

Bradburn Grove, Eccles

Manchester



Offers Over £200,000



# Bradburn Grove

Eccles, Manchester

Hidden gem terraced house with three bedrooms, bay-fronted lounge, separate dining, extended kitchen. Fitted wardrobes, modern shower room, gated front garden, private rear garden. Close to shops, schools, parks, transport. Ideal for first-time buyers/families. Comfortable, welcoming, tasteful interiors, prime location.

Council Tax band: B

Tenure: Freehold

- Hidden Away on a Cul De Sac is this Fabulous Three Bedroom Terrace Property
- Well Presented Throughout
- Bay Fronted Lounge & Separate Dining Room
- Light and Airy Extended Kitchen to the Rear
- Three Bedrooms all with Fitted Wardrobes
- Modern Shower Room
- Gated Front Garden and Private South Facing Rear Garden
- Excellently Located Close to Shops, Schools, Parks and Transport Links
- Located within Walking Distance to The Trafford Centre
- Perfect First Time Buy or Family Home



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### Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, electric radiator and laminate flooring.

### Lounge

12' 2" x 11' 2" (3.70m x 3.40m)

Complete with three wall light points, double glazed bay window and electric radiator. Fitted with laminate flooring.

### Dining Room

14' 9" x 7' 3" (4.50m x 2.20m)

Complete with a ceiling light point, single glazed window and electric radiator. Fitted with laminate flooring. Storage cupboard.

### Kitchen

13' 5" x 7' 10" (4.10m x 2.40m)

Featuring complementary wall and base units with integral stainless steel sink, electric hob, grill and oven. Space for a washing machine and undercounter fridge freezer. Complete with a ceiling light point, double glazed window, uPVC door and tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring. Loft access.

### Bedroom One

11' 10" x 10' 10" (3.60m x 3.30m)

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and electric radiator. Fitted with carpet flooring.

### Bedroom Two

9' 6" x 8' 10" (2.90m x 2.70m)

Featuring fitted wardrobes. Complete with a ceiling light point, two double glazed windows and electric radiator. Fitted with carpet flooring.



### Bedroom Three

9' 2" x 7' 3" (2.80m x 2.20m)

