

New Lane, Eccles  
Manchester



£250,000



# New Lane

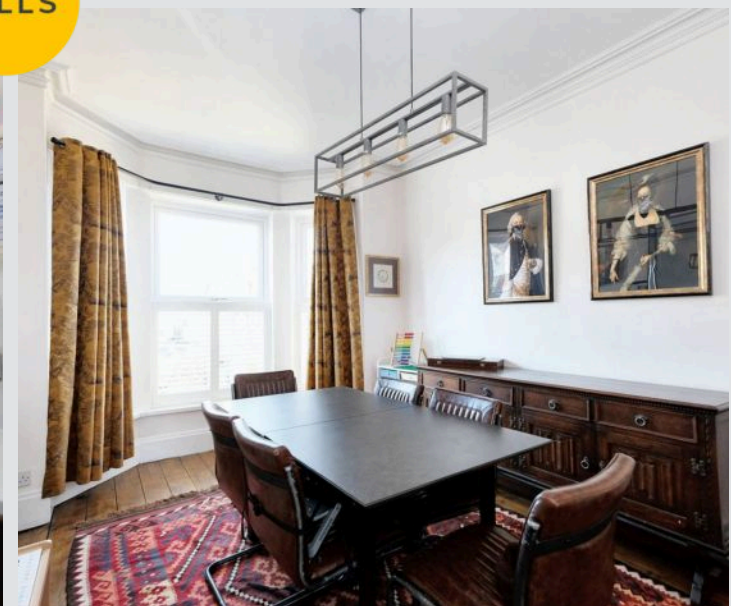
Eccles, Manchester

Could this STUNNING TWO BED SEMI-DETACHED property would be your next home? Deceptively spacious, the property benefits from a MODERN FITTED KITCHEN, LARGE THREE-PIECE BATHROOM and a GENEROUS GARDEN! Within walking distance of Monton village, this would be an ideal first time home or investment.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented Period, Two Double Bedroom Semi-Detached Property Located in the Desirable Winton Village
- Sizable Lounge Open Plan with the Bay Fronted Dining Room
- Recently Updated Wren Fitted Kitchen with Quartz Worksurfaces and a Large Three-Piece Bathroom
- Large Garden to the Rear, and a Low-Maintenance Courtyard Gated Garden to the Front
- Cellars Used as Storage and Utility Space
- Within Walking Distance of Monton Village, with it's Fine Array of Bars, shops and Restaurants, along with being Within Walking Distance of the Trafford Centre
- Close to Excellent Transport Links Throughout Manchester
- Perfect for First Time Buyers Seeking their First Home
- Benefits from Planning Permission for a Kitchen and Loft Extension, with planning reference 22/79566/HH





**Hall**

Ceiling light point.

**Lounge**

14' 9" x 11' 6" (4.50m x 3.50m)

Featuring a log burner. Complete with a ceiling light point, double glazed window and wall mounted radiator.

**Dining room**

11' 10" x 10' 6" (3.60m x 3.20m)

Ceiling light point, double glazed bay window and wall mounted radiator.

**Kitchen**

14' 5" x 7' 7" (4.40m x 2.30m)

Fitted with modern wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for washer and dryer. Ceiling spotlights and patio doors.

**Landing**

Ceiling light point.

