

Trafford Road, Eccles

Manchester



£210,000



# Trafford Road

Eccles, Manchester

Charming three bed terraced house in sought-after area. Ideal for first-time buyers & families. Original features blend with modern comforts. Bright lounge & dining room, modern kitchen & utility. Generous bedrooms, luxury bathroom. Gas heating, double glazing. Close to amenities & transport links. Viewing recommended.

Council Tax band: A

Tenure: Freehold

- PERFECT FOR FIRST TIME BUYERS & FAMILIES ALIKE
- PERIOD PROPERTY WITH ORIGINAL FEATURES
- BAY FRONTED LOUNGE OPEN PLAN WITH DINING ROOM
- MODERN FITTED KITCHEN & SEPARATE UTILITY
- THREE GENEROUS BEDROOMS
- MODERN FITTED BATHROOM
- GAS CENTRAL HEATED & DOUBLE GLAZED THROUGHOUT
- EXCELLENTLY POSITIONED CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- PICTURES TAKEN PRIOR TO CURRENT TENANCY



HILLS



### Hallway

Entrance door to the front, ceiling light point, wall-mounted radiator and tiled flooring.

### Lounge

Dimensions: 14' 8" x 10' 9" (4.460m x 3.289m). Double glazed bay window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Dining Room

Dimensions: 15' 0" x 11' 7" (4.563m x 3.519m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

### Kitchen

Dimensions: 14' 6" x 8' 5" (4.408m x 2.564m). Fitted with a range of wall and base units with complimentary roll top works surfaces and integrated stainless steel sink and drainer unit. Integrated four ring electric hob and oven. Double glazed window to the side, uPVC door to the side, tiled splashbacks, ceiling light point, wall-mounted radiator and tiled flooring.

### Utility Area

Dimensions: 4' 4" x 8' 9" (1.327m x 2.667m). Fitted with a range of base units and space for a washing machine. Ceiling light point, boiler and tiled flooring.

### First Floor Landing

Ceiling light point.

### Bedroom One

Dimensions: 14' 7" x 9' 7" (4.452m x 2.928m). Two double glazed windows to the front, ceiling light point, wall-mounted radiator and carpeted floors.

### Bedroom Two

Dimensions: 8' 6" x 10' 5" (2.590m x 3.164m). Double glazed window to the side, ceiling light point, wall-mounted radiator and carpeted floors.





