



Sydney Avenue, Eccles

Manchester



In the region of £260,000

Sydney Avenue

Eccles, Manchester

This prime located three bed semi-detached property offering two living areas, modern kitchen, French doors to garden, off-road parking, garage, and convenient amenities nearby.

Council Tax band: B

Tenure: Leasehold

- Well Presented Extended Three Bedroom Semi Detached Property
- Light and Airy, Spacious Lounge
- Quality Fitted Kitchen
- Second Sitting Room with French Doors Opening on to the Rear Garden
- Three Generously Sized Bedrooms
- Modern Three Piece Bathroom Suite & Guest W.C.
- Off Road Parking to the Front & Garage to the Rear
- Enclosed Rear Garden with Lawn & Decked Seating Area
- Surrounded By Excellent Public Transport & Motorway Links
- Within Walking Distance to Schools, Shops and Parks



HILLS



Entrance Hallway

Entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

Lounge

16' 4" x 12' 2" (4.98m x 3.71m)

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

Reception Room Two

13' 7" x 8' 6" (4.14m x 2.59m)

Complete with ceiling spotlights, double glazed window, wall mounted radiator and French doors. Fitted with tiled flooring. Built in 2017.

Kitchen

16' 1" x 7' 4" (4.90m x 2.24m)

Featuring complementary wall and base units with composite sink, integral gas hob and electric oven. Space for a fridge freezer and washing machine. Complete with two ceiling light points, double glazed window and wall mounted radiator. Storage downstairs, regularly serviced boiler and composite door. Fitted with part tiled walls and tiled flooring.

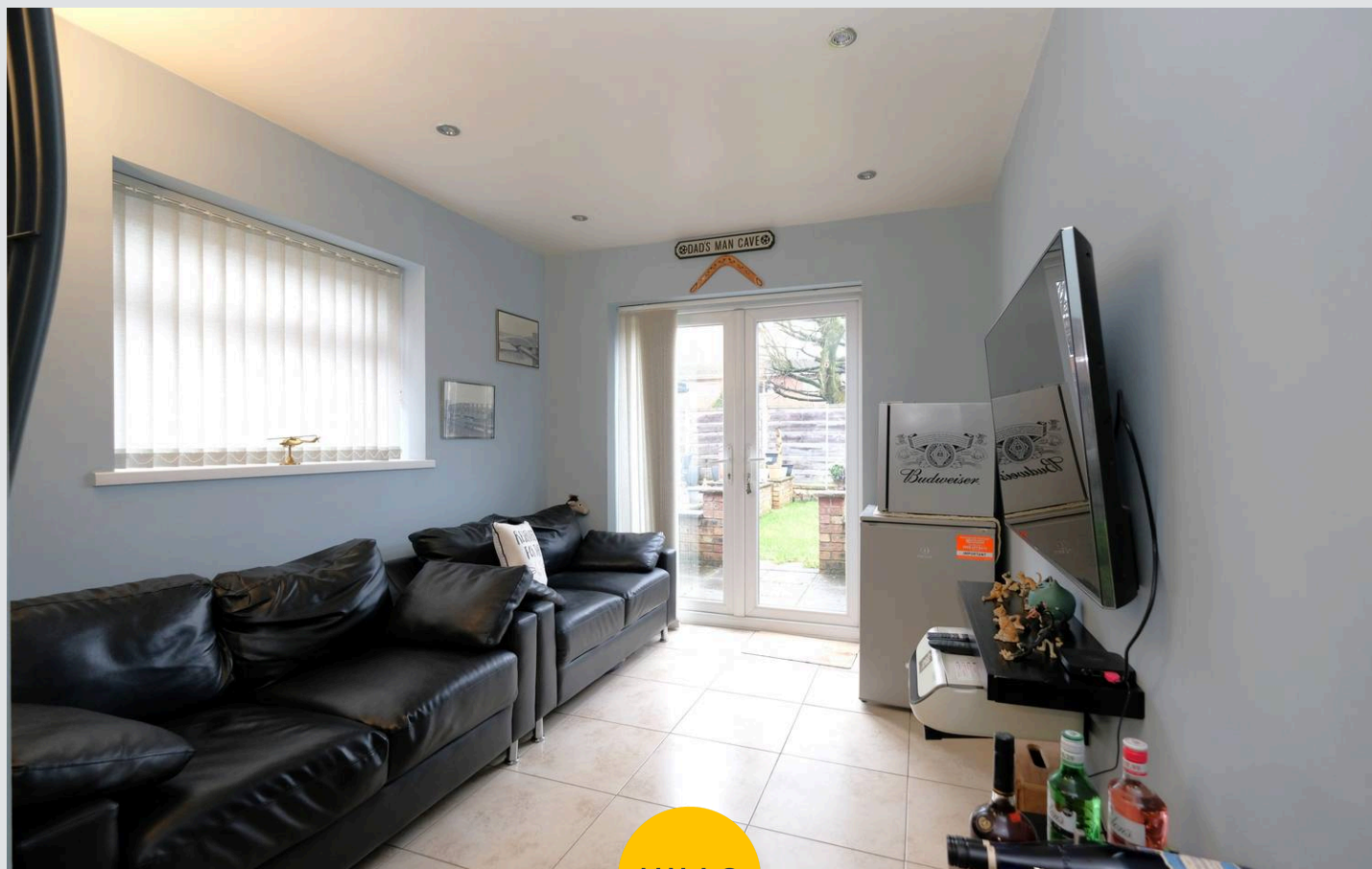
Downstairs W.C.

