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**Wellington Road, Eccles**  
Manchester



Offers Over **£525,000**

# Wellington Road

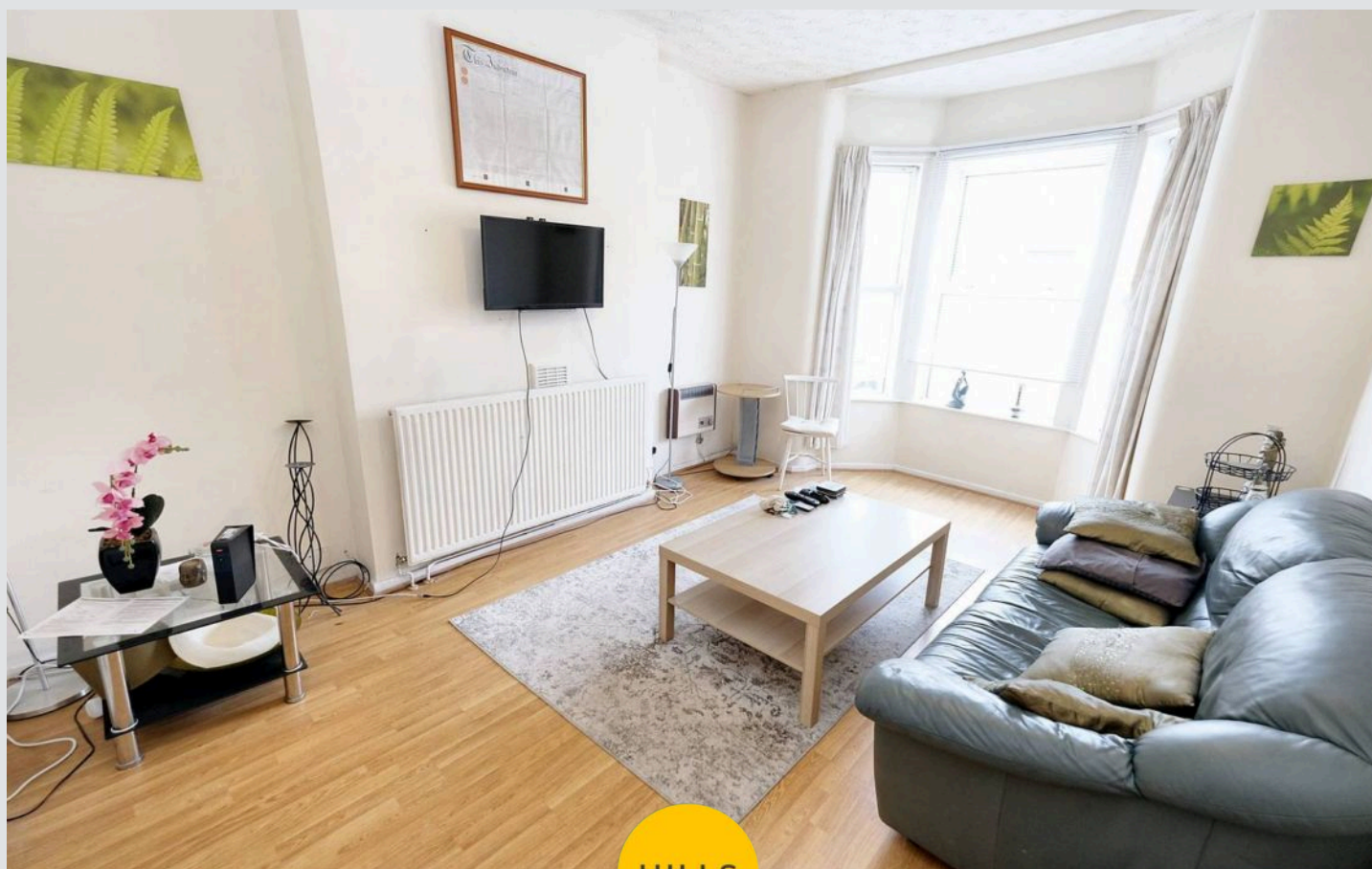
Eccles, Manchester

Impressive four story HMO near Monton Village & Eccles Centre, with seven double bedrooms offering the potential to generating over £3,600 a month. Communal lounge, kitchen, garden, and parking offer convenience. Ideal investment with great access to amenities and transport links.

Council Tax band: E

Tenure: Freehold

- Fully Licensed HMO Located just a Short Walk from Monton Village & Eccles Centre
- Laid over Four Floors Complete with Cellars used as Storage
- Communal Lounge, Kitchen & Utility Space
- Seven Double Bedrooms Laid over Three Floors
- Three Piece Bathroom Suite, Shower Room & Guest W.C.
- Potential to Generate over £3,600 each Month
- Well Served by Excellent Public Transport & Motorway Links
- Surrounded by Excellent Amenities all within Walking Distance
- Potential for Off Road Parking & Sizable Well Maintained Garden to the Rear



### Entrance Hallway

Entered via a hardwood front door. Complete with two ceiling light points and carpet flooring.