**Bedroom One**

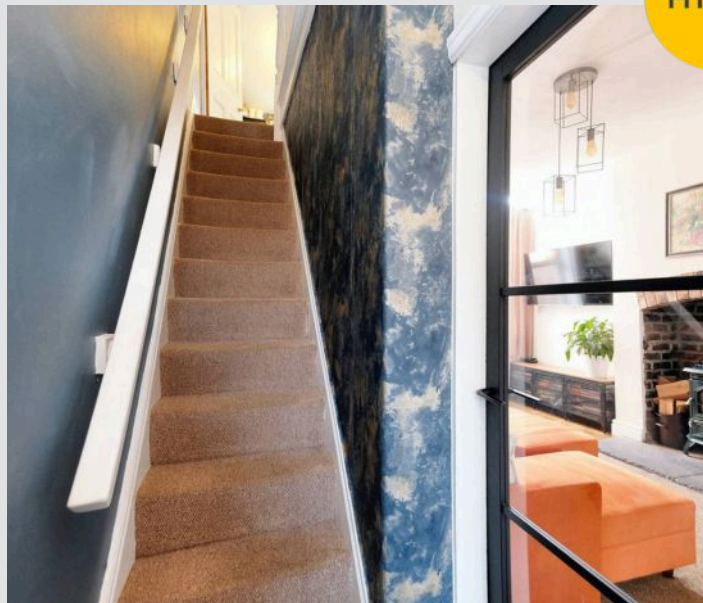
14' 1" x 11' 10" (4.30m x 3.60m)

Featuring fitted wardrobes. Complete with ceiling spotlights, two double glazed windows and two wall mounted radiators.

**Bedroom Two**

12' 10" x 9' 2" (3.90m x 2.80m)

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



**Bathroom**

8' 10" x 7' 7" (2.70m x 2.30m)

Fitted with a three piece suite including a hand wash basin, WC and bath with over head shower. Ceiling light point and heated towel rail.

