



NO  
PARKING  
KEEP DRIVEWAY  
CLEAR

NO  
PARKING

Ashbourne Road, Eccles

Manchester



£280,000



# Ashbourne Road

Eccles, Manchester

STOP! Take a look at this SUBSTANTIAL three bedroom end-terrace family home that features THREE DOUBLE BEDROOMS, FAMILY LOUNGE, OPEN PLAN DINING ROOM AND MODERN KITCHEN, DOWNSTAIRS GUEST W.C and OFF-ROAD PARKING!

Council Tax band: B

Tenure: Freehold

- Large Three Bedroom End Terrace Family Home
- Family Lounge & Large Open Plan Kitchen Diner Complete With Centre Island
- Guest W.C
- Off-road Parking For Multiple Cars
- Fully Gas Central Heated and Double Glazed
- Enclosed Private Garden To The Rear
- Walking Distance To Eccles, Close To Excellent Transport Links and Amenities
- Early Viewing Highly Advised, Would Make The Perfect Family Home



HILLS



### Lounge

14' 5" x 13' 5" (4.39m x 4.09m)

Double glazed bay window to the front, ceiling light point, wall-mounted radiator, gas fire and carpeted floors.

### Dining Room

9' 10" x 13' 4" (3.00m x 4.07m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

### Kitchen

14' 7" x 11' 11" (4.44m x 3.63m)

Featuring complementary wall and base units with space for a double oven, American fridge freezer and washing machine. Complete with a ceiling light point, ceiling spotlights, double glazed window and vertical radiator. Fitted with laminate flooring.

### Pantry

3' 2" x 8' 9" (0.96m x 2.66m)

Space for a fridge freezer. Complete with a ceiling light point and laminate flooring.

### Downstairs W.C.

Featuring a hand wash basin and W.C. Complete with a ceiling light point, single glazed window and heated towel rail. Fitted with laminate flooring.

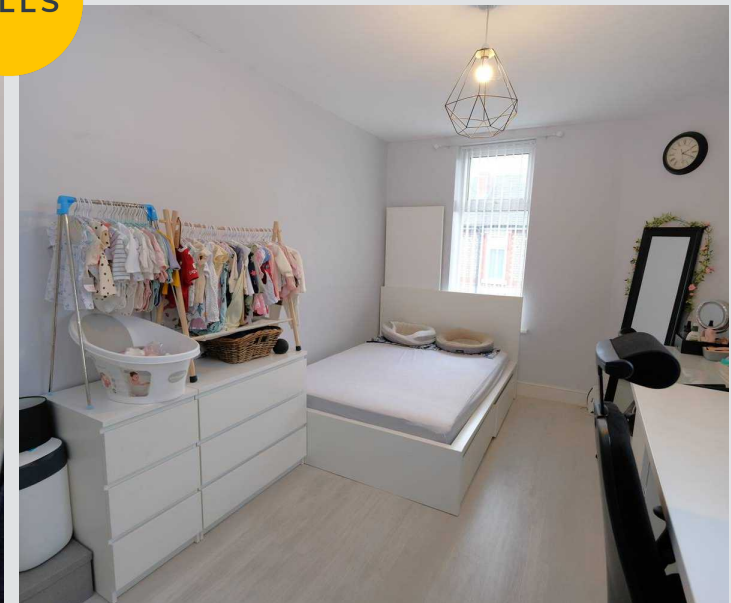
### Landing

Double glazed window to the side, ceiling light point, loft hatch and laminate flooring.

### Bedroom One

10' 9" x 14' 0" (3.27m x 4.27m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.



**Bedroom Two**

8' 9" x 14' 6" (2.66m x 4.42m)

Double glazed windows to the side and rear, ceiling light point, wall-mounted radiator and laminate flooring.

**Bedroom Three**

8' 7" x 11' 5" (2.61m x 3.48m)

Double glazed window to the side, ceiling light point, wall-mounted radiator and laminate flooring.