### Bedroom Three

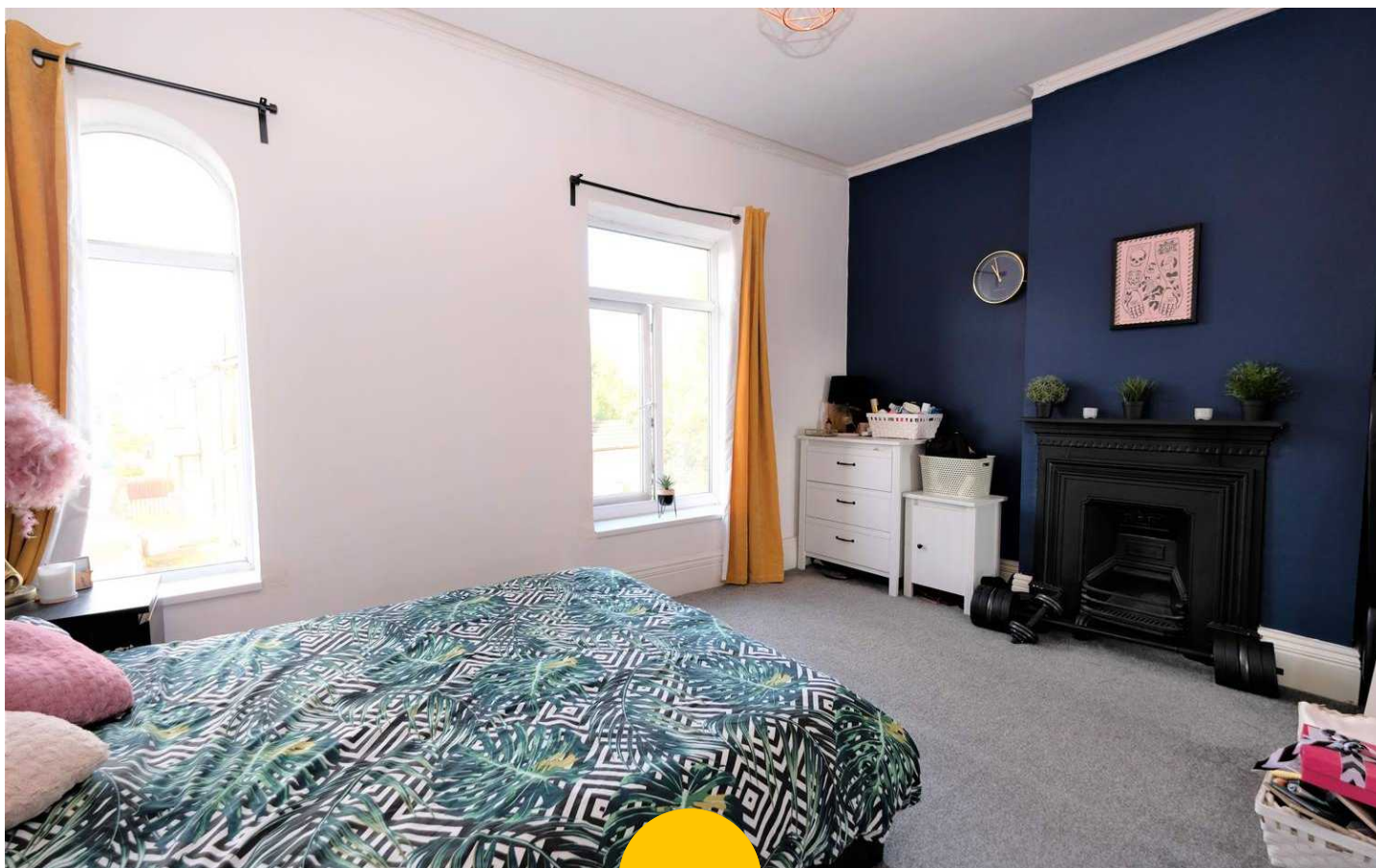
Dimensions: 9' 4" x 9' 7" (2.848m x 2.915m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

### Family Bathroom

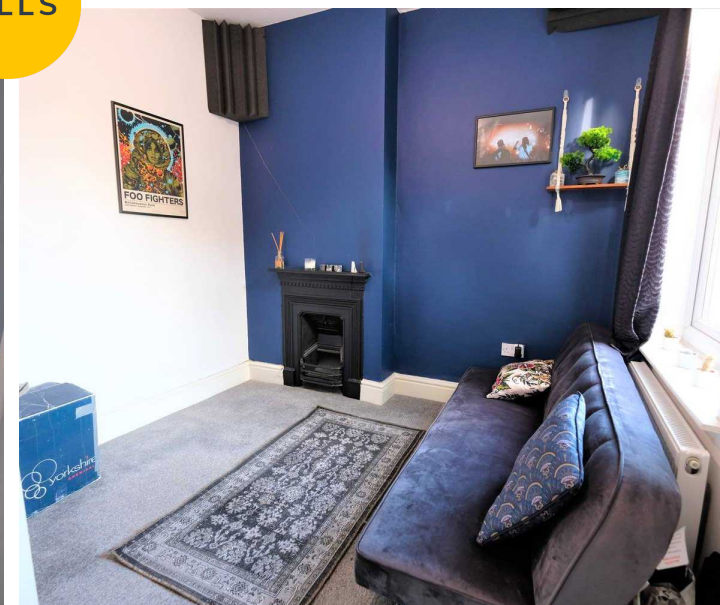
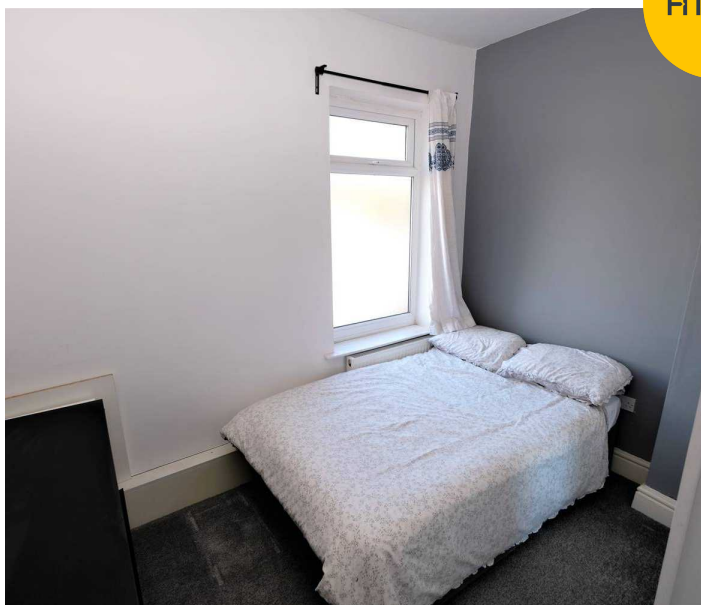
Dimensions: 9' 5" x 5' 9" (2.867m x 1.753m). Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Ceiling spotlights, wall-mounted towel radiator, tiled walls and tiled flooring.

