

Vaughan Street, Eccles

Manchester



In Excess of £300,000

Vaughan Street

Eccles, Manchester

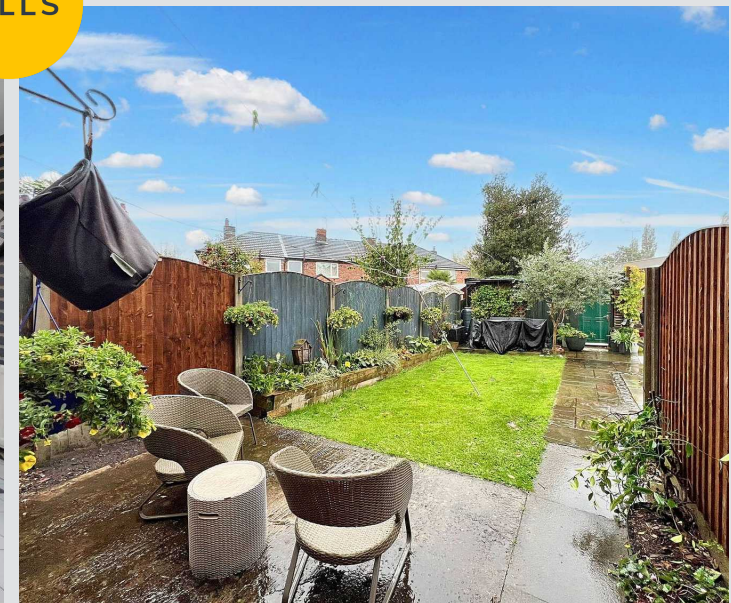
Spacious three bed detached house nestled between Monton & Worsley. Bright lounge, fitted kitchen & dining area. Three generous bedrooms, master with fitted wardrobes. Well-kept rear garden with shed. Gated driveway. Close to amenities & transport links. Ideal for comfort & convenience. Council Tax band: C

Tenure: Leasehold

- Deceptively Spacious Detached Property, Positioned Between Monton & Worsley Villages
- Spacious Family Lounge
- Quality Fitted Kitchen & Dining Space
- Three Generous Bedrooms, Master with Fitted Wardrobes
- Three Piece Family Bathroom & Guest W.C.
- Well Kept Rear Garden & Gated Shared Driveway
- Excellently Located Close to a Plethora of Amenities & Transport Links



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Entrance Hallway

Entered via a uPVC front door. Complete with ceiling spotlights, wall mounted radiator and storage cupboard. Fitted with carpet flooring.

Lounge

14' 8" x 12' 4" (4.47m x 3.76m)

Featuring a gas fire. Complete with a ceiling light point, ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

Kitchen

12' 4" x 12' 1" (3.76m x 3.68m)

Featuring a modern range of wall and base units with integral stainless steel sink, gas hob and electric oven. Space for a fridge freezer and washer. Complete with two double glazed windows, wall mounted radiator and uPVC door. Fitted with part tiled walls and tiled flooring.

Downstairs W.C.

6' 1" x 3' 5" (1.85m x 1.04m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

Landing

Complete with ceiling spotlights, boiler cupboard and carpet flooring. Loft access.

Bedroom One

13' 0" x 12' 3" (3.96m x 3.73m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 2" x 7' 6" (3.71m x 2.29m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



Bedroom Three

7' 6" x 5' 6" (2.29m x 1.68m)