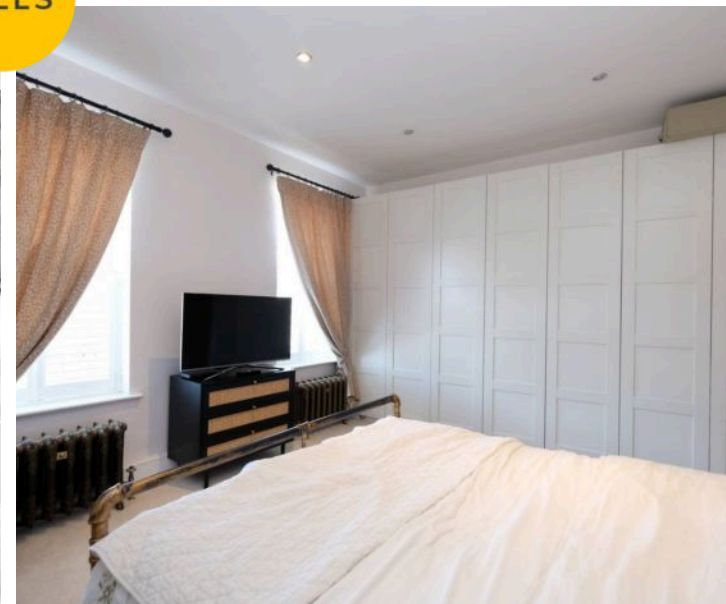
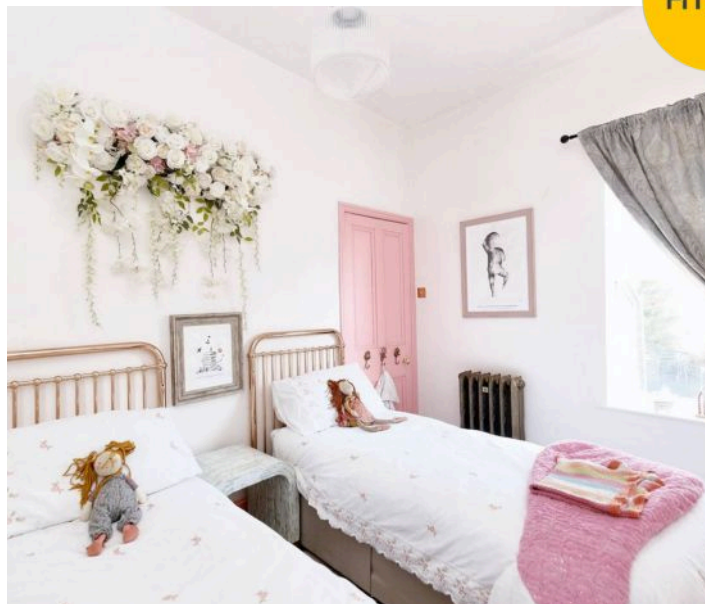
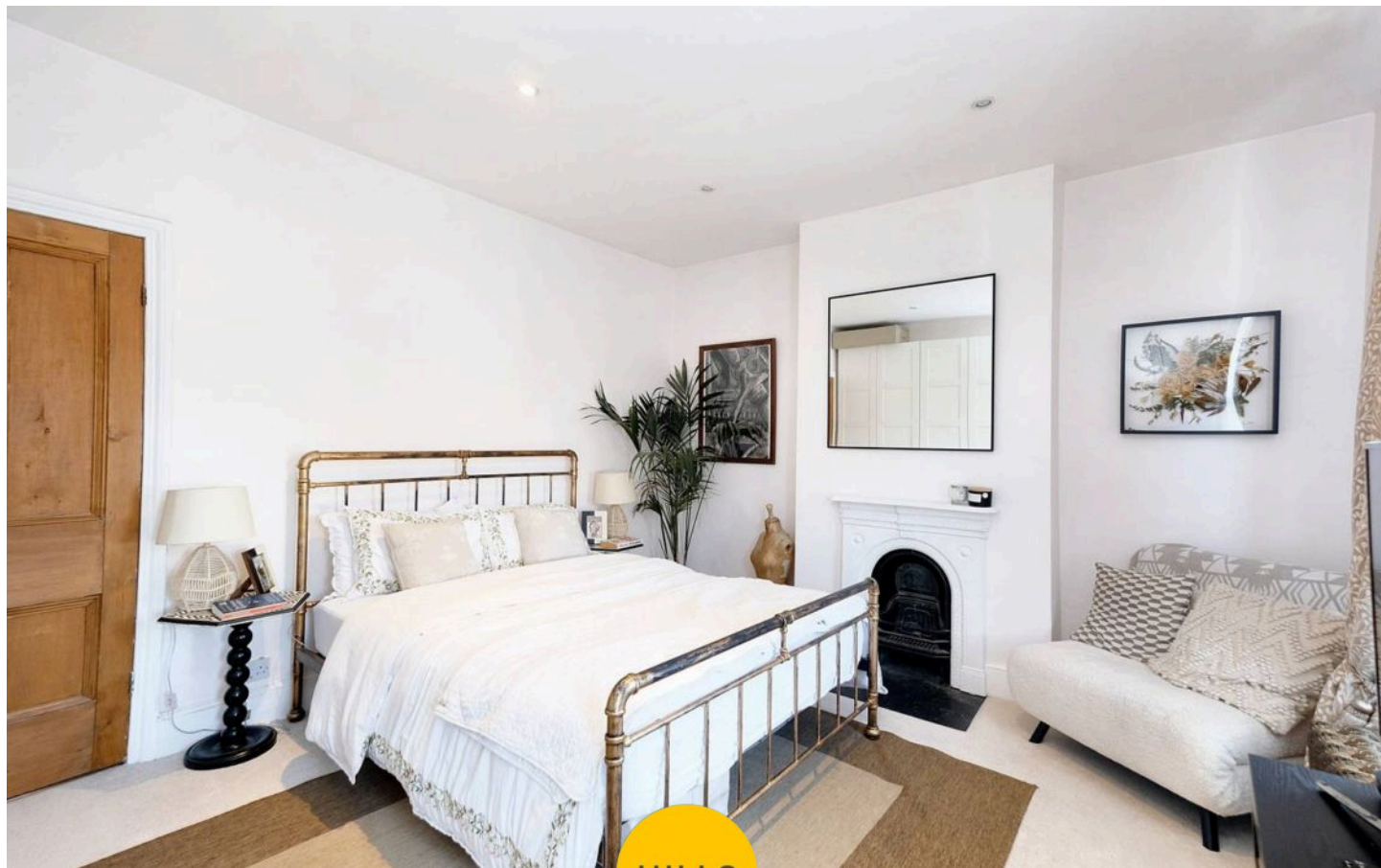
**Cellar**

14' 5" x 10' 10" (4.40m x 3.30m)

