

Westwood Crescent, Eccles

Manchester



Offers Over £220,000

# Westwood Crescent

Eccles, Manchester

Impressive terraced property in sought-after area located just a short walk to Monton Village. Spacious living to the ground floor, three generous bedrooms, family bathroom, gated parking, sun drenched rear garden. Close to schools, amenities, and transport links. Ideal for first-time buyers or families seeking a comfortable home.

Council Tax band: A

Tenure: Freehold

- Deceptively Spacious Terrace Property Located Within a Popular Residential Area Close to Monton Village
- Two Reception Rooms
- Spacious Fitted Kitchen
- Three Generous Bedrooms
- Family Bathroom & Separate W.C.
- Ample Storage Throughout
- Gated Off Road Parking
- Sun Drenched Rear Garden with Lawn & Paved Patio, and Surrounding Trees Offering Privacy
- Close to Highly Regarded Primary & Secondary Schools
- Surrounded by Excellent Amenities & Transport Links and Just a Short Walk into Monton Village



HILLS

### Entrance Hallway

Featuring ceiling light point, PVC door. Fitted with lino flooring.

### Kitchen

15' 2" x 7' 1" (4.62m x 2.16m)

Featuring wall and base units with stainless steel sink and uPVC door. Space for washer, gas hob, electric oven, stainless steel extractor. Complete with a ceiling light point, two double glazed windows, power point. Fitted with part tiled walls and tiled flooring.

### Reception One

18' 6" x 11' 6" (5.64m x 3.51m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Complete with electric fire and French doors. Fitted with carpet flooring.

### Reception Two

11' 9" x 9' 9" (3.58m x 2.97m)

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

### w/c

6' 5" x 2' 5" (1.96m x 0.74m)

Featuring ceiling light point, double glazed window, w/c, hand wash basin. Complete with tiled walls and flooring.

### Landing

Featuring loft access, power point. Fitted with carpet flooring.

### Bedroom One

16' 5" x 9' 9" (5.00m x 2.97m)

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



**Bedroom Two**

14' 9" x 11' 7" (4.50m x 3.53m)

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

**Bedroom Three**

8' 5" x 7' 6" (2.57m x 2.29m)