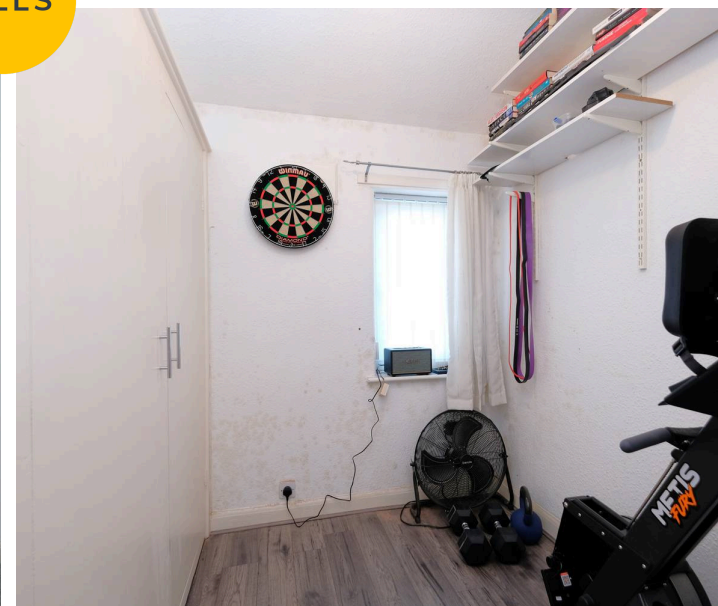
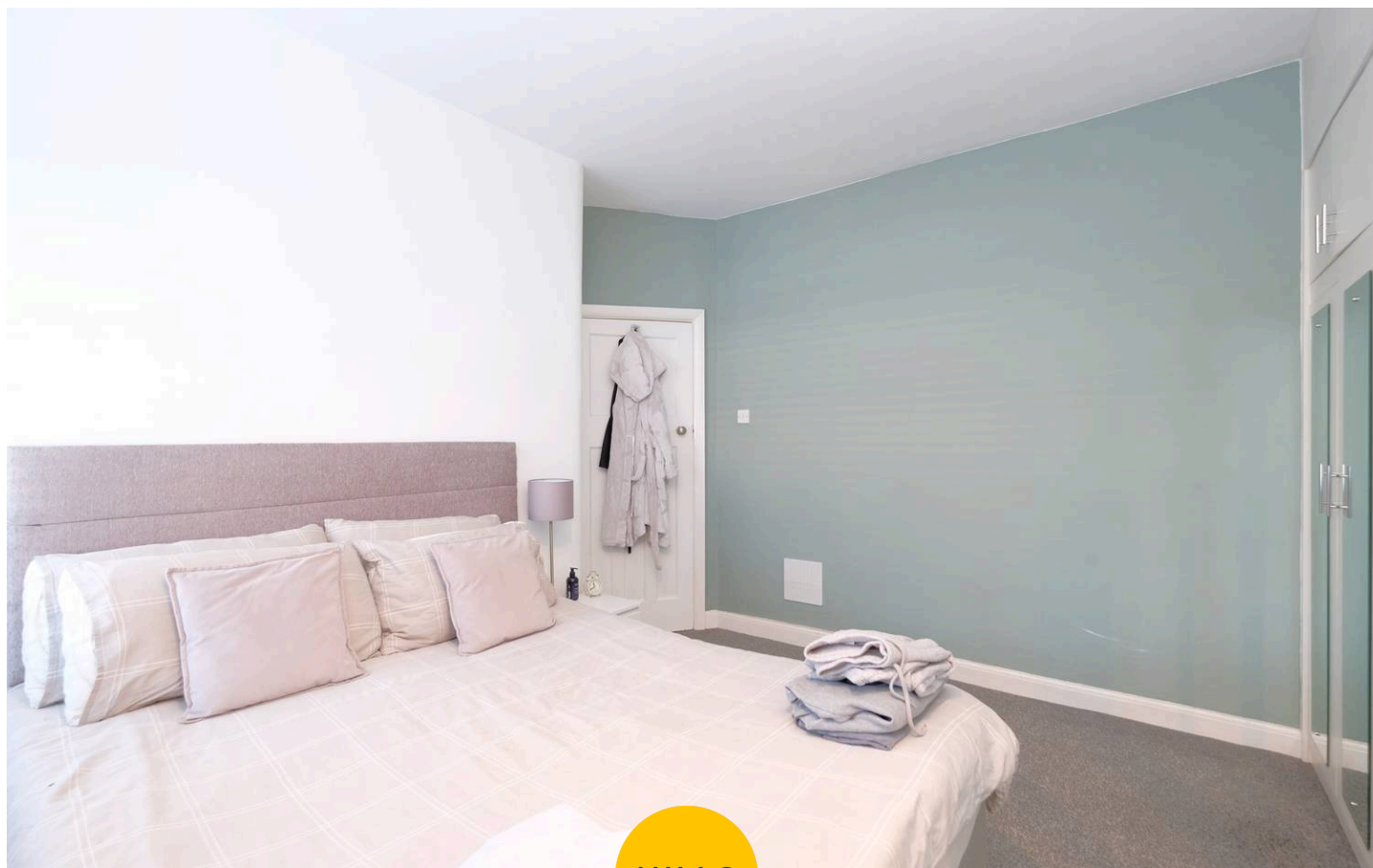
Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window and storage cupboard over stairs. Fitted with tiled walls and flooring.

