



Eccles Fold, Eccles

Manchester



In Excess of £125,000

# Eccles Fold

Eccles, Manchester

TO BE SOLD WITH SITTING TENANTS, this UPPER FLOOR APARTMENT is WELL PRESENTED THROUGHOUT and benefits from an OPEN PLAN LOUNGE, KITCHEN & DINING AREA, TWO DOUBLE BEDROOMS with EN SUITE to the master and a MODERN BATHROOM SUITE. Complete with ALLOCATED PARKING and PRIVATE BALCONY. Located close to EXCELLENT AMENITIES & TRANSPORT LINKS.

Council Tax band: B

Tenure: Leasehold

- TO BE SOLD WITH SITTING TENANTS
- UPPER FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN , LIVING & DINING SPACE
- TWO GENEROUS DOUBLE BEDROOMS
- MODERN BATHROOM SUITE & EN SUITE OFF MASTER BEDROOM
- CLOSE TO EXCELLENT AMENITIES
- WALKING DISTANCE TO BUS, TRAIN & TRAM STATIONS.



### Lounge

23' 6" x 16' 2" (7.16m x 4.93m)

Ceiling light points, double glazed windows, power point and two electric radiators.

### Kitchen

12' 3" x 8' 6" (3.73m x 2.59m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a washer and fridge freezer. Ceiling light point and double glazed window.

### Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

Ceiling light point, double glazed window, electric radiator and power point.

### En-Suite

7' 3" x 5' 5" (2.21m x 1.65m)

Ceiling light point, double glazed window, heated towel rail, hand wash basin, WC and shower.

### Bedroom Two

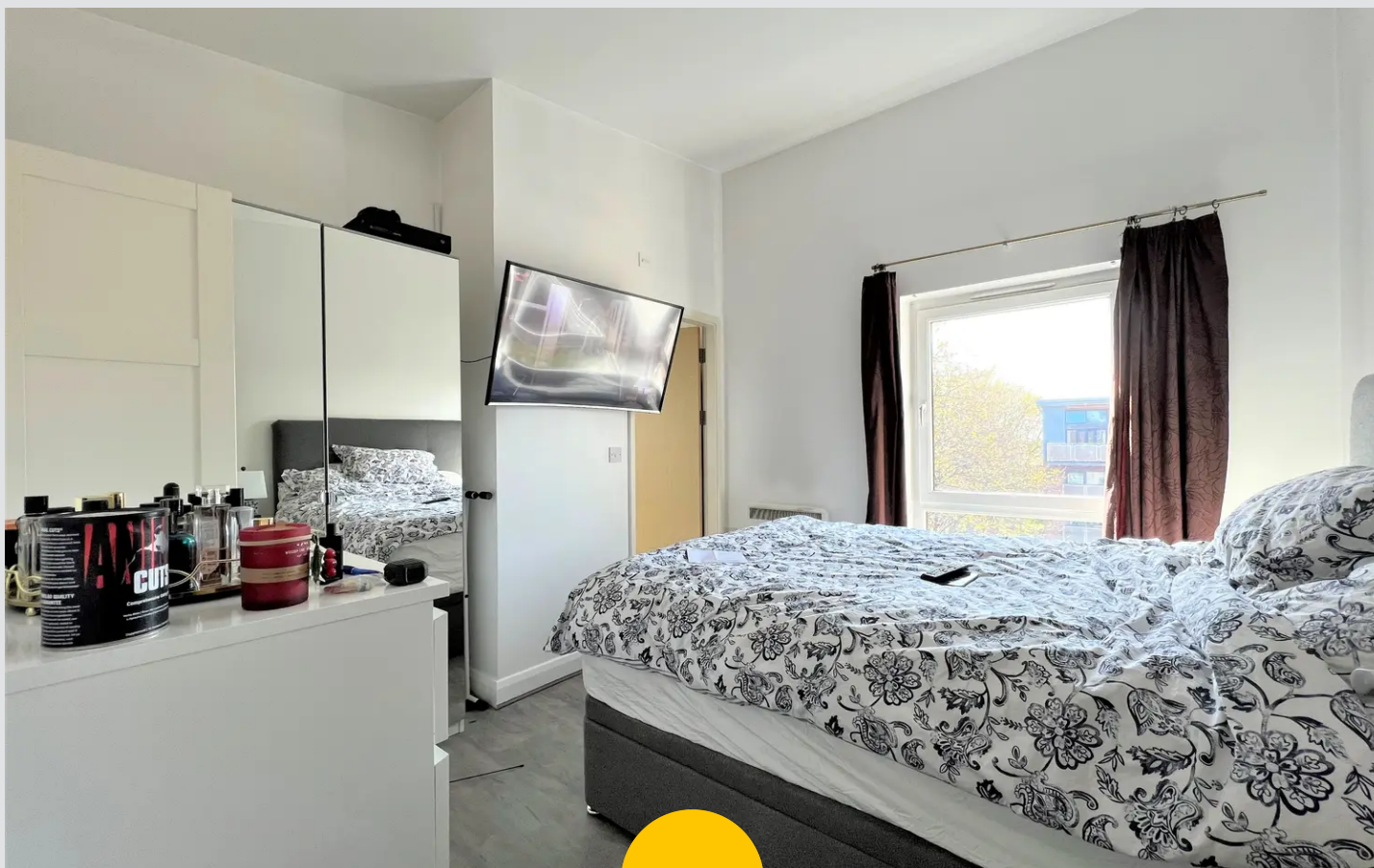
11' 3" x 8' 8" (3.43m x 2.64m)

Ceiling light point, double glazed window, electric radiator and power point.

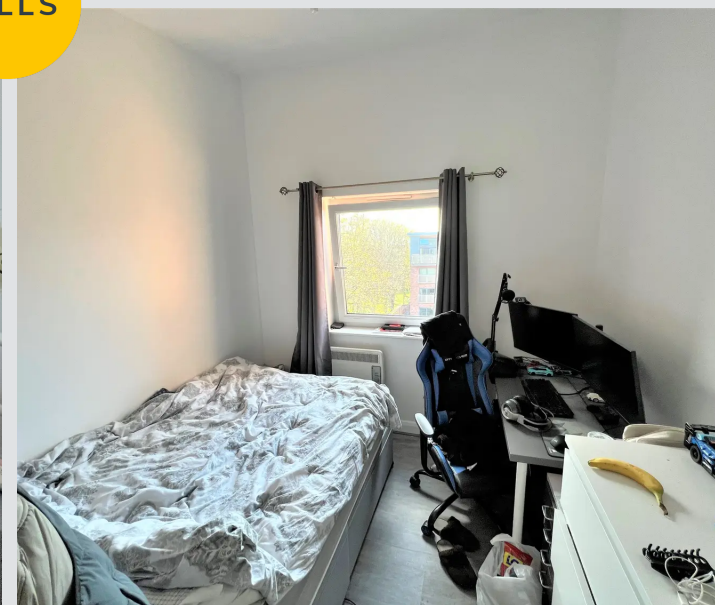
### Bathroom

6' 8" x 5' 7" (2.03m x 1.7m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead electric shower. Ceiling light point, double glazed window and heated towel rail.



HILLS







## 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/)



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