

SIMPLE LIFE



## Havenswood, Eccles, Manchester, M30 0YY

£1,375 PCM

On the edge of Trafford Park, Eccles is a popular area of west Manchester surrounded by plenty to keep you and your family busy for work and play.

The Stamford Mod UP offers a contemporary open-plan downstairs living/dining and kitchen area, to complement a modern family lifestyle. With beautiful skylights and French windows leading out to the garden, this is a bright and spacious place to be. Downstairs also benefits from a WC.

Set across three floors, the Stamford Mod UP benefits from an underpass to the side of the property which gives a little more space to first and second floors. The upstairs features two double bedrooms and a family bathroom, which includes both a bath and shower. The top floor includes an impressive master suite including skylights and a private en-suite bathroom.

Havenswood is a development of 84 3 & 4 bedroom family homes and 1 & 2 bedroom apartments on the edge of the Manchester Ship Canal, With 8 Good and Outstanding rated Primary schools within 1 mile, including St Andrew's C of E Primary School just a 4 minute walk away.

For Leisure activities, the Trafford Centre is less than 3 miles by car, giving you easy access to 280 shops and services in the third largest shopping centre in the UK. Closer to the development is a Tesco and Aldi, as well as a PureGym and Leisure Centre.

The development is conveniently located between the M60 and M602 for instant motorway access to the wider region, whilst Patricroft station has services between Manchester, Chester and Liverpool

The site can be accessed off Barton Lane using postcode M30 0HH

Deposit: £1580  
Unfurnished  
Council Tax: C  
Available 18th July 2025







## Key Features

- Private driveway
- Dishwasher
- Washing machine
- Wood effect flooring downstairs
- Carpets in bedrooms and stairs
- Security alarm system
- Fridge freezer
- Oven and hob
- Modern, white kitchen units
- Private back garden

## Location

