

Clifton Road, Eccles

Manchester



In Excess of £465,000

Clifton Road

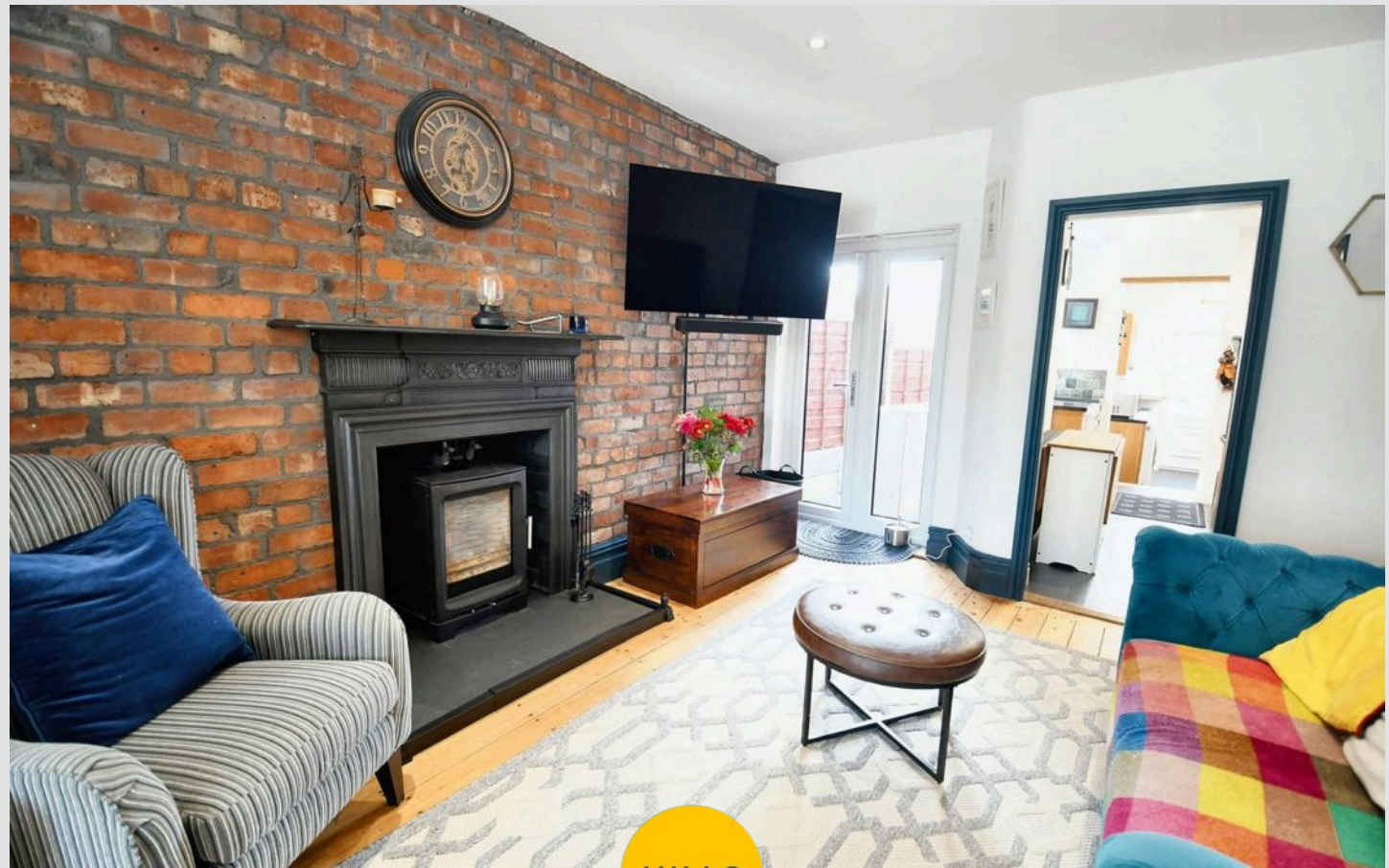
Eccles, Manchester

We are pleased to introduce to you this well presented four bedroom family home situated in the heart of Monton Village!