3' 9" x 3' 5" (1.14m x 1.04m)

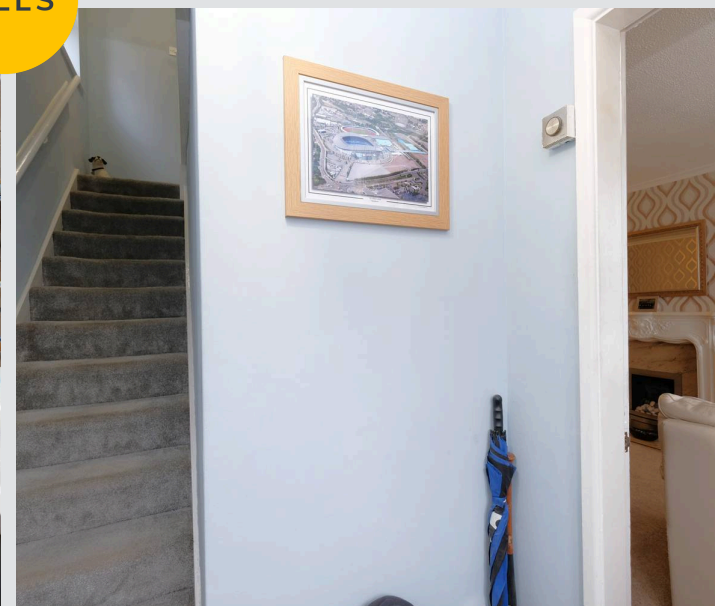
Featuring a two piece suite including a hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and electric radiator. Fitted with tiled walls and flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring. Access to a partially boarded loft via drop down ladder.



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Bedroom One

11' 5" x 8' 8" (3.48m x 2.64m)

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

Bedroom Two

13' 4" x 9' 9" (4.06m x 2.97m)

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

Bedroom Three

8' 6" x 6' 4" (2.59m x 1.93m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