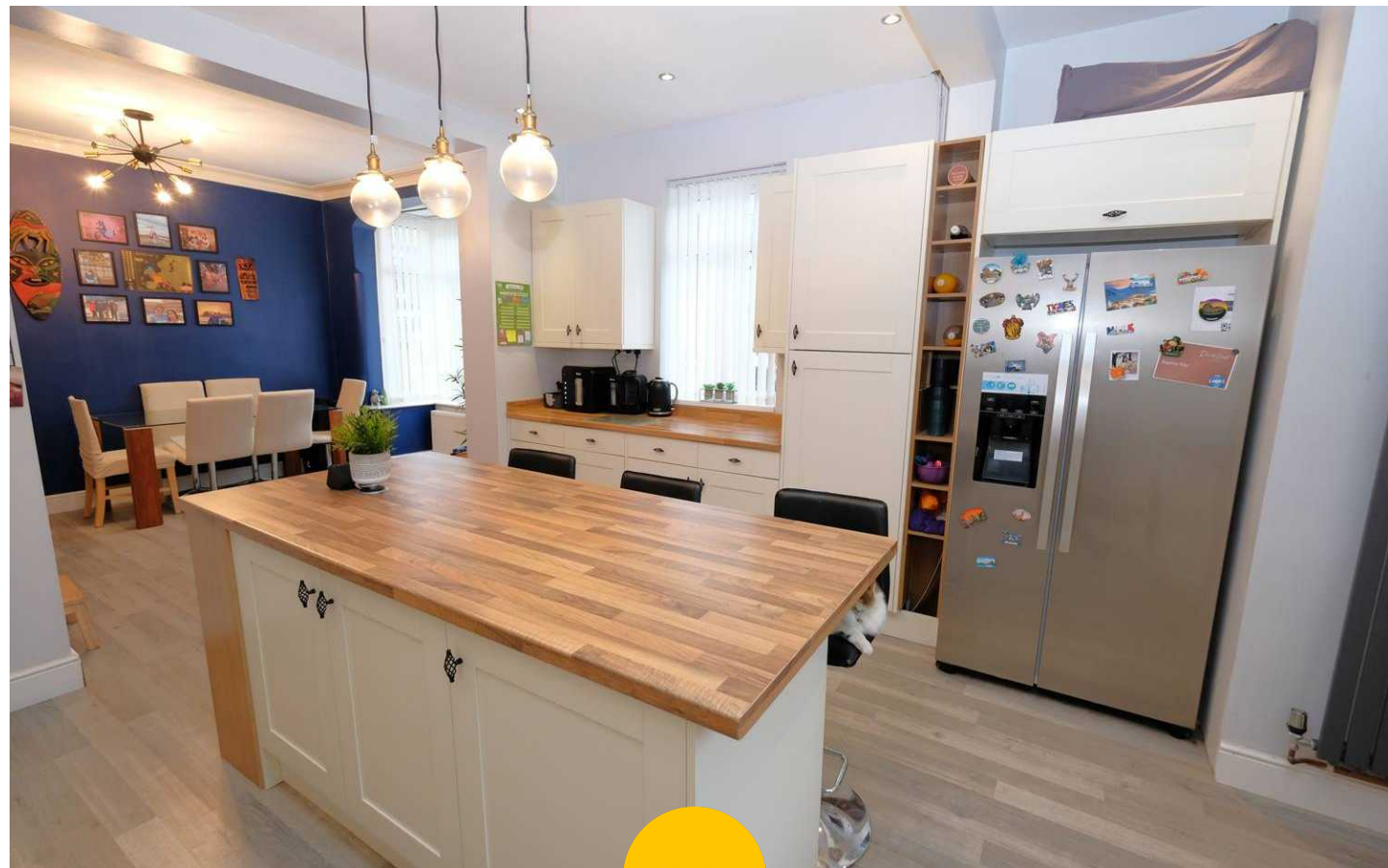
**Bathroom**

11' 11" x 5' 3" (3.63m x 1.60m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with thermostatic shower over. Double glazed window to the side, ceiling light point, storage cupboard, wall-mounted radiator, tiled walls and laminate flooring.

**External**

To the side is a detached garage and space for off-road parking. To the rear is a paved enclosed garden.



