



Narbonne Avenue, Eccles

Manchester



Offers in Region of £255,000

Narbonne Avenue

Eccles, Manchester

A well presented two bed house in sought-after Ellesmere Park. Open plan lounge/dining with central fireplace, fitted kitchen. Two Generous double bedrooms plus converted loft space. Three-piece bathroom, front garden, south-facing rear garden. Close to Salford Royal Hospital and amenities.

Council Tax band: A

Tenure: Freehold

- Located in the Heart of Ellesmere Park
- Well Presented Throughout
- Open Plan Lounge & Dining Space with Stunning Central Fireplace
- Fitted Kitchen with 5 Ring Range Cooker
- Two Double Bedrooms with an Additional Converted Loft Space Used as a Third Double
- Three Piece Bathroom Suite with Corner Bath Tub
- Well Kept Front & South Facing Sizable Garden with Brick Storage Shed
- Located just a Short Walk to Salford Royal Hospital
- Surrounded By Excellent Local Amenities & Transport Links



Entrance Hallway

Featuring ceiling light point, wall - mounted radiator, power point. Complete with composite door. Fitted with tiled flooring.

Lounge

21' 5" x 11' 3" (6.53m x 3.43m)

Featuring two ceiling light points, double glazed bay windows, two wall - mounted radiators, power point. Complete with fire place, patio doors, wooden surround. Fitted with tiled flooring.

Kitchen

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

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with boiler, PVC door, wall and base units, five ring gas range. Fitted with tiled flooring, tiled splash back.

Landing

Featuring ceiling light point, ceiling wall point.

Bedroom One

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

Featuring ceiling light point, two double glazed windows, wall - mounted radiator, power point. Fitted with carpet flooring.

Bedroom Two

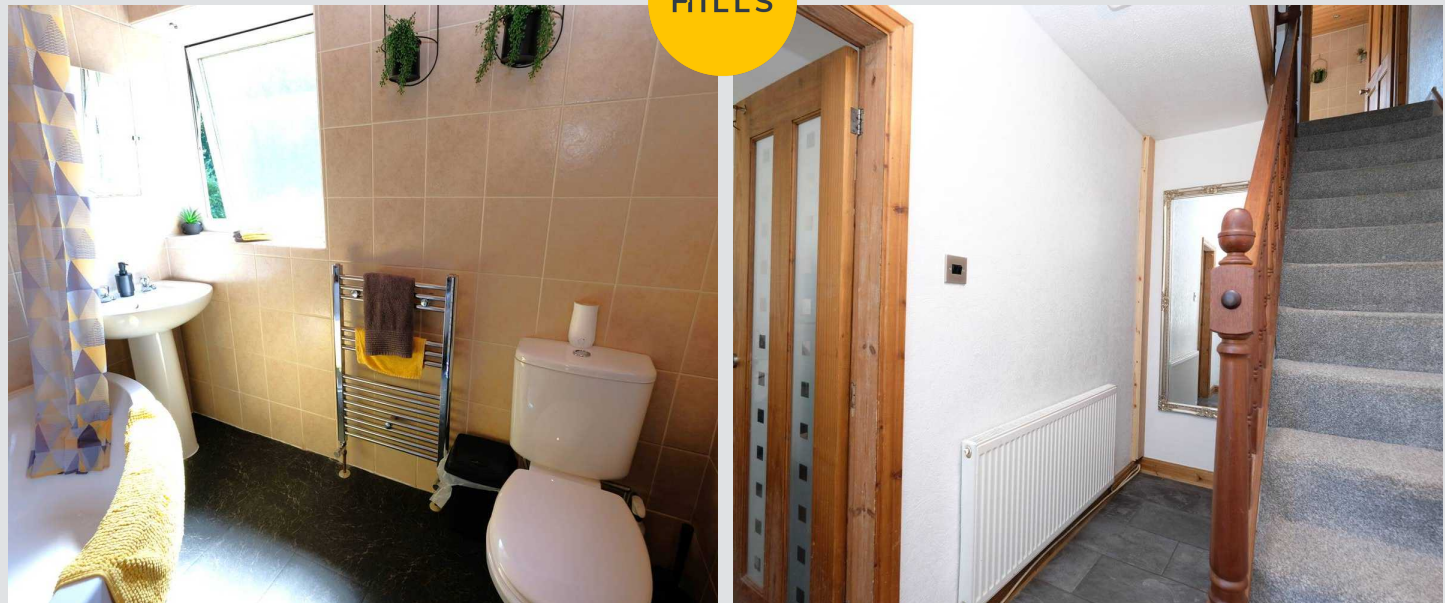
11' 6" x 9' 6" (3.51m x 2.90m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with four fitted closets. Fitted with carpet flooring.

