



Parrin Lane, Eccles

Manchester



In Excess of £230,000

Parrin Lane

Eccles, Manchester

Beautifully presented two bed terraced house near Monton Village. Modern twist on traditional features, bay fronted lounge, fitted kitchen, Jacuzzi bath, garden. Close to amenities. Perfect for first-time buyers.

Council Tax band: A

Tenure: Freehold

- Beautifully Presented Property Located just a Short Walk from Monton Village
- Bay Fronted Lounge Open Plan with the Dining Room
- Contemporary Fitted Kitchen
- Two Generously Sized Double Bedrooms, Master Complete with Fitted Wardrobes
- Four Piece Bathroom Suite, with Jacuzzi Bath Tub
- Beautifully Kept Garden to the Rear along with Parking for Multiple Cars
- Excellent First Time Purchase Ready to Move Straight into
- Surrounded by a Plethora of Amenities, Beautiful Scenic Walks and Excellent Transport Links



Vestibule

Entered via a hardwood front door. Complete with a ceiling light point and laminate flooring.

Lounge

14' 6" x 14' 4" (4.42m x 4.37m)

Featuring a log burner with tiled hearth. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

Dining Room

14' 4" x 11' 5" (4.37m x 3.48m)

Featuring an open fireplace. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring. Storage cupboard.

Kitchen

10' 7" x 8' 8" (3.23m x 2.64m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a fridge freezer, cooker, washing machine and dishwasher. Complete with a ceiling light point, two double glazed windows and hardwood door. Fitted with part tiled walls and tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

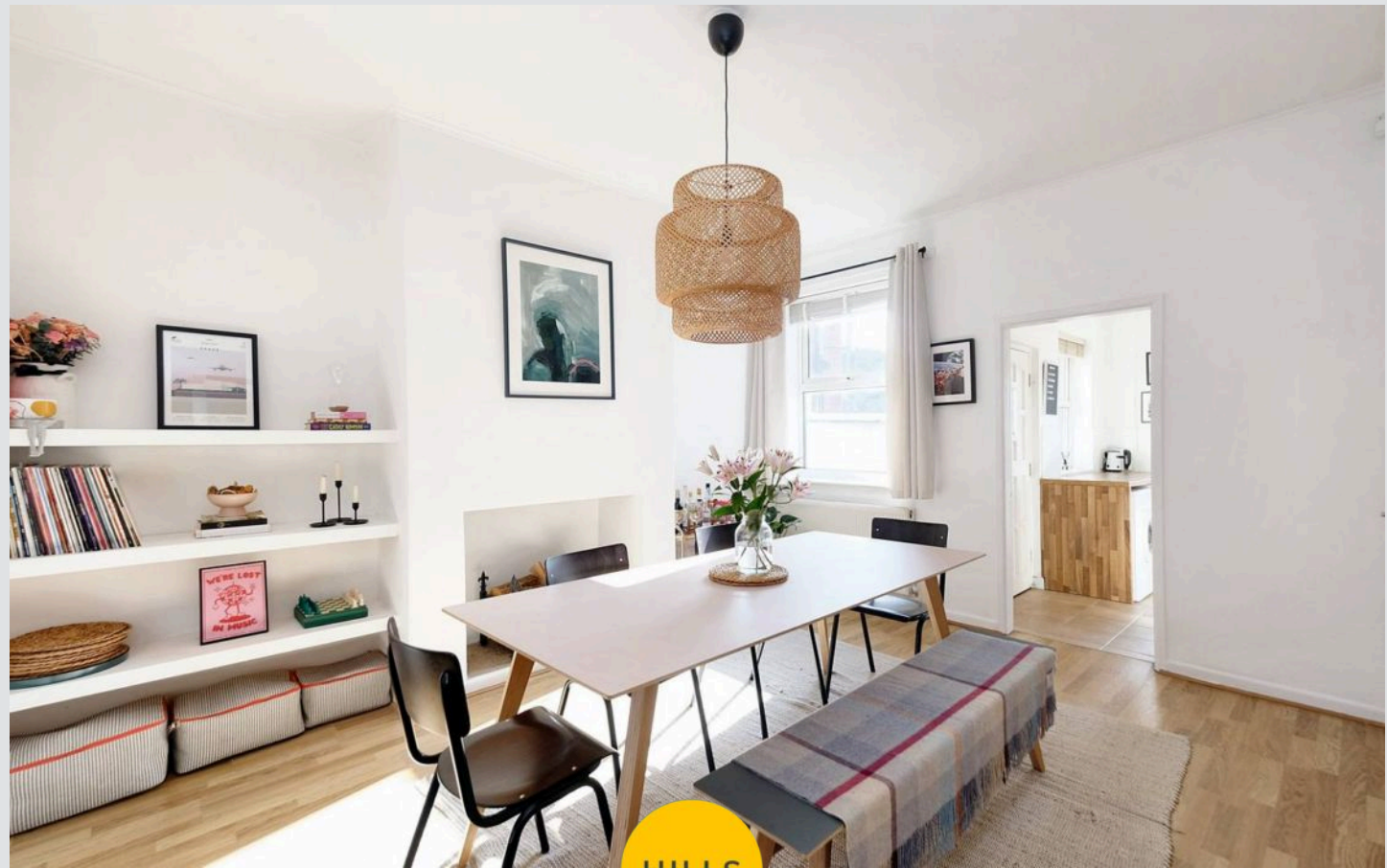
12' 5" x 11' 7" (3.78m x 3.53m)