Council Tax band: C

Tenure: Freehold

- Spacious Four Bedroom Family Home
- Two Reception Rooms With Feature Fire Places
- Modern Fitted Kitchen And Utility Room
- Potential For Off Road Parking
- Large Family Bathroom
- Private Rear Garden
- Electric Vehicle Charger Installed
- Situated In The Heart Of Monton Village



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Reception Room One

15' 0" x 10' 5" (4.57m x 3.18m)

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

Reception Room Two

11' 4" x 13' 9" (3.46m x 4.19m)

Featuring a log burner. Complete with ceiling spotlights, patio doors to the rear and original wood flooring.

Kitchen

10' 5" x 10' 8" (3.17m x 3.24m)

Featuring complementary wall and base units with space for a range cooker and dishwasher. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Utility Room

8' 10" x 11' 0" (2.70m x 3.36m)

Space for a washing machine/dryer and double fridge freezer. Complete with ceiling spotlights, sky light, uPVC rear door and wall mounted radiator. Fitted with tiled flooring.

Downstairs W.C.

3' 4" x 2' 7" (1.02m x 0.79m)

Featuring a W.C. Complete with ceiling spotlights and lino flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

14' 3" x 12' 2" (4.34m x 3.72m)

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



Bedroom Two

12' 11" x 14' 2" (3.93m x 4.32m)

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

Bedroom Three

10' 0" x 8' 10" (3.04m x 2.68m)

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

Bedroom Four

7' 10" x 9' 0" (2.39m x 2.74m)

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

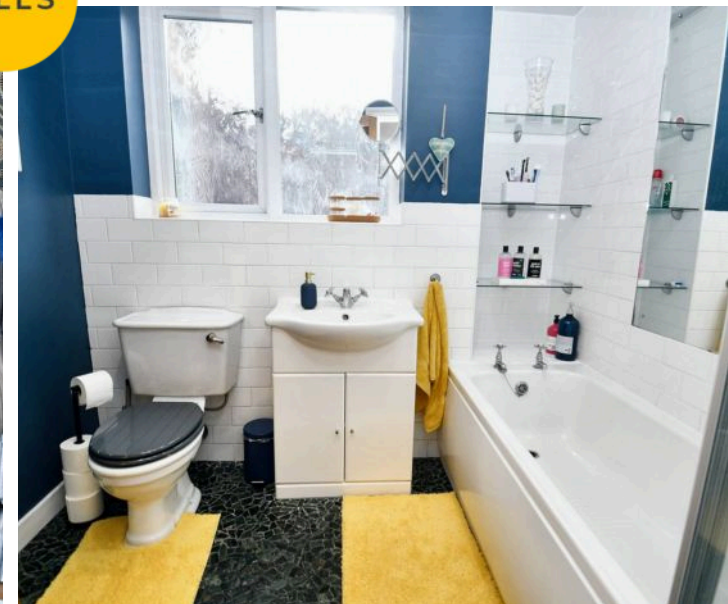
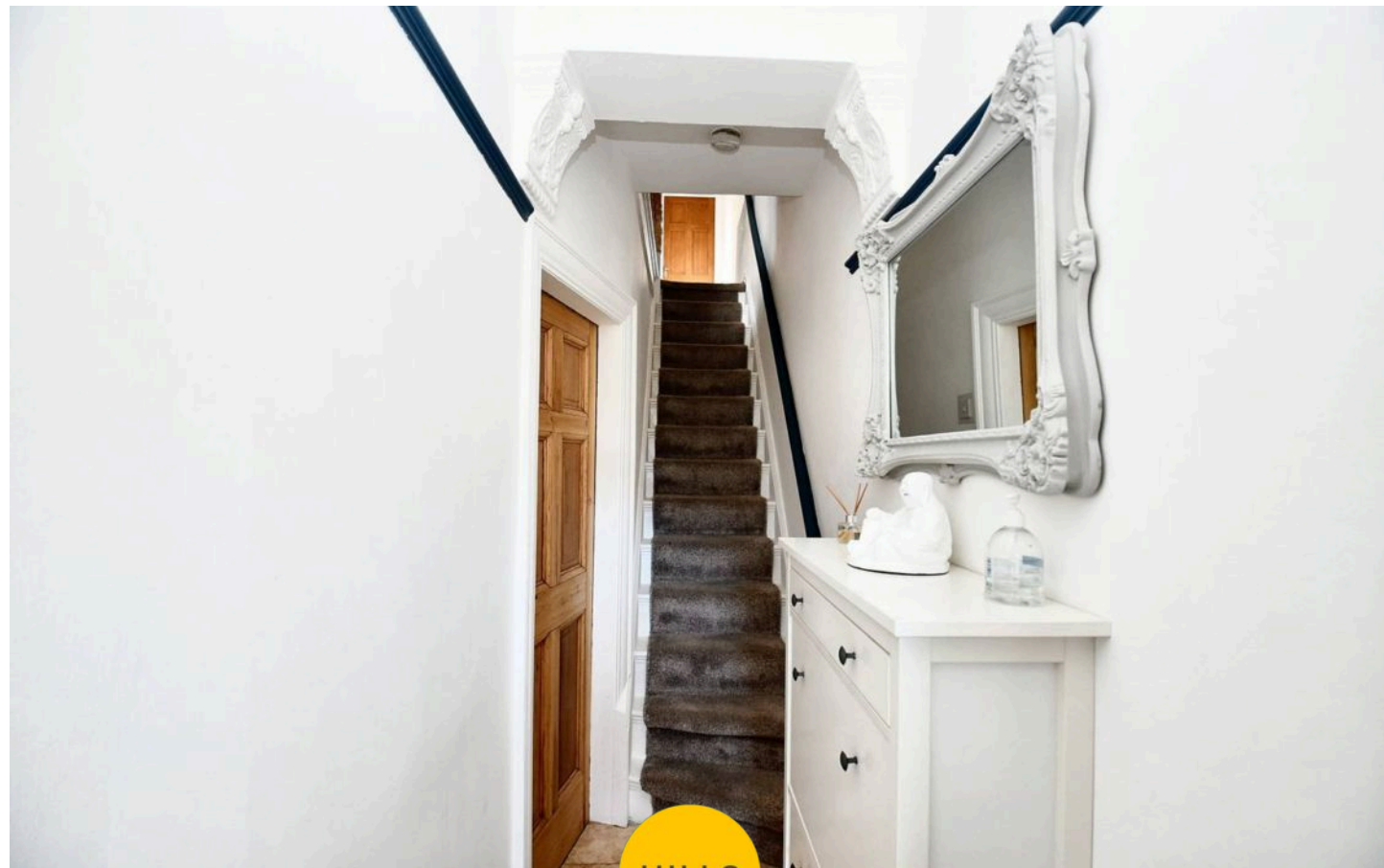
Bathroom