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m)

Featuring three piece suite including, hand wash basin, w/c, corner bath tub with a shower overhead. Complete with ceiling light spotlights, heated towel rail, two double glazed windows, PVC door. Fitted with tiled flooring.



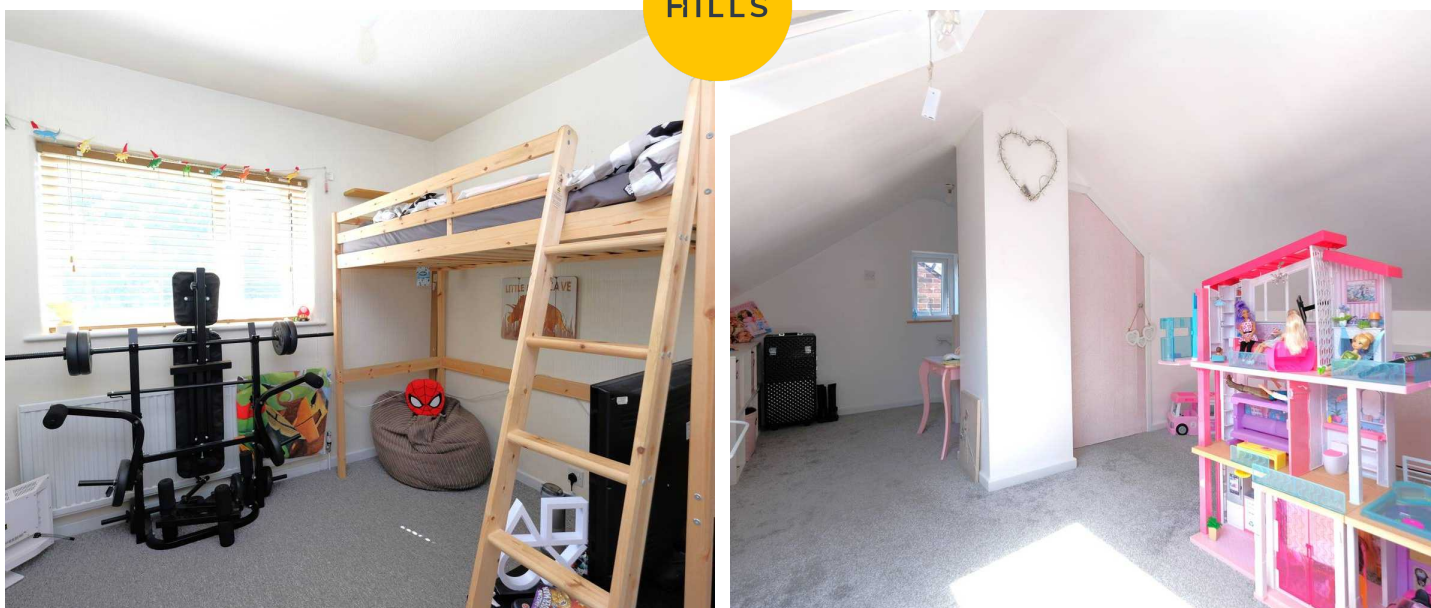
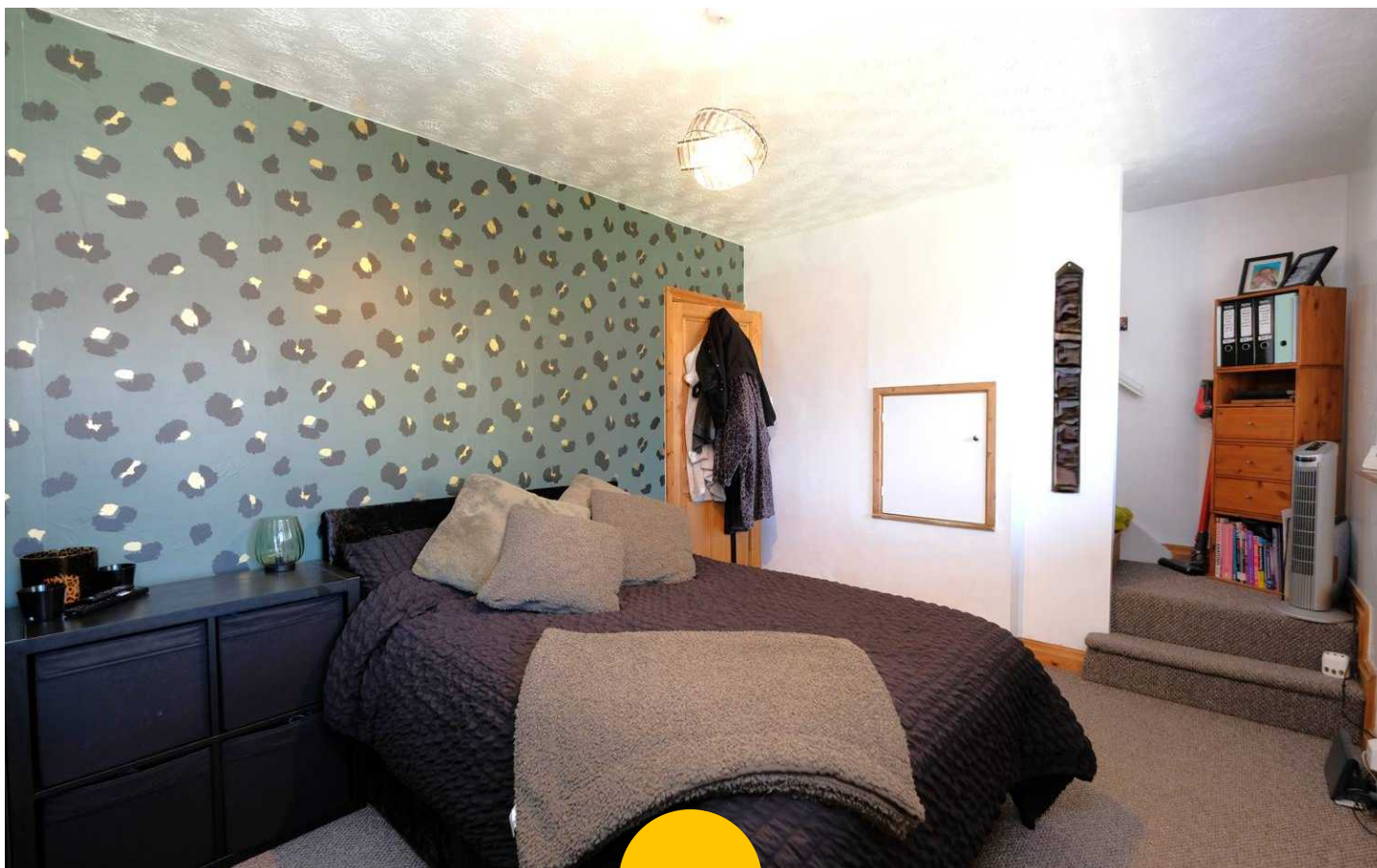
Loft room