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

Bedroom Two

14' 6" x 9' 3" (4.42m x 2.82m)

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



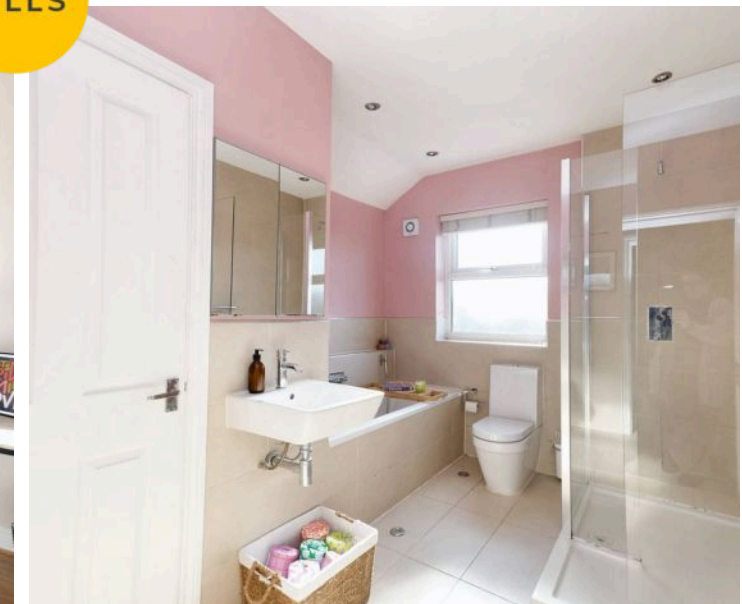
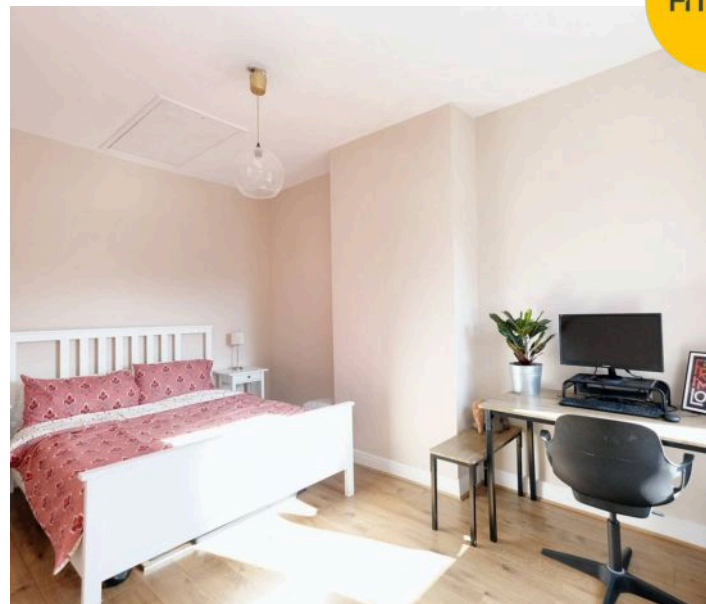
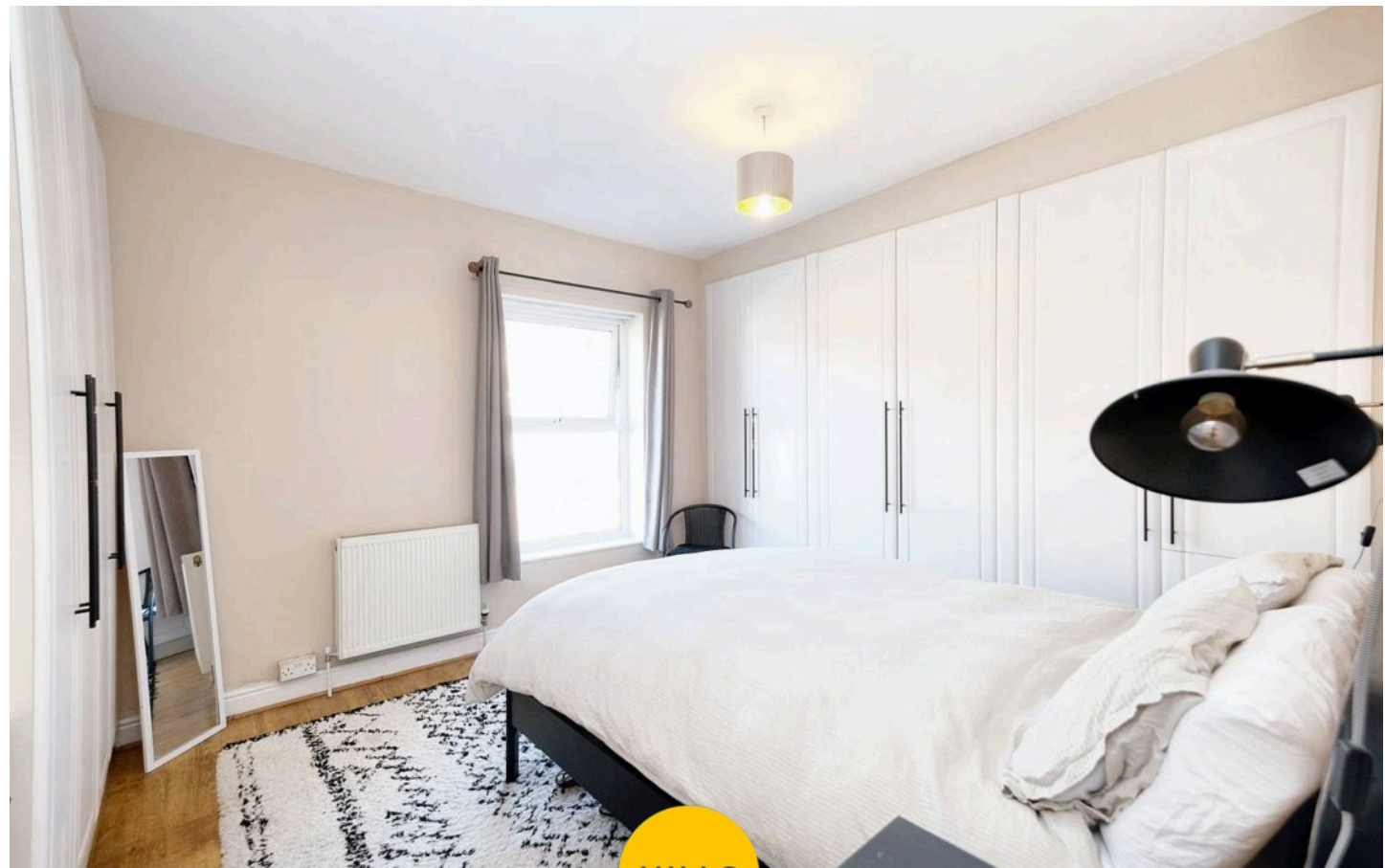
Bathroom

