



Clifton Road, Eccles

Manchester



£400,000



# Clifton Road

Eccles, Manchester

THREE DOUBLE BEDROOM CHAIN FREE TOWN HOUSE  
LOCATED IN THE DESIRABLE MONTON VILLAGE! THE  
PROPERTY FEATURES THREE DOUBLE BEDROOMS, THREE  
BATHROOMS, OFF ROAD PARKING AND A LOW  
MAINTENANCE REAR GARDEN.

Council Tax band: D

Tenure: Leasehold

- MODERN THREE STORY END TERRACED PROPERTY
- INCLUDING 10 YEAR NHBC GUARANTEE/WARRANTY FROM BUILD YEAR, COMING TO THE MARKET CHAIN FREE!
- SITUATED IN THE HEART OF MONTON VILLAGE
- LOUNGE AND OPEN PLAN KITCHEN/DINING ROOM
- DRIVEWAY TO THE FRONT AND LOW MAINTENANCE GARDEN TO THE REAR
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOLAR PANELS TO SUBSIDISE ELECTRICITY USAGE
- EN-SUITE TO MASTER BEDROOM, MODERN FAMILY BATHROOM AND DOWNSTAIRS W.C
- WITHIN EASY ACCESS OF EXCELLENT TRANSPORT LINKS INTO SALFORD QUAYS, MEDIA CITY AND MANCHESTER CITY CENTRE



HILLS





**Entrance Hallway**

5' 11" x 5' 6" (1.80m x 1.67m)

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

**Lounge**

13' 0" x 11' 3" (3.96m x 3.43m)

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

**Kitchen / Diner**

14' 6" x 14' 0" (4.43m x 4.27m)

Featuring complementary wall and base units with integral dishwasher, fridge freezer, microwave, cooker, hob and extractor. Complete with ceiling spotlights, double glazed window, patio doors and wall mounted radiator. Fitted with storage cupboard and laminate flooring.

**Downstairs W.C.**

6' 10" x 3' 10" (2.08m x 1.16m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, extractor and wall mounted radiator. Fitted with laminate flooring.

**Bedroom One**

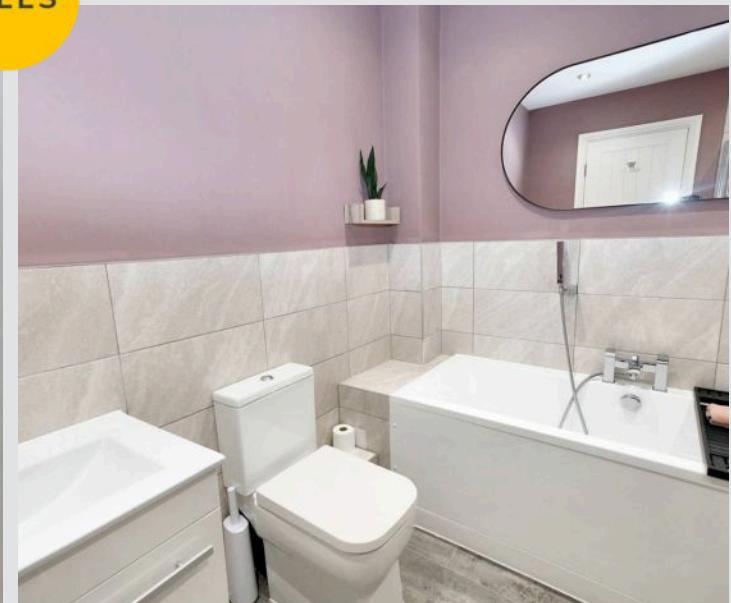
11' 3" x 19' 11" (3.43m x 6.07m)

Complete with ceiling spotlights, double glazed window fitted with shutter blinds and wall mounted radiator. Fitted with storage cupboard and carpet flooring.

**En suite**

7' 7" x 7' 8" (2.31m x 2.34m)

Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, Velux window and heated towel rail. Fitted with laminate flooring.



**Bedroom Two**

10' 2" x 14' 8" (3.09m x 4.48m)

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

**Bedroom Three**

14' 8" x 8' 6" (4.48m x 2.59m)

Complete with ceiling spotlights, two double glazed windows fitted with shutter blinds and wall mounted radiator. Fitted with carpet flooring.