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

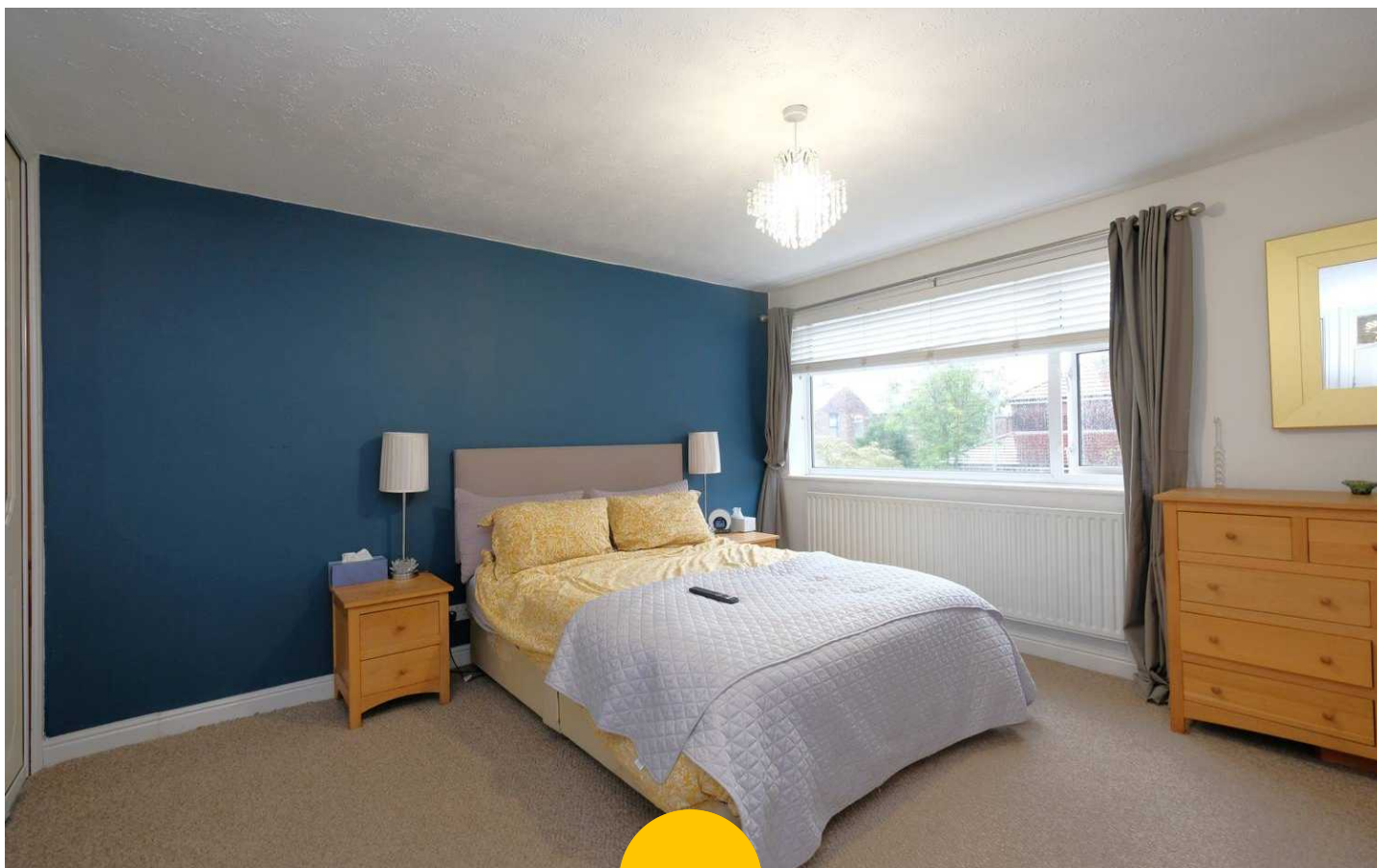
Bathroom

7' 6" x 4' 8" (2.29m x 1.42m)

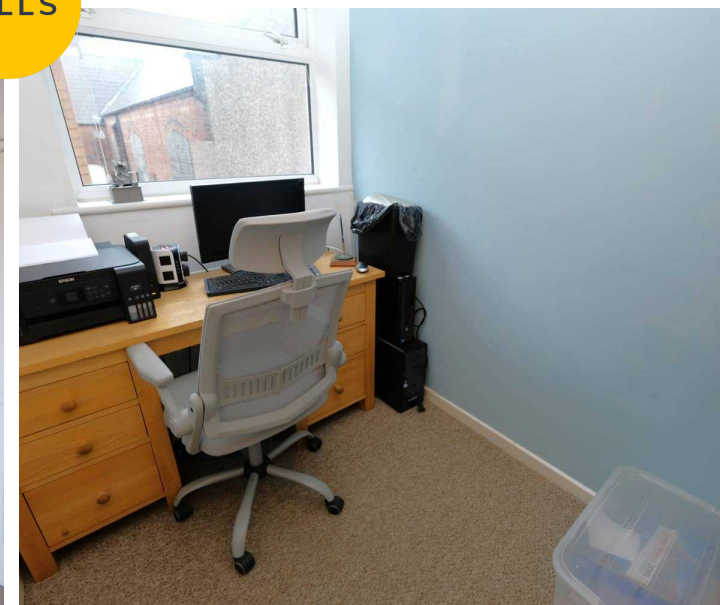
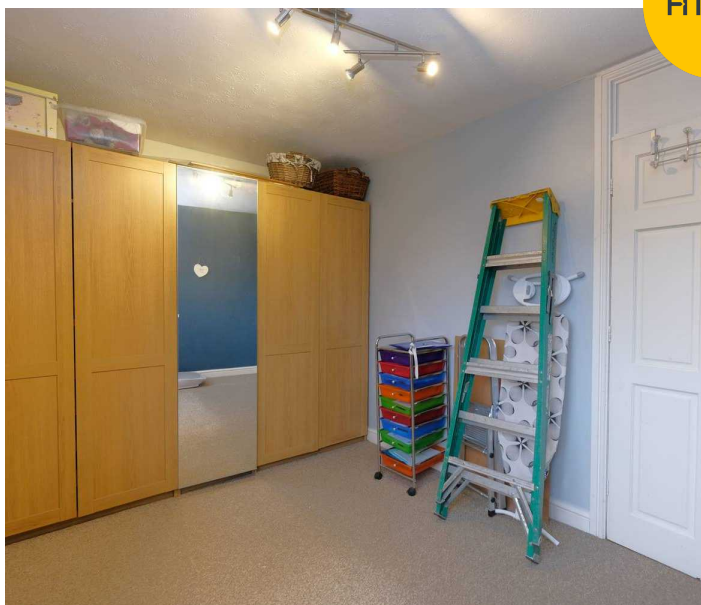
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and lino flooring.