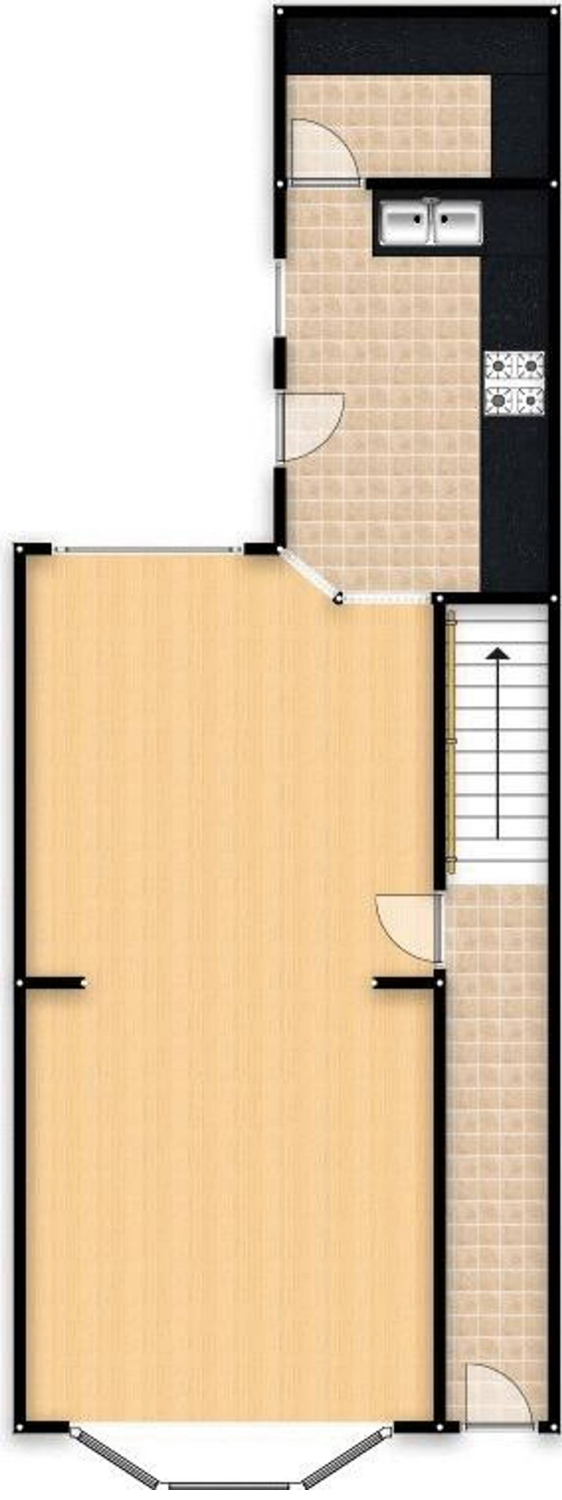
### Externally

To the rear is an enclosed courtyard and to the front an enclosed yard set behind a low lying brick built wall.



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