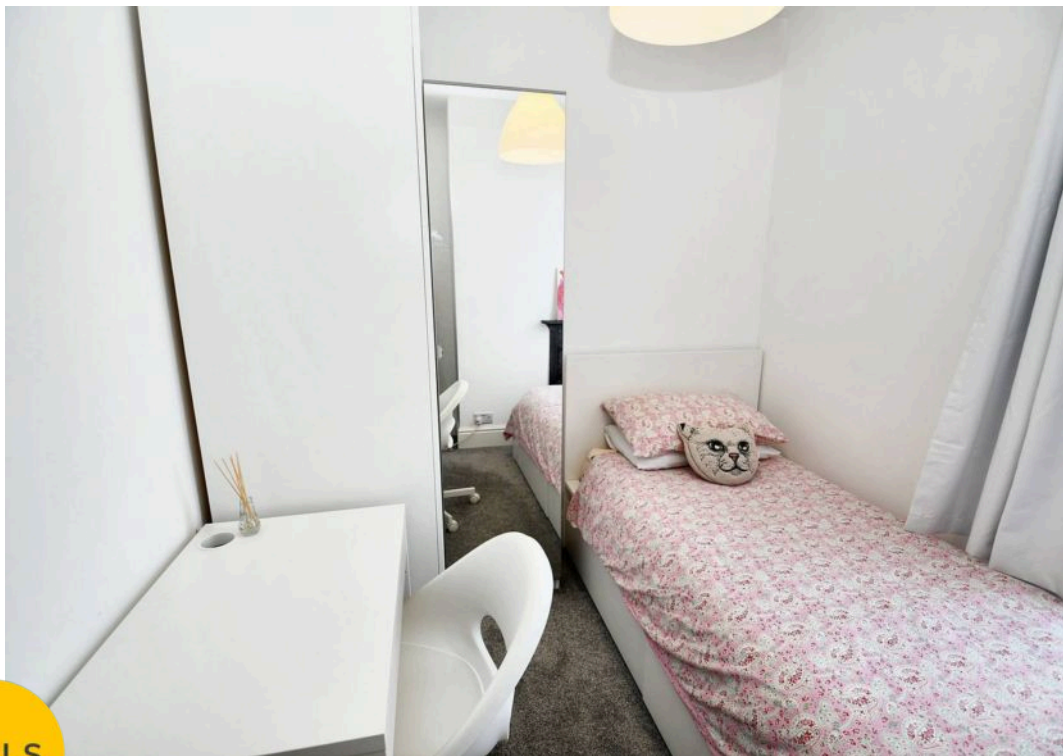
7' 10" x 5' 8" (2.40m x 1.72m)

Featuring a four piece suite including a bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and tiled flooring.