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

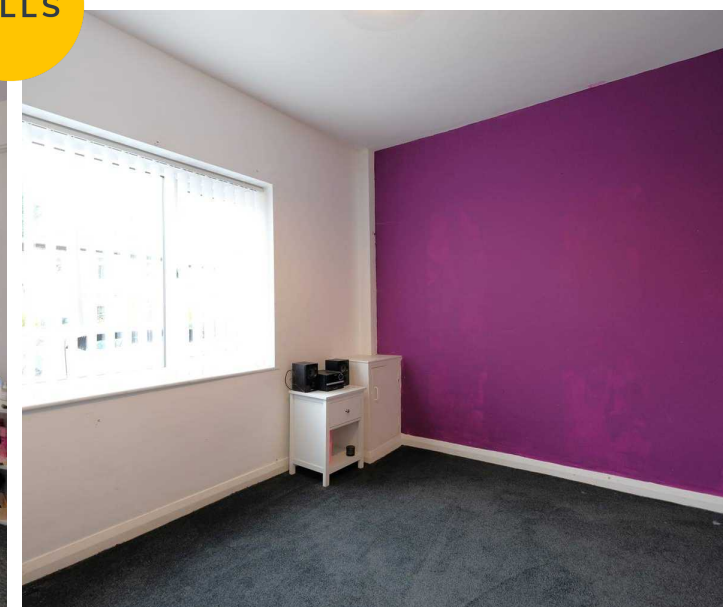
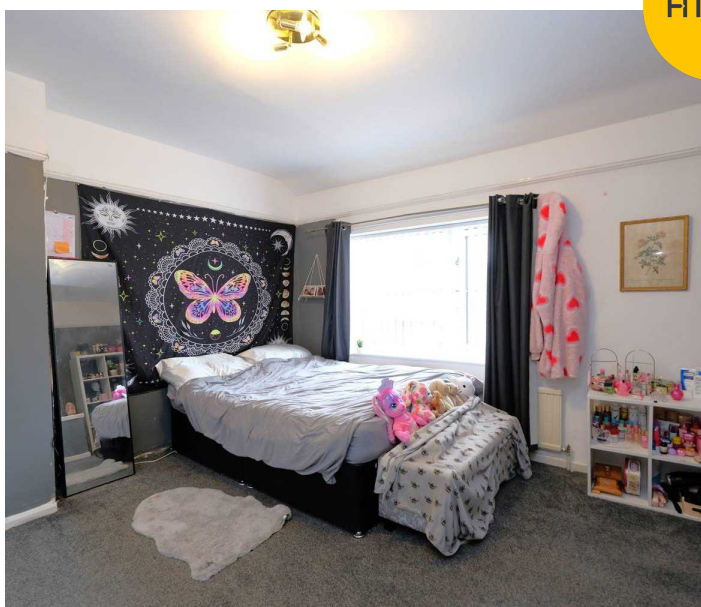
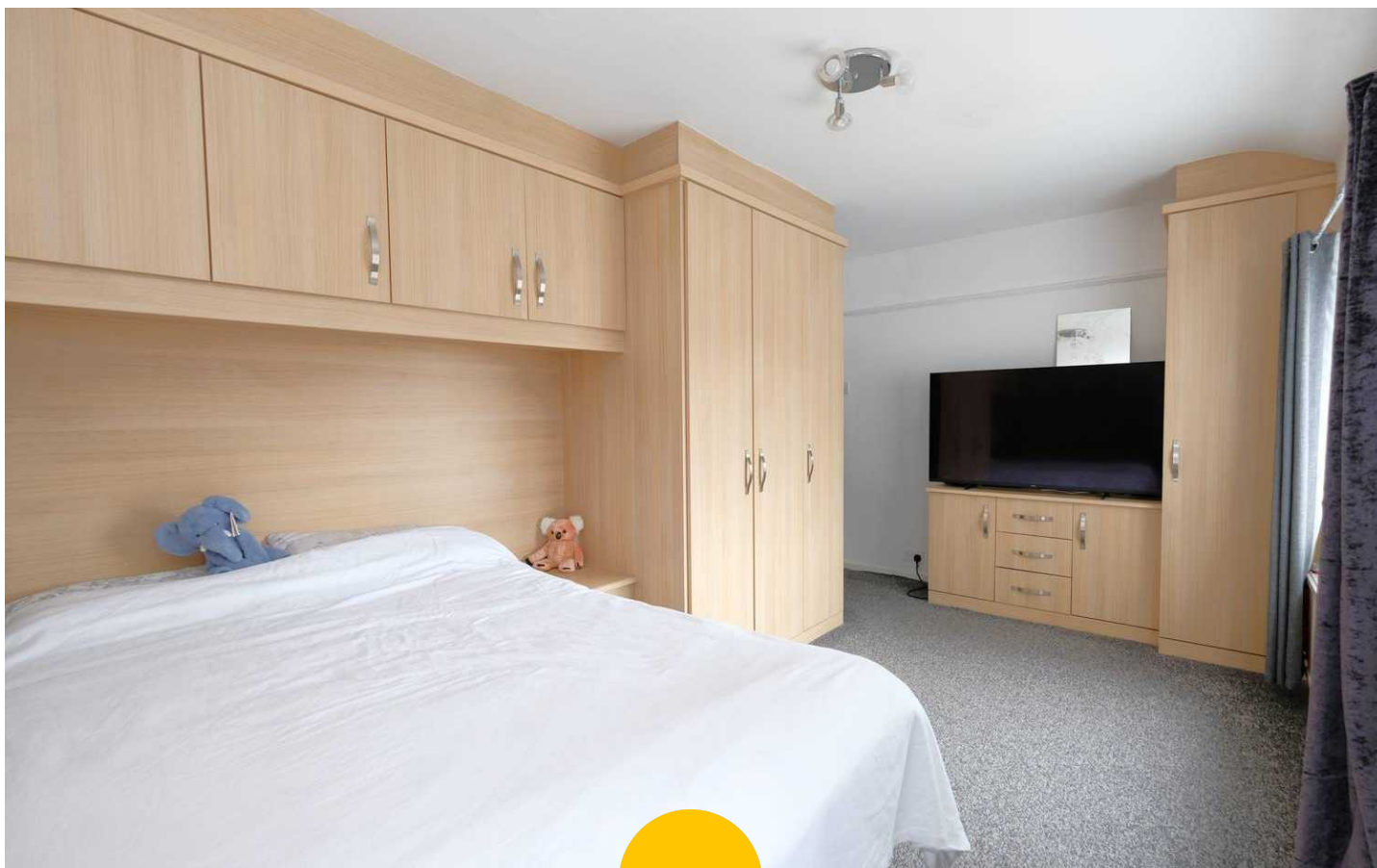
**Bathroom**

6' 0" x 5' 9" (1.83m x 1.75m)