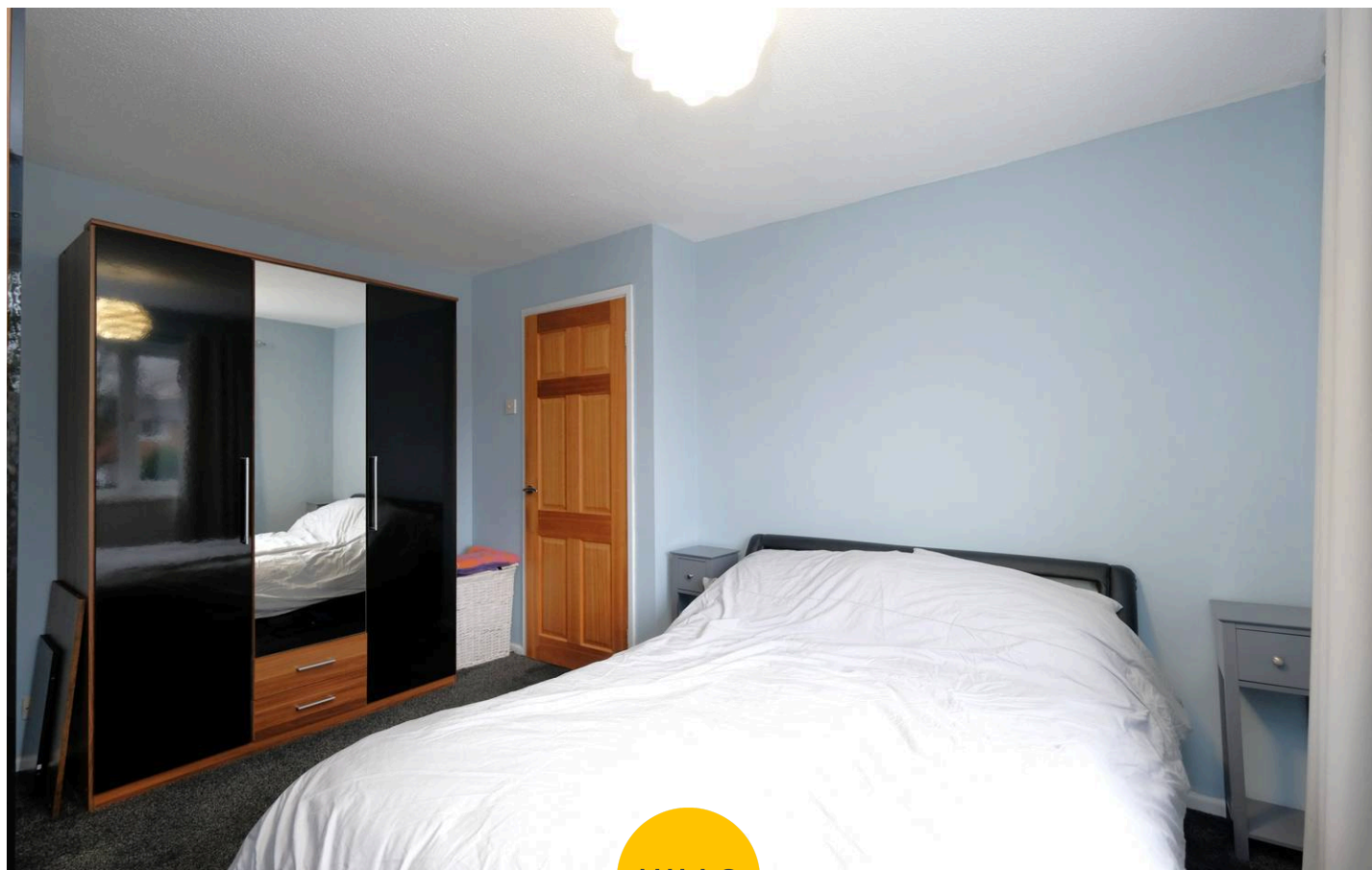
Bathroom

7' 6" x 5' 2" (2.29m x 1.57m)

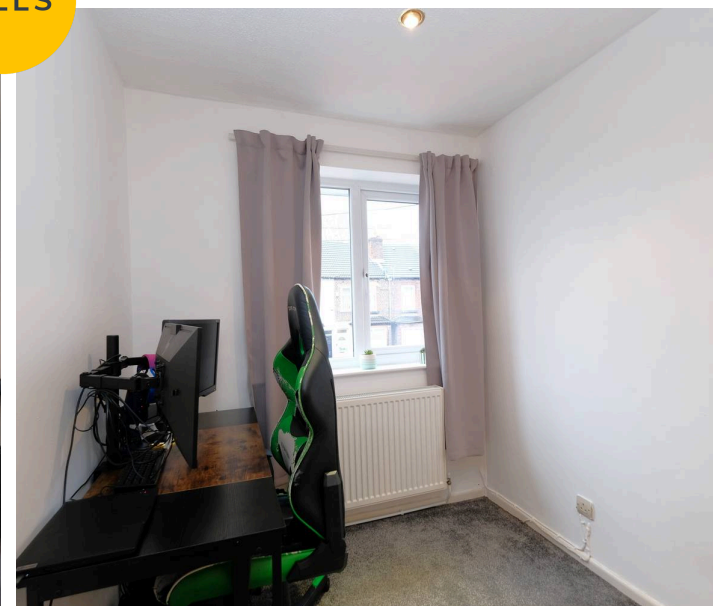
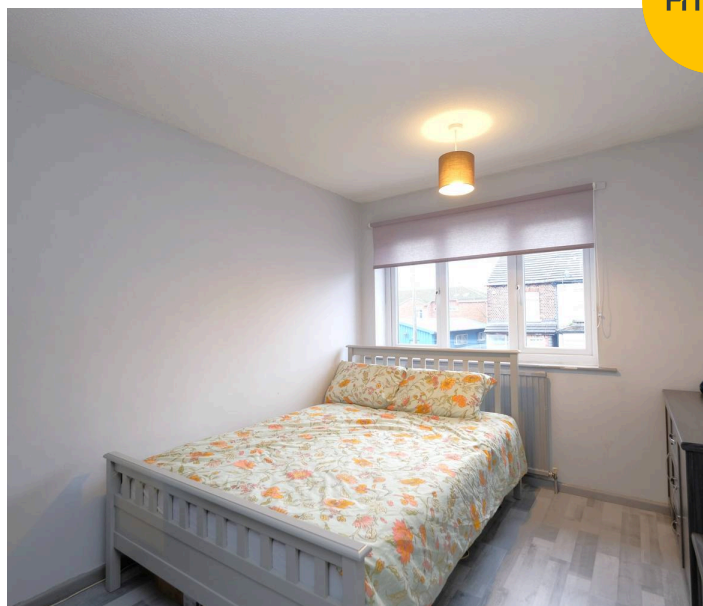
Featuring a three piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with double glazed window, tiled walls and flooring.