### Lounge

16' 5" x 11' 3" (5.00m x 3.43m)

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

### Kitchen / Diner

11' 5" x 9' 2" (3.48m x 2.79m)

Featuring complementary wall and base units with integral stainless steel sink and gas hob. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with lino flooring.

### Utility Room

5' 9" x 3' 8" (1.75m x 1.12m)

Complete with a ceiling light point, plumbing for washing machine and lino flooring.

### Downstairs W.C.

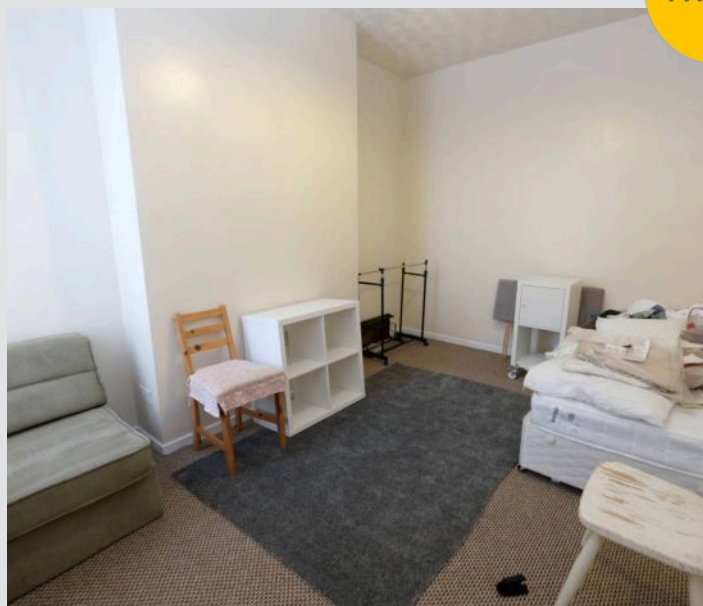
5' 1" x 3' 8" (1.55m x 1.12m)

Featuring a two piece suite including hand wash basin and W.C. Complete with a ceiling light point, tiled splashback and lino flooring.

### Bedroom One

14' 1" x 10' 0" (4.29m x 3.05m)

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



**Bedroom Two**

13' 2" x 12' 6" (4.01m x 3.81m)

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

**Bedroom Three**

14' 2" x 10' 2" (4.32m x 3.10m)

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

**Bedroom Four**

15' 8" x 14' 1" (4.78m x 4.29m)

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

**Bathroom**

8' 3" x 7' 8" (2.51m x 2.34m)

Featuring a three piece suite including a bath, hand wash basin and W.C. Complete with a double glazed window, wall mounted radiator, part tiled walls and lino flooring.

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom Five**

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

**Bedroom Six**

14' 2" x 9' 7" (4.32m x 2.92m)

