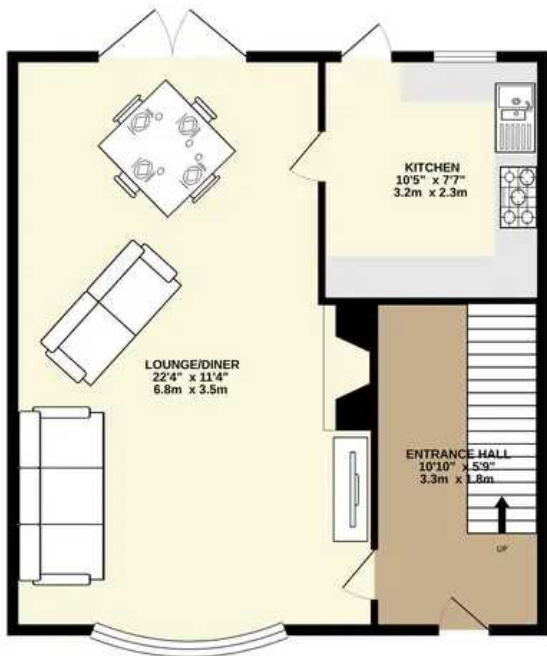
## ON STREET

1 Parking Space

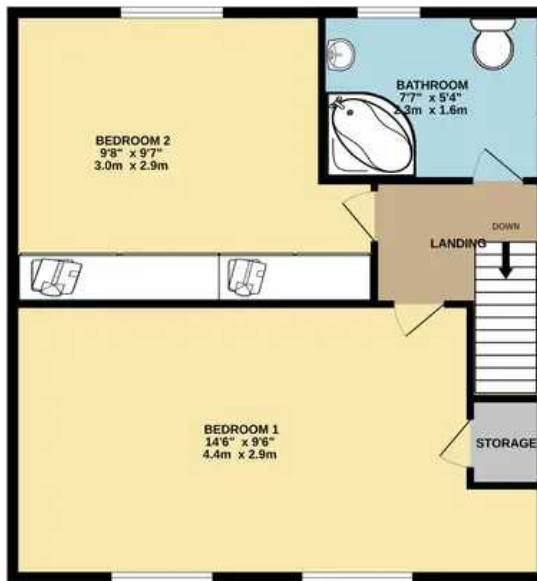
On street parking with no need for permit.



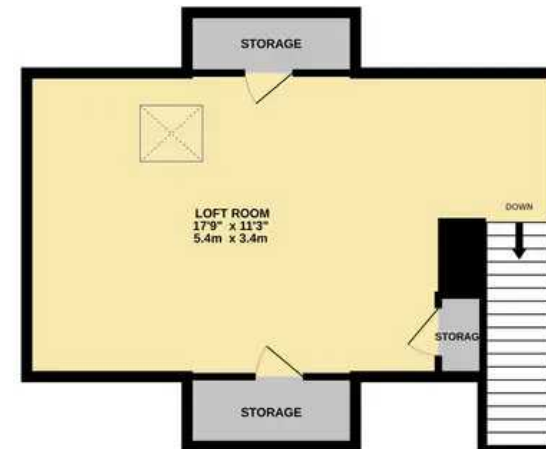
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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