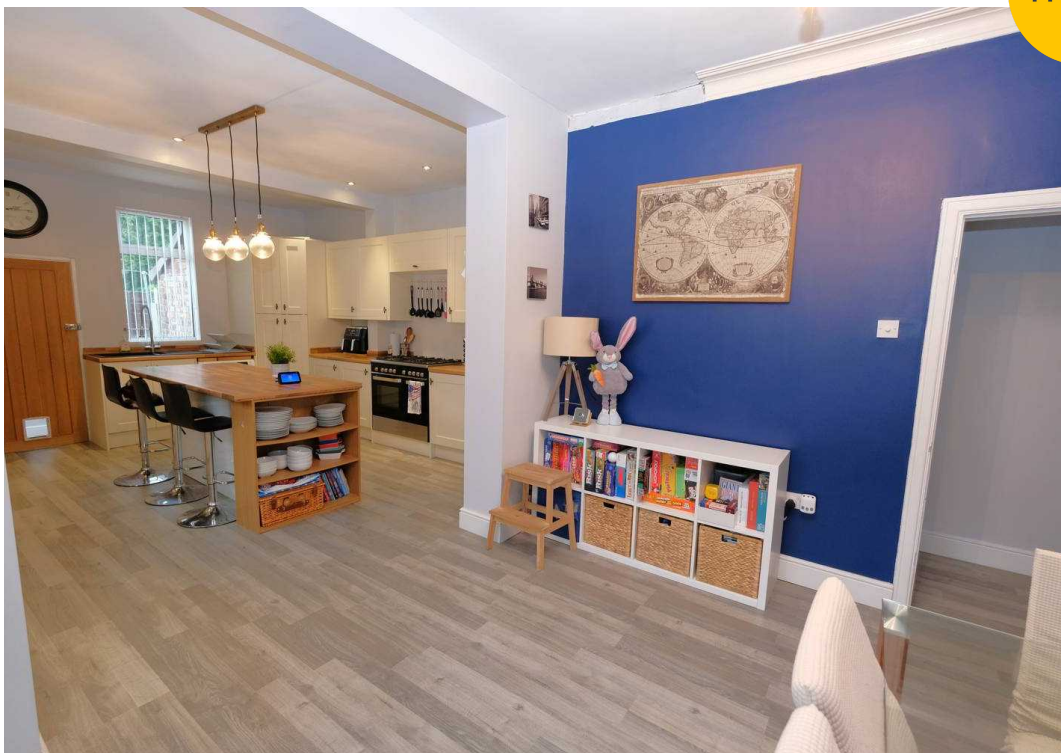
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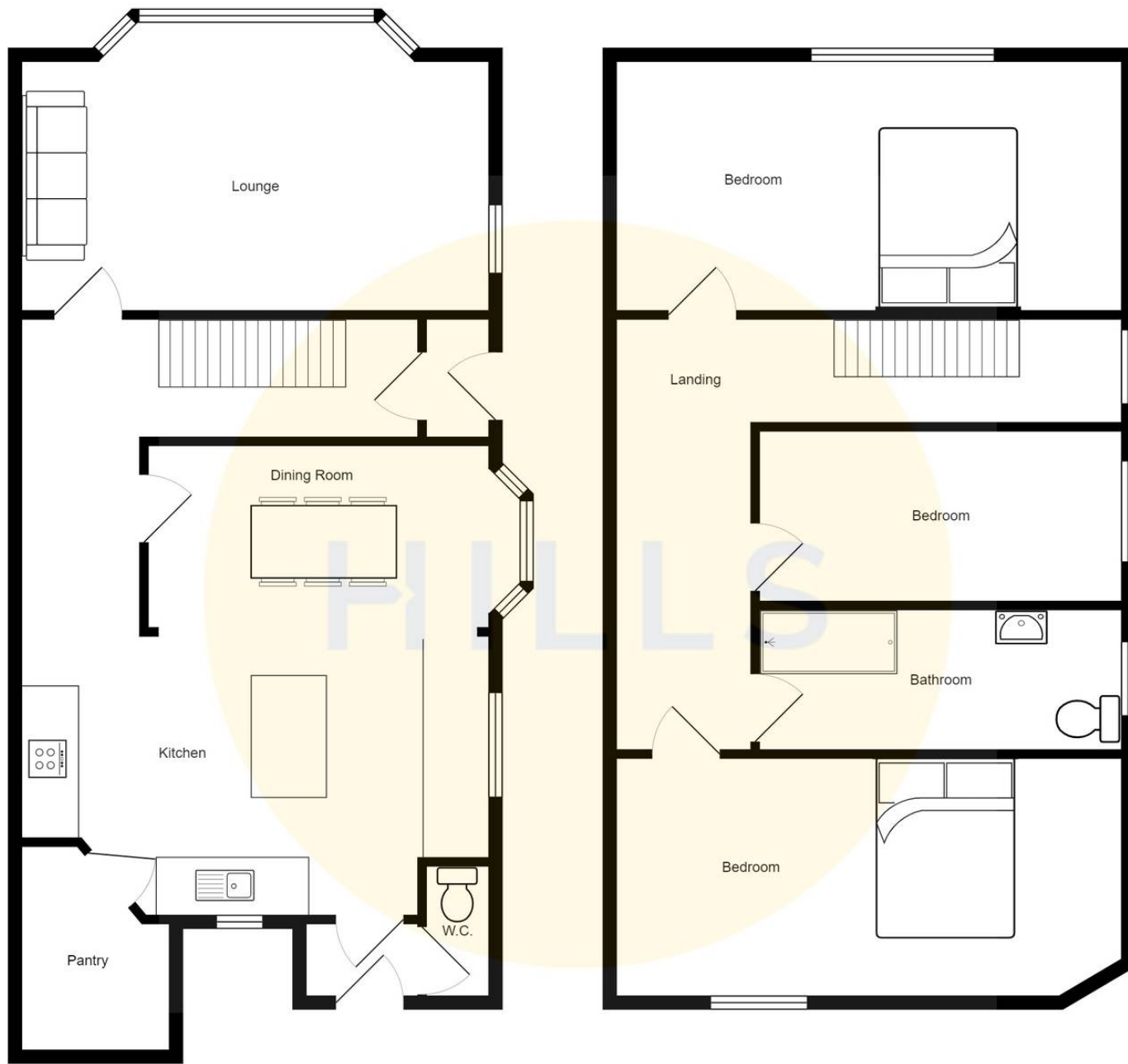




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