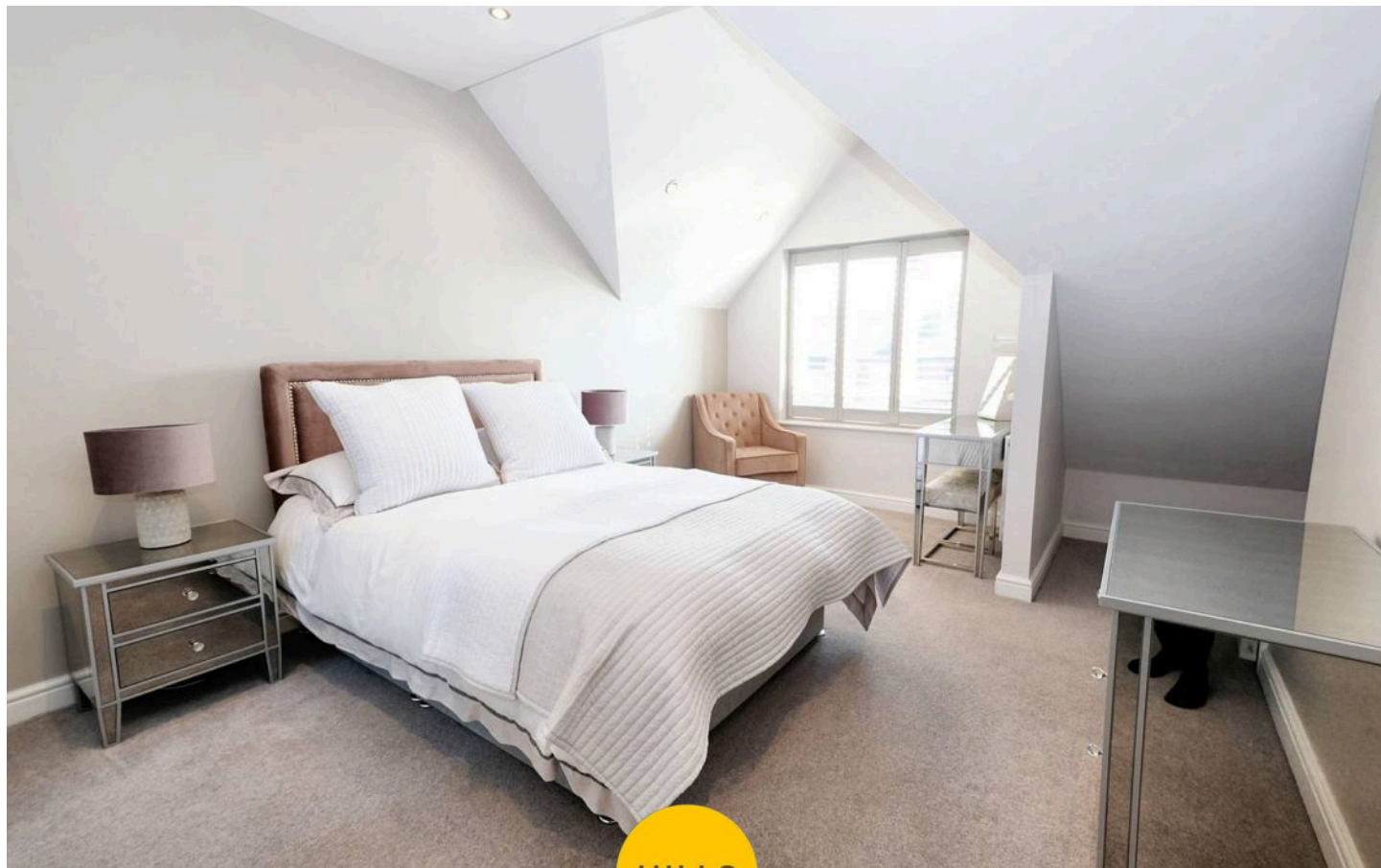
**Bathroom**

8' 2" x 7' 6" (2.49m x 2.29m)

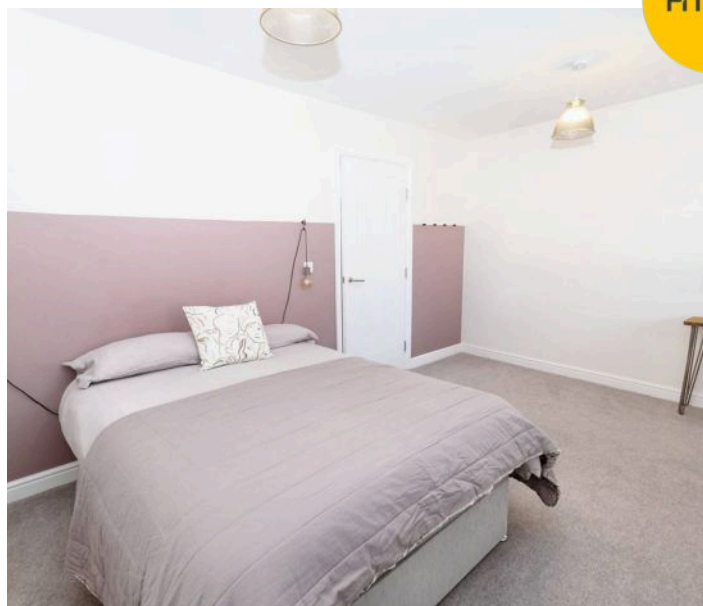
Featuring a four piece suite including a bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, extractor and heated towel rail. Fitted with laminate flooring.