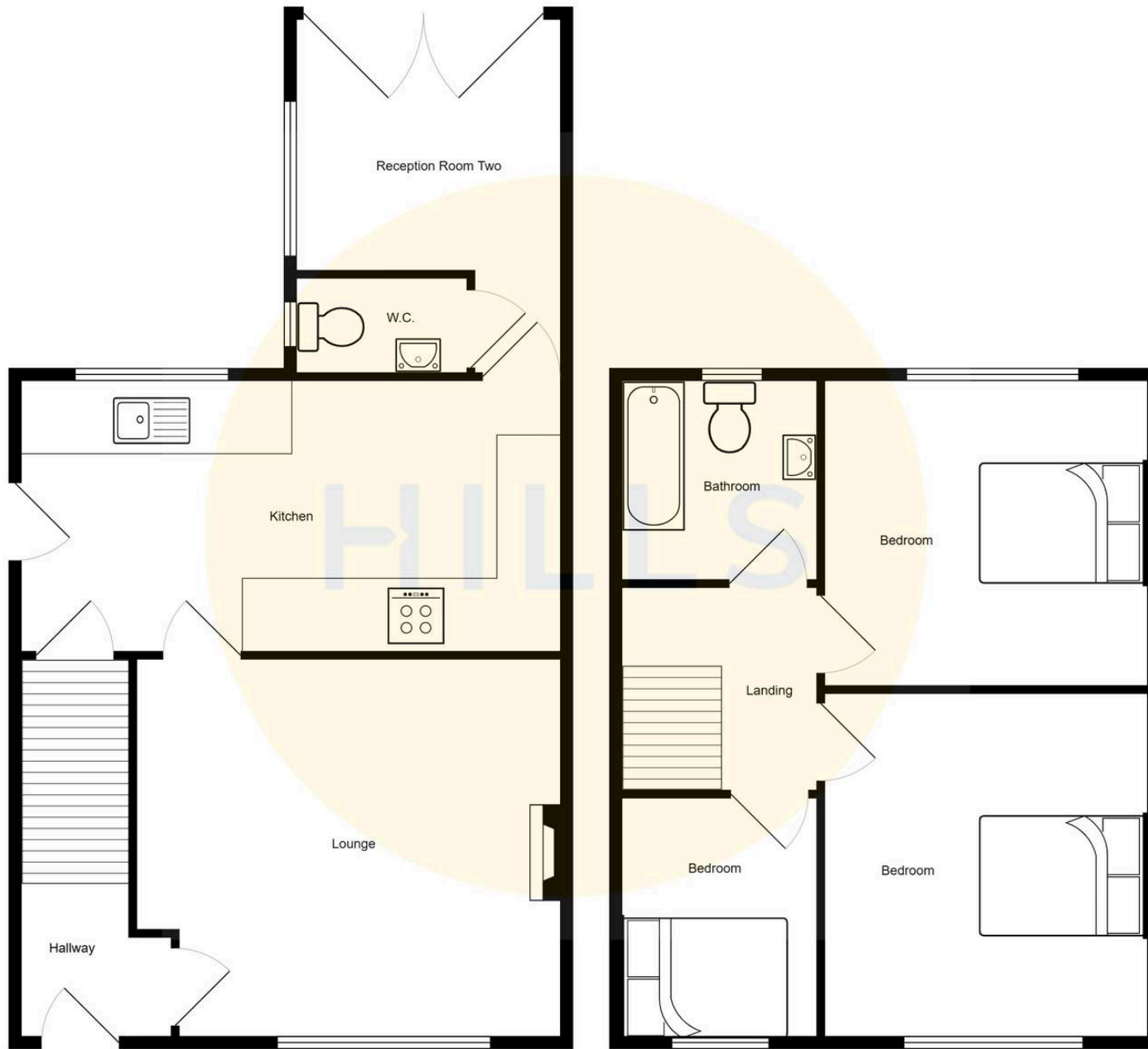
External

To the front of the property is a paved front garden and off road parking for one car. To the rear of the property is a garden with paved patio, lawn with planted borders and raised decked seating area. Garage with front and side access.



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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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