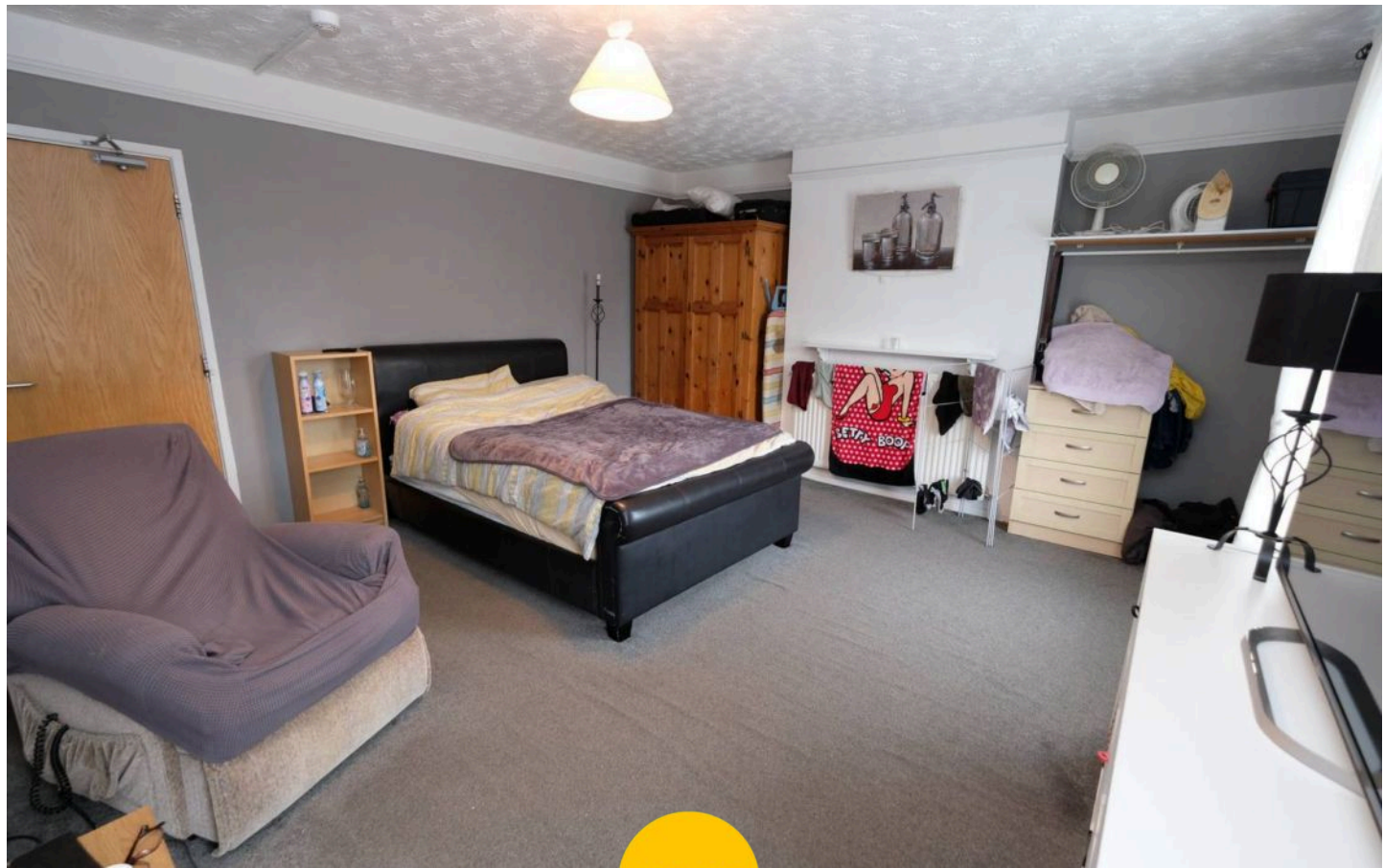
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Shower Room**

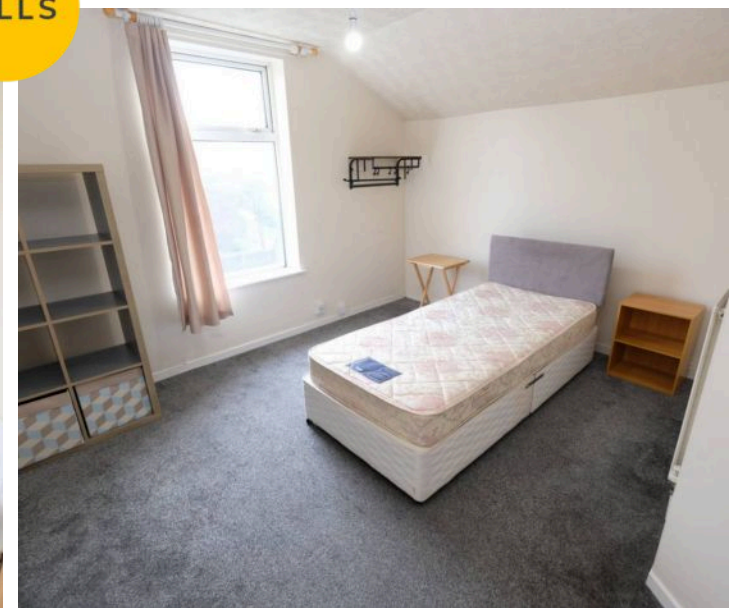
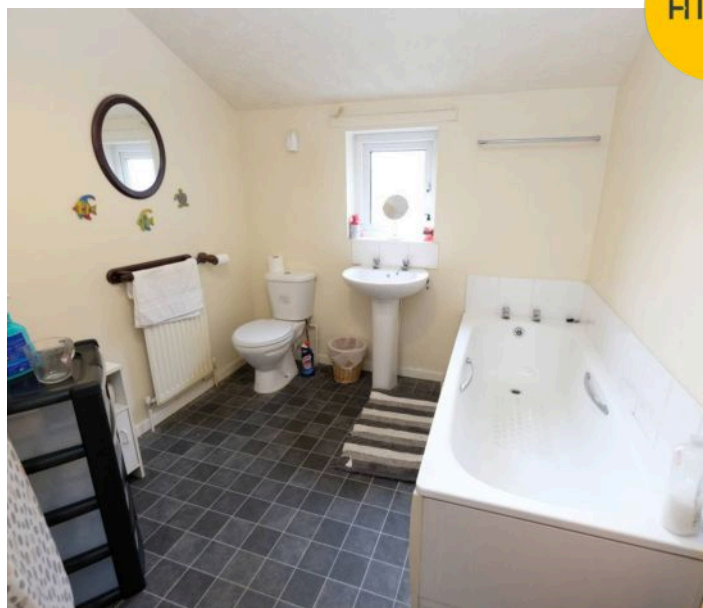
Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, wall mounted radiator, tiled splashback, part tiled walls and lino flooring.