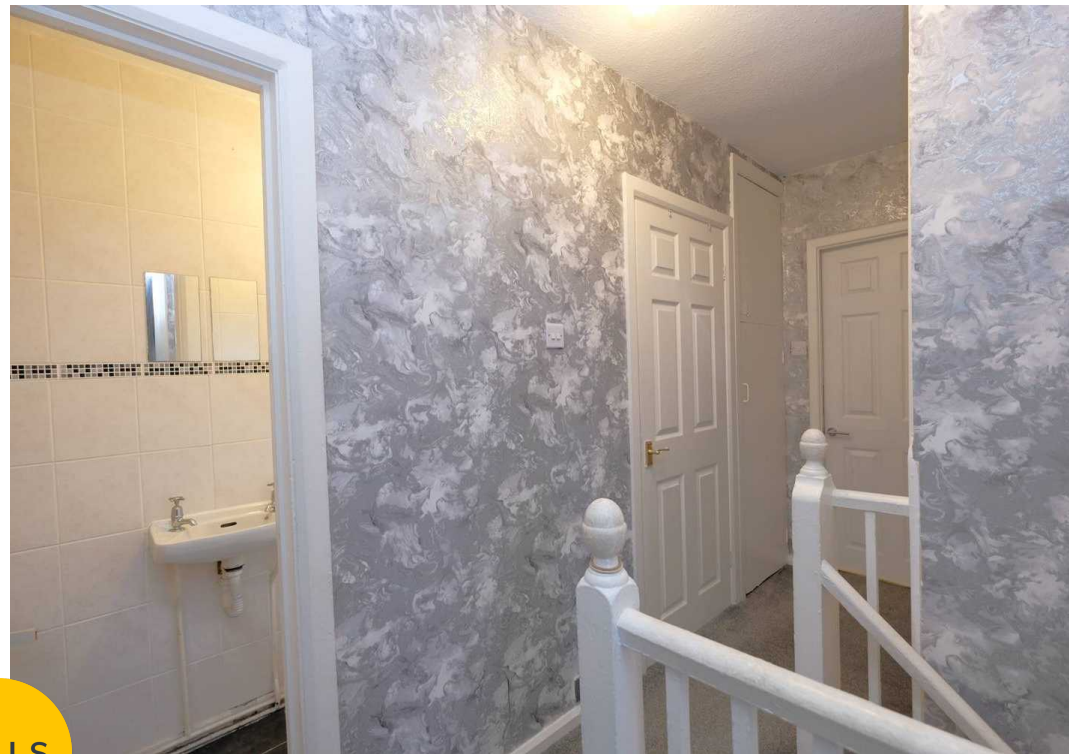
Featuring two piece suite including hand wash basin, electric shower over bath tub. Complete with ceiling light point, double glazed window. Fitted with tiled walls and flooring.

**External**

To the front of the property is a paved gated off road parking for multiple cars. To the rear of the property is a paved patio, lawned fenced enclosed garden, and a metal shed.

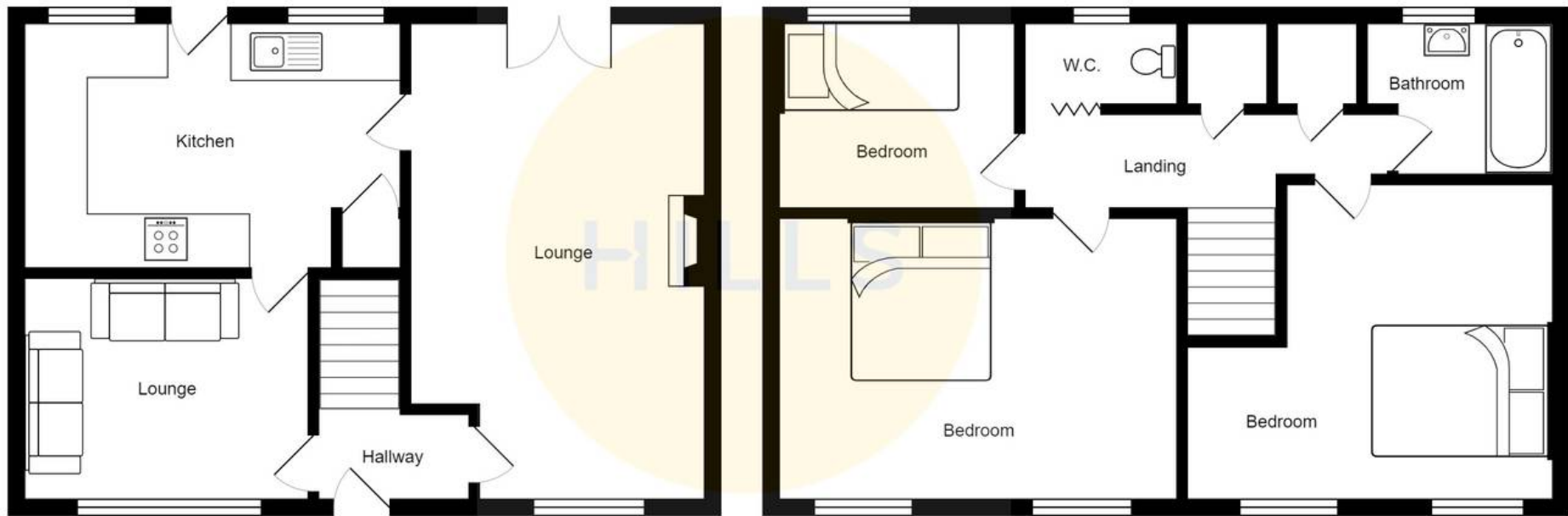


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