External

To the front of the property is a gated shared driveway. To the rear of the property is a garden featuring a lawn with raised planter beds, wooden shed and Indian stone paved seating area.



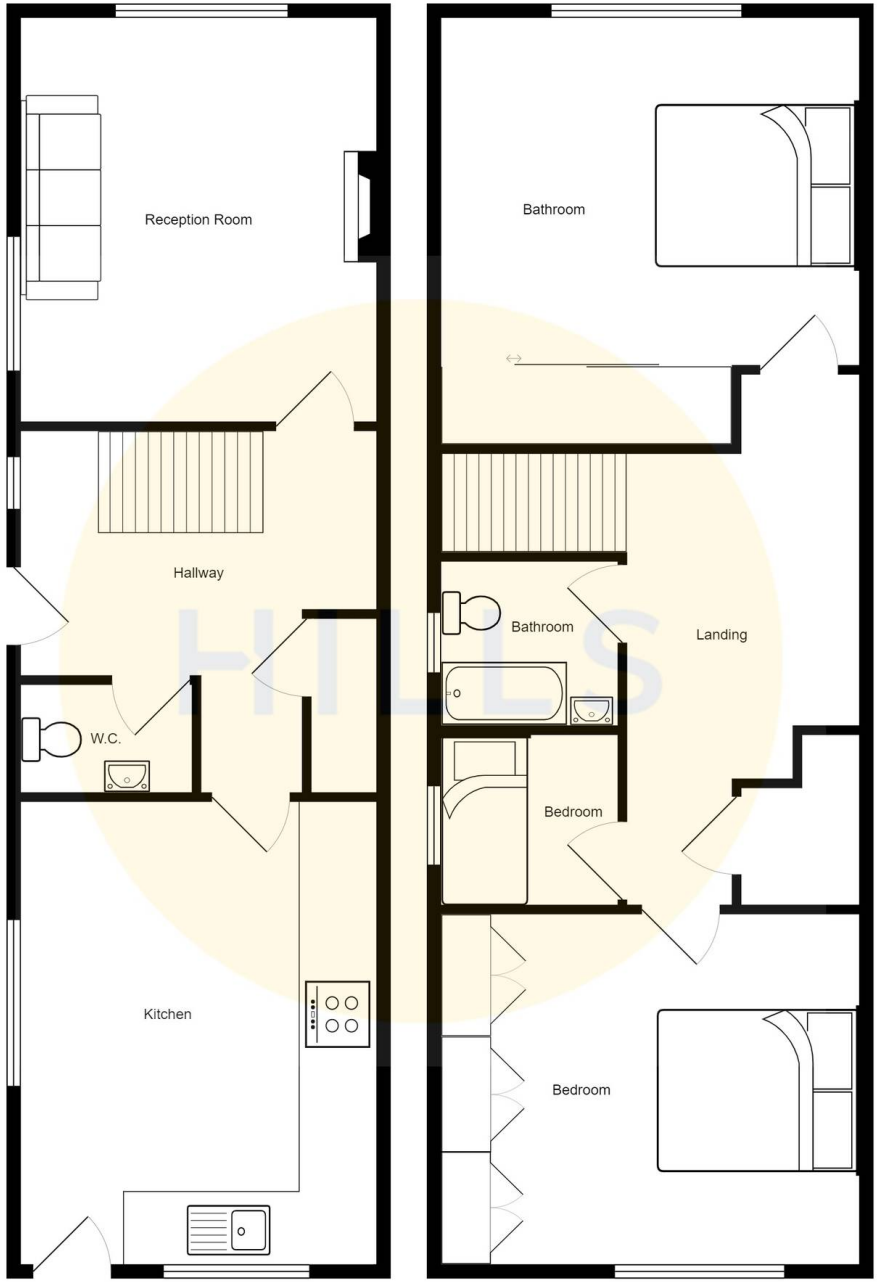
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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