**External**

To the rear of the property is a garden with grass and paving.



HILLS

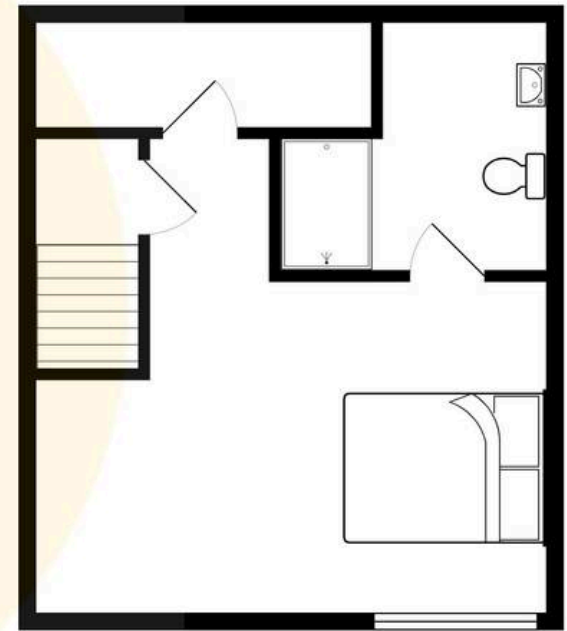
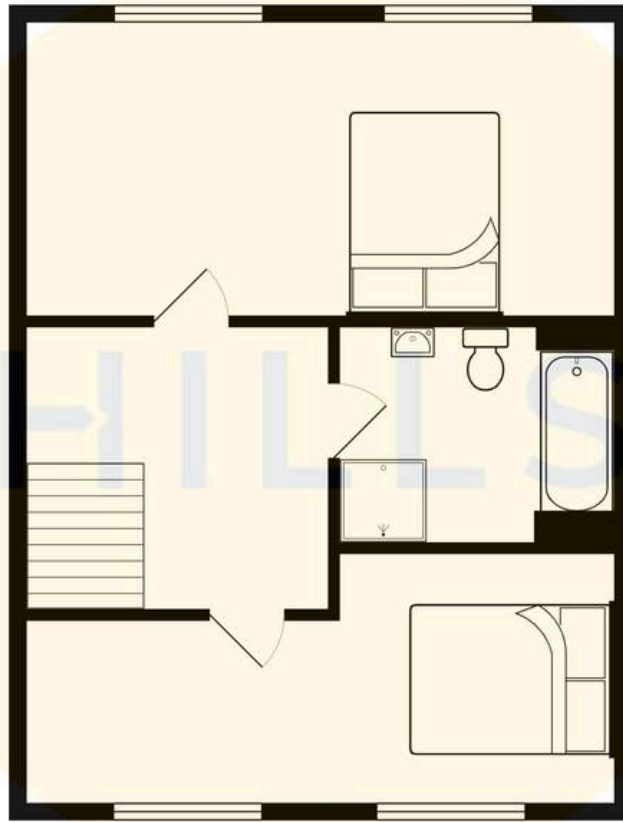
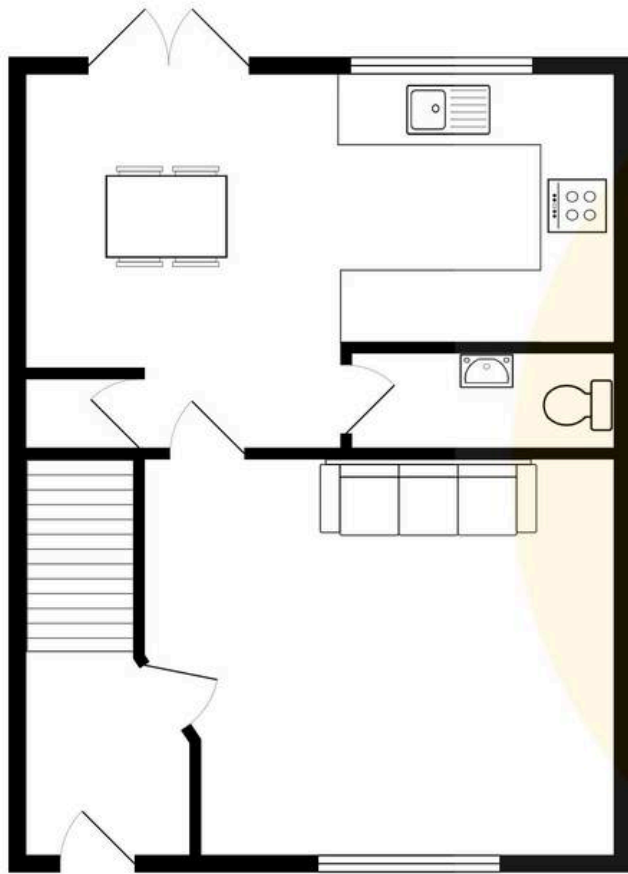






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