External

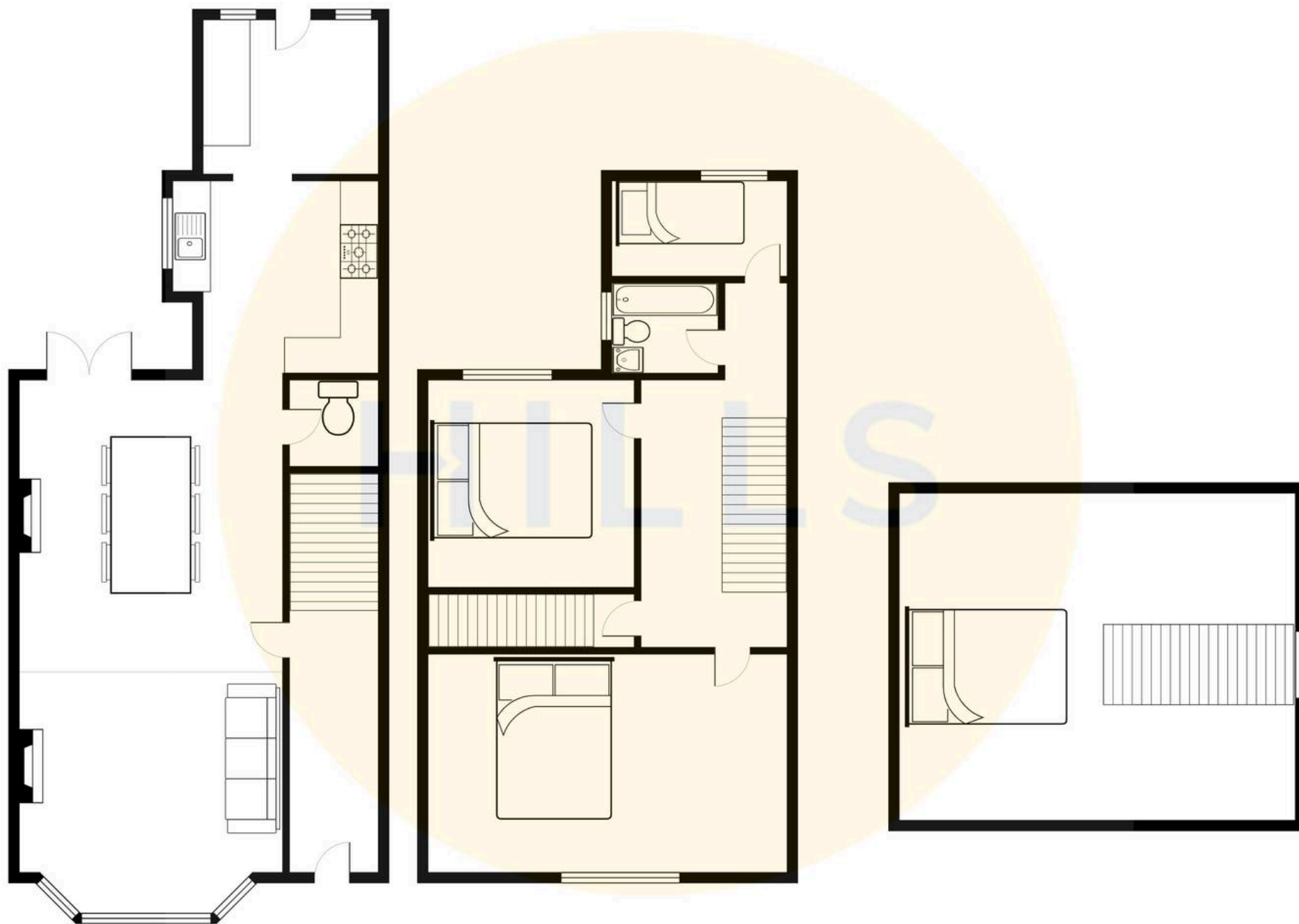
To the rear of the property is a garden with lawn and paved patio. Brick shed with power supply.





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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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