**External**

To the front of the property is potential for off road parking. To the rear of the property is a garden featuring a lawn with paved path and border of foliage.



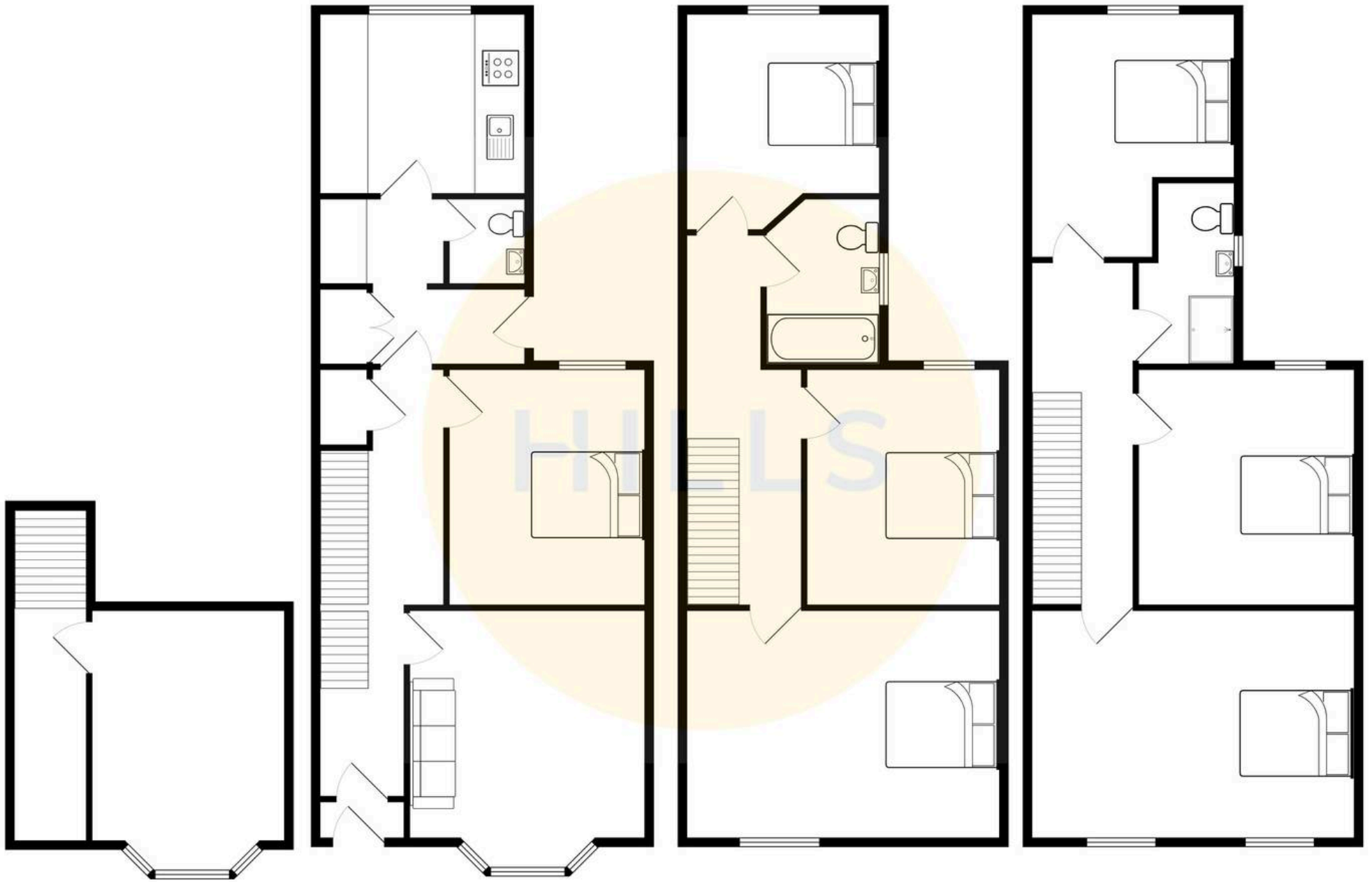
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