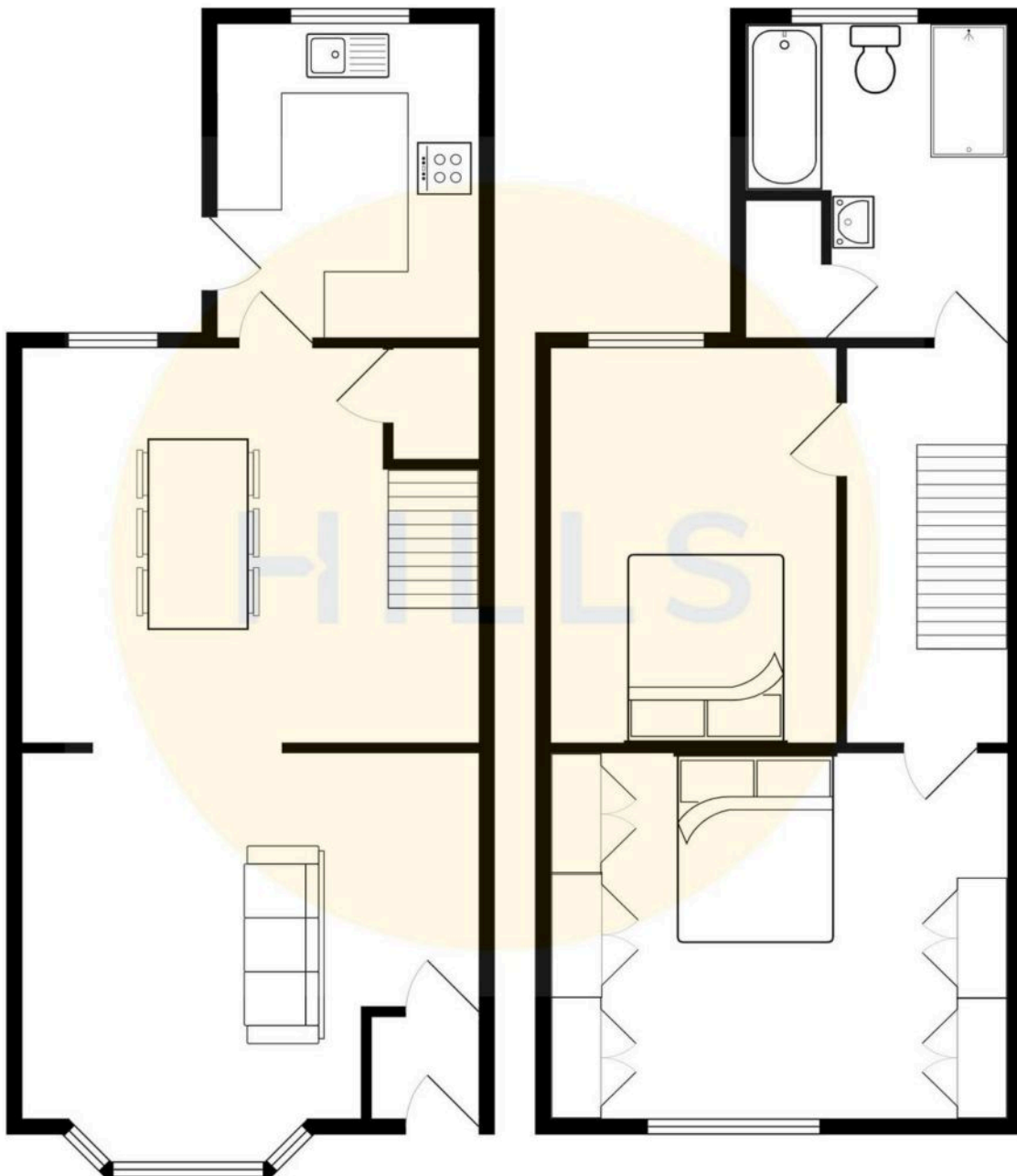
10' 6" x 8' 8" (3.20m x 2.64m)

Featuring a four piece suite including a jacuzzi bath, walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with part tiled walls and tiled flooring with floor lights. Boiler

External

To the rear of the property is a decorative stoned, low maintenance garden with stepping stones, slate chippings, planted borders with gated access.







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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