



New Lane, Eccles

Manchester



In Excess of £200,000



# New Lane

Eccles, Manchester

Charming two bedroom semi-detached house in sought-after Winton. Bay-fronted dining room, lounge with patio doors to garden, fitted kitchen, cellar, loft, spacious bathroom. Gated parking, manageable lawn. Close to amenities and transport links. Potential for a third bedroom. Book your viewing now!

Council Tax band: B

Tenure: Leasehold

- Deceptively Spacious Semi Detached Property offered with No Vendor Chain
- Bay Fronted Dining Room & Separate Lounge with Patio Doors out to the Rear Garden
- Fitted Kitchen
- Two Double Bedrooms, with Potential to Create a Third
- Cellar and Loft Space Suitable for Storage
- Spacious Four Piece Bathroom Suite
- Gated Off Road Parking for Multiple cars
- Rear Garden with a Manageable Lawn & Gated Access
- Perfectly Locates close to Schools, Shops & Parks as well as Fantastic Transport Links



### Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and a uPVC front door. Stairs lead up to the 1st floor landing.

### Lounge

14' 3" x 10' 5" (4.34m x 3.18m)

A large family sized lounge complete with a double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator. Laminate wood effect flooring.

### Dining Room

14' 2" x 11' 0" (4.32m x 3.35m)

Ceiling light point, wall mounted radiator and double glazed patio doors leading out to the rear garden. Gas fire with feature surround and laminate wood effect flooring.

### Kitchen

11' 4" x 8' 4" (3.45m x 2.54m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. With space for a fridge/freezer, washing machine and cooker. Part tiled walls, double glazed window, ceiling light point and a wall mounted radiator. uPVC door accesses the rear and part tiled walls. Boiler

### Landing

Ceiling light point, wall mounted radiator and carpeted flooring.

### Bedroom One

14' 1" x 11' 7" (4.29m x 3.53m)

Ceiling light point, wall mounted radiator and two double glazed windows. Fitted wardrobes and carpeted flooring.

### Bedroom Two

14' 3" x 8' 6" (4.34m x 2.59m)

Ceiling light point, wall mounted radiator and a double glazed window. Carpeted flooring.





## Bathroom

11' 4" x 8' 4" (3.45m x 2.54m)

Fitted with a modern four piece suite including bath, shower cubicle, low level W.C and a hand wash basin set in a vanity unit. Ceiling light point, wall mounted radiator, wall mounted light and cushioned flooring. Park tiled walls and a double glazed window to the side elevation.











## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.