### Bathroom

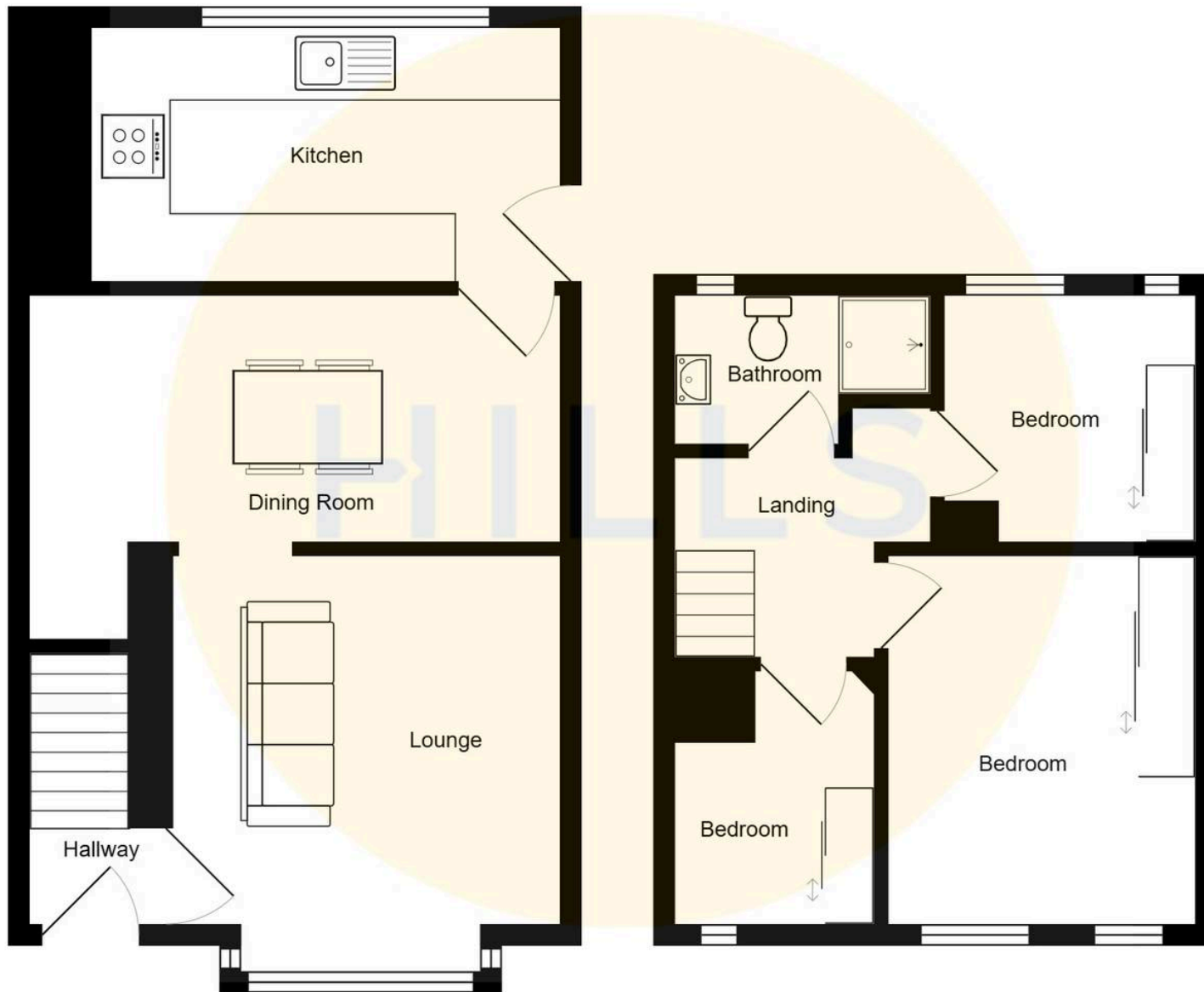
Featuring a three piece suite including shower cubicle, vanity unit with hand wash basin and W.C. Complete with tiled walls and flooring.

### External

To the front of the property is a gated garden with raised planter beds. To the rear of the property is a garden with paved seating area, wooden shed and greenhouse. Gated side access.











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## Hills Swinton | Salfords Estate Agent

Sentinel House, Peel Street, Eccles - M30 0SS

0161 794 2888

[swinton@hills.agency](mailto:swinton@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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