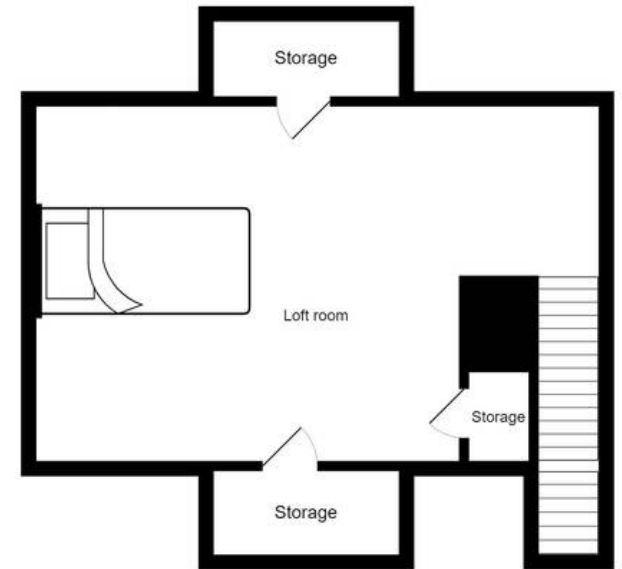
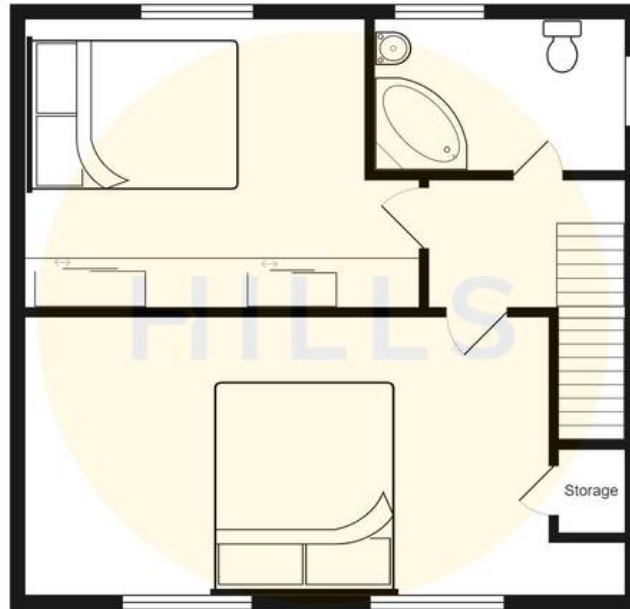
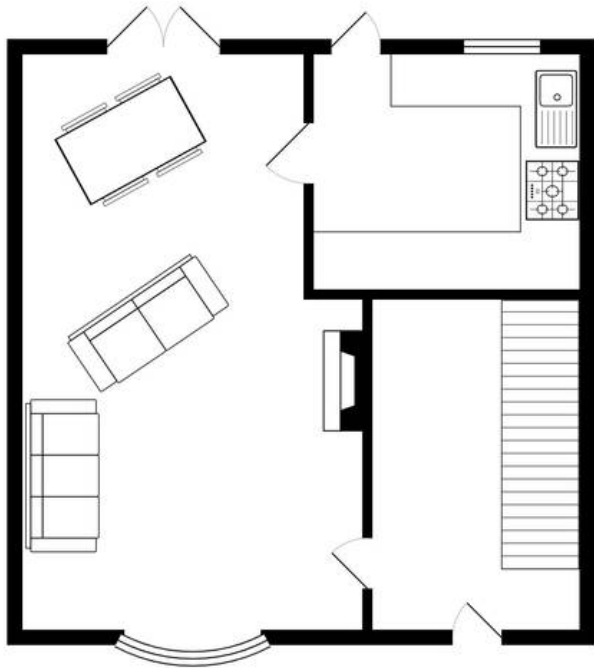
17' 8" x 11' 2" (5.38m x 3.40m)

Featuring two ceiling light points, one double glazed window, velux windows. Fitted with carpet flooring.

External

To the front of the property is a lawn divided by paved path to the front. Fitted closet storage in eaves, with gated access to the rear. To the rear of the property is a paved patio, brick storage lawn, paved central path, drenched in sun.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.