



Perth House, Monton Lane, Eccles

Manchester



Guide Price **£105,000**

Perth House

Manchester

Charming two Bedroom Flat, excellently positioned within the centre of Eccles, with 2 reception rooms, fitted kitchen & ample storage. Ideal for first-time buyers or investors, close to amenities & transport links, offering convenience & comfort.

Council Tax band: A

Tenure: Leasehold

- To Be Sold Via Hills Property Auction
- Spacious Two Bedroom Flat Located in the Centre of Eccles
- Located on the Second Floor within a Well Maintained Block
- Two Reception Rooms
- Separate Fitted Kitchen & Three Piece Bathroom Suite
- Two Double Bedrooms with Fitted Wardrobes
- Ample Storage Throughout
- Surrounded by a Plethora of Amenities & Transport Links



HILLS



Entrance Hallway

Complete with a ceiling light point, telecom, electric radiator and two storage cupboards. Fitted with carpet flooring.

Lounge

13' 4" x 13' 4" (4.06m x 4.06m)

Featuring an electric fire. Complete with a ceiling light point and fan, two double glazed windows and electric radiator. Fitted with carpet flooring.

Dining Room

10' 8" x 9' 2" (3.25m x 2.79m)

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

Kitchen

11' 4" x 9' 2" (3.45m x 2.79m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a fridge freezer, cooker and washer. Complete with a ceiling light point, double glazed window and storage cupboard. Fitted with part tiled walls and lino flooring.

Bedroom One

13' 0" x 10' 4" (3.96m x 3.15m)

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

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Featuring a fitted wardrobe. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with carpet flooring.



HILLS



Bathroom

9' 1" x 6' 9" (2.77m x 2.06m)

Featuring a three piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and electric radiator. Fitted with part tiled walls and lino flooring.

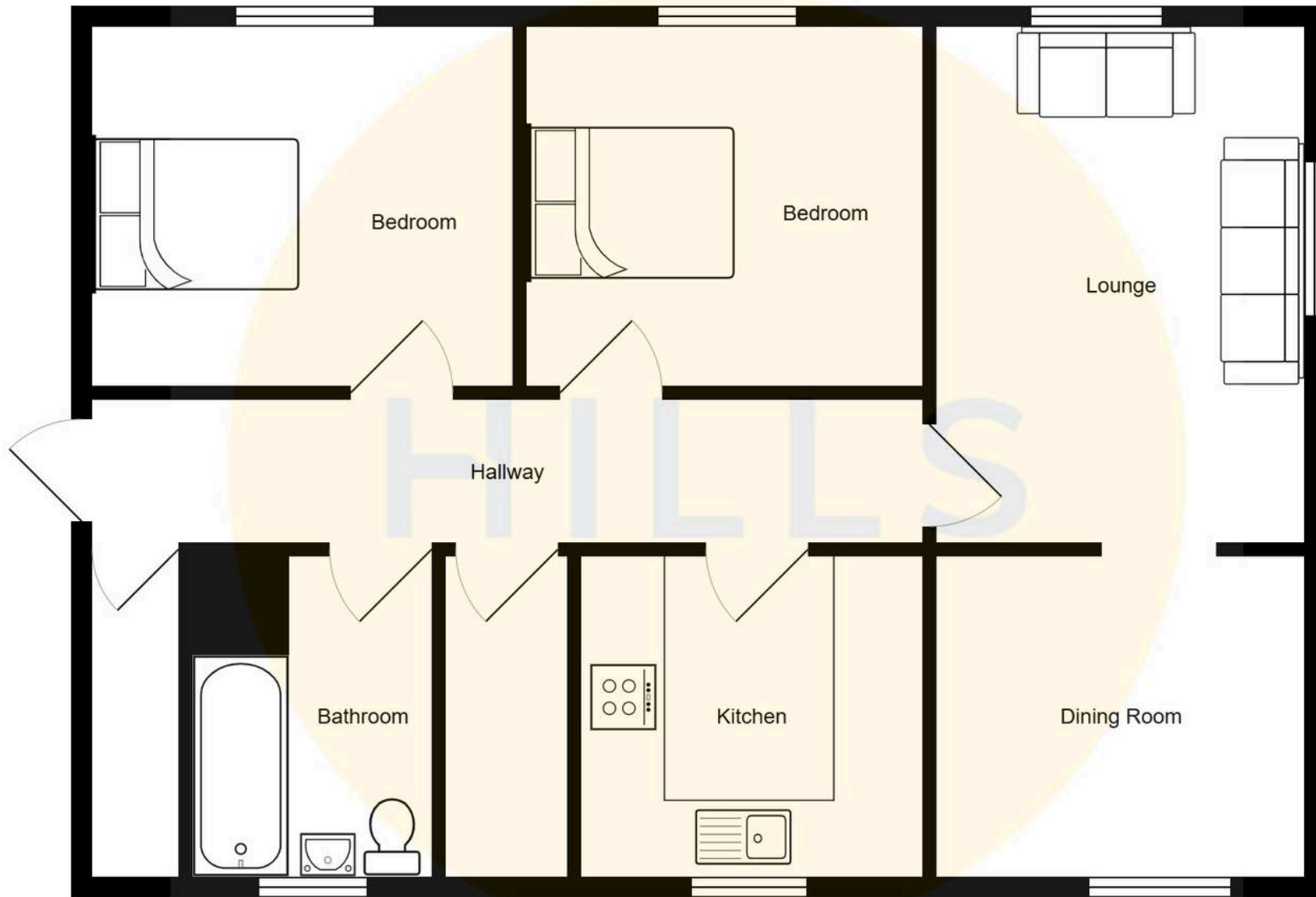
External

Featuring clean communal areas with secure buzzer entry. Residents parking and well kept communal gardens.



HILLS







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