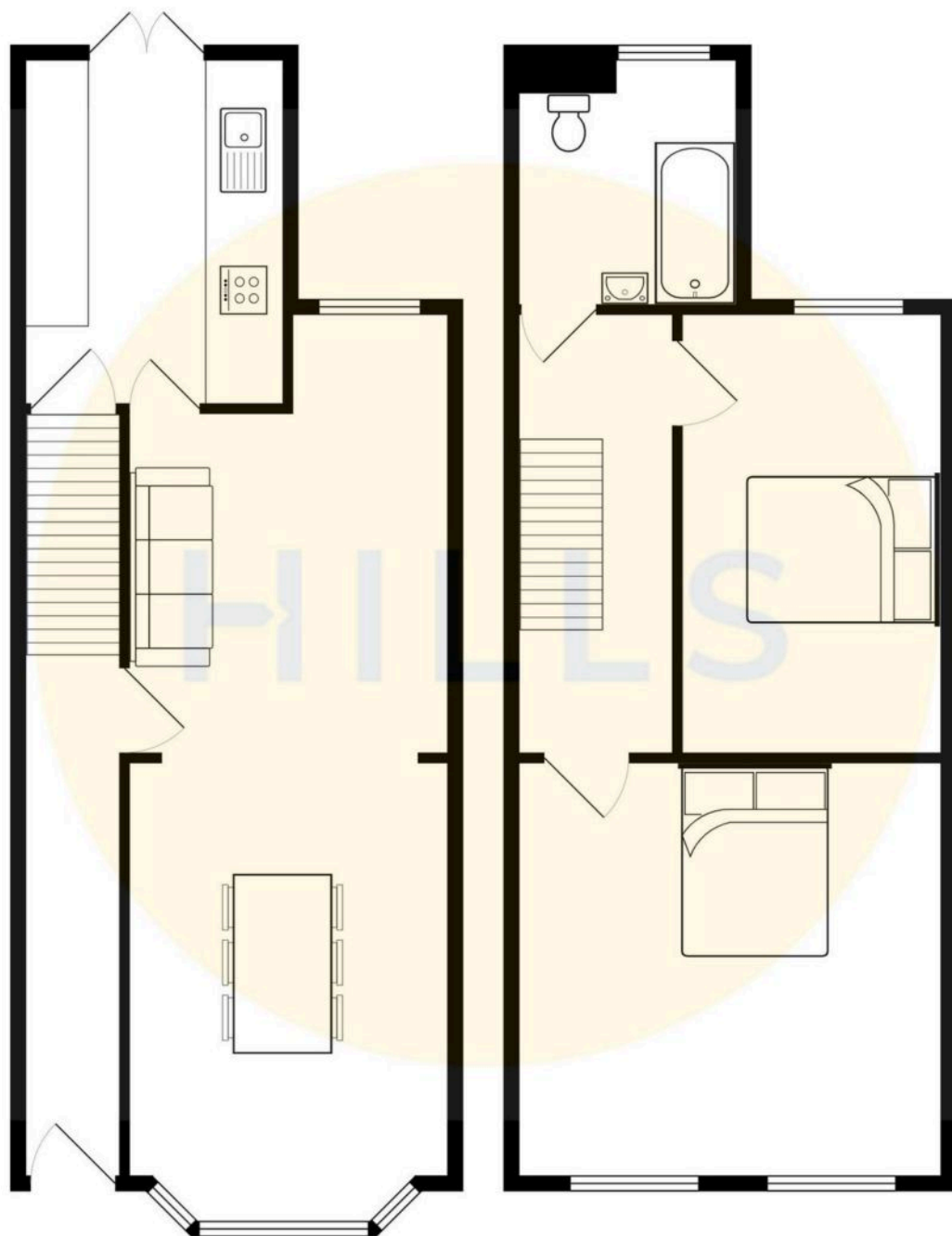
Ceiling light point and double glazed window.

**Externally**

Low maintenance courtyard garden to the front. A rear garden with paved patio and grass area.











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