

Blyth Avenue, Eccles

Manchester



In Excess of £390,000

Blyth Avenue

Eccles, Manchester

Introducing this FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME, located in the HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT. BENEFITTING FROM THREE BATHROOMS, FOUR BEDROOMS AND A CONVERTED GARAGE!

Council Tax band: D

Tenure: Freehold

- FANTASTIC FOUR BEDROOM DETACHED HOME
- CONTEMPORARY FITTED KITCHEN COMPLETE WITH ISLAND, UTILITY CUPBOARD AND DINING SPACE!
- DOWNSTAIRS W.C., FOUR PIECE FAMILY BATHROOM AND EN-SUITE TO THE MASTER BEDROOM
- LARGE LOW MAINTENANCE GARDEN
- CONVERTED GARAGE CURRENTLY BEING USED AS AN OFFICE SPACE
- OFF ROAD PARKING
- LOCATED ON THE DESIRABLE COUNTRYSIDE DEVELOPMENT
- EXCELLENT LOCAL AMENITIES INCLUDING SHOPS, PARKS AND SCHOOLS NEARBY
- FANTASTIC LOCAL TRANSPORT LINKS



HILLS



Entrance Hallway

12' 5" x 4' 2" (3.79m x 1.28m)

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

Lounge

17' 6" x 9' 2" (5.34m x 2.80m)

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

Kitchen / Diner

17' 11" x 13' 10" (5.46m x 4.21m)

Featuring complementary fitted units with island. Integral cooker with extractor. Space for a fridge freezer, washing machine and dryer. Complete with ceiling spotlights, Velux windows, double glazed window, wall mounted radiator and patio doors. Fitted with tiled flooring.

Downstairs W.C.

6' 4" x 3' 7" (1.92m x 1.08m)

Featuring a W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Bedroom One

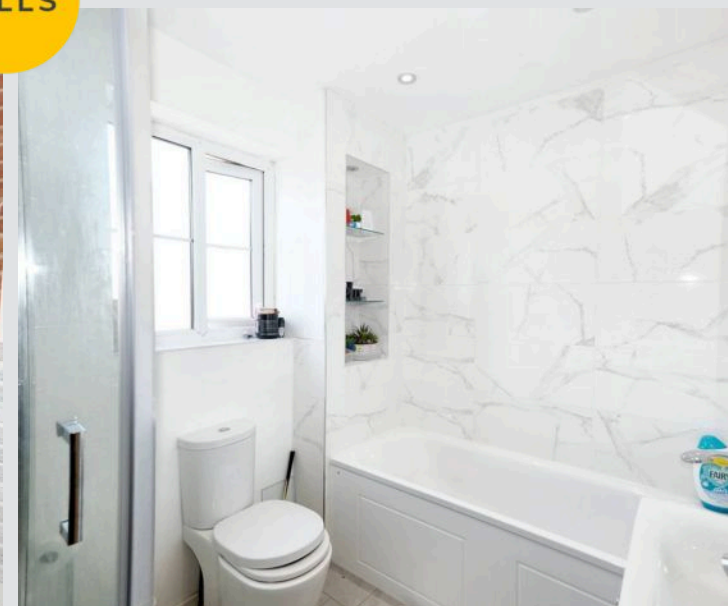
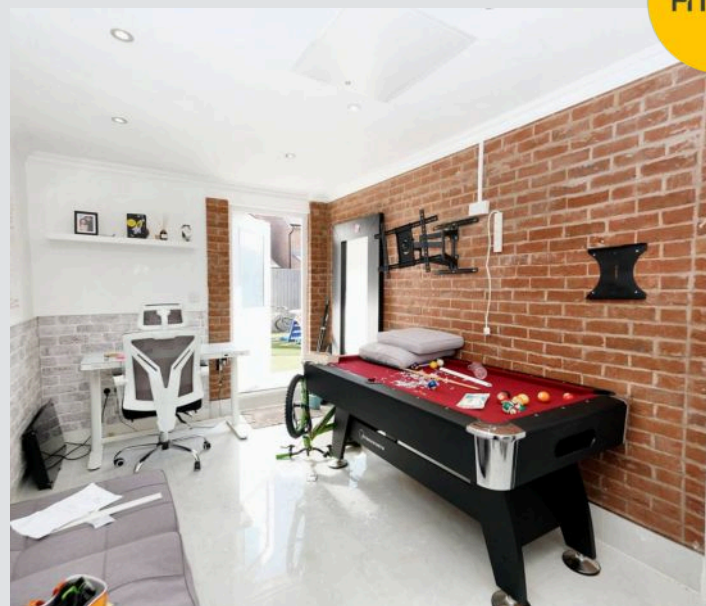
17' 5" x 11' 4" (5.31m x 3.45m)

Featuring fitted wardrobes. Complete with a ceiling light point, Velux windows, wall mounted radiator and carpet flooring.

Bedroom Two

8' 11" x 11' 2" (2.73m x 3.40m)

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



Bedroom Three

9' 0" x 10' 6" (2.75m x 3.19m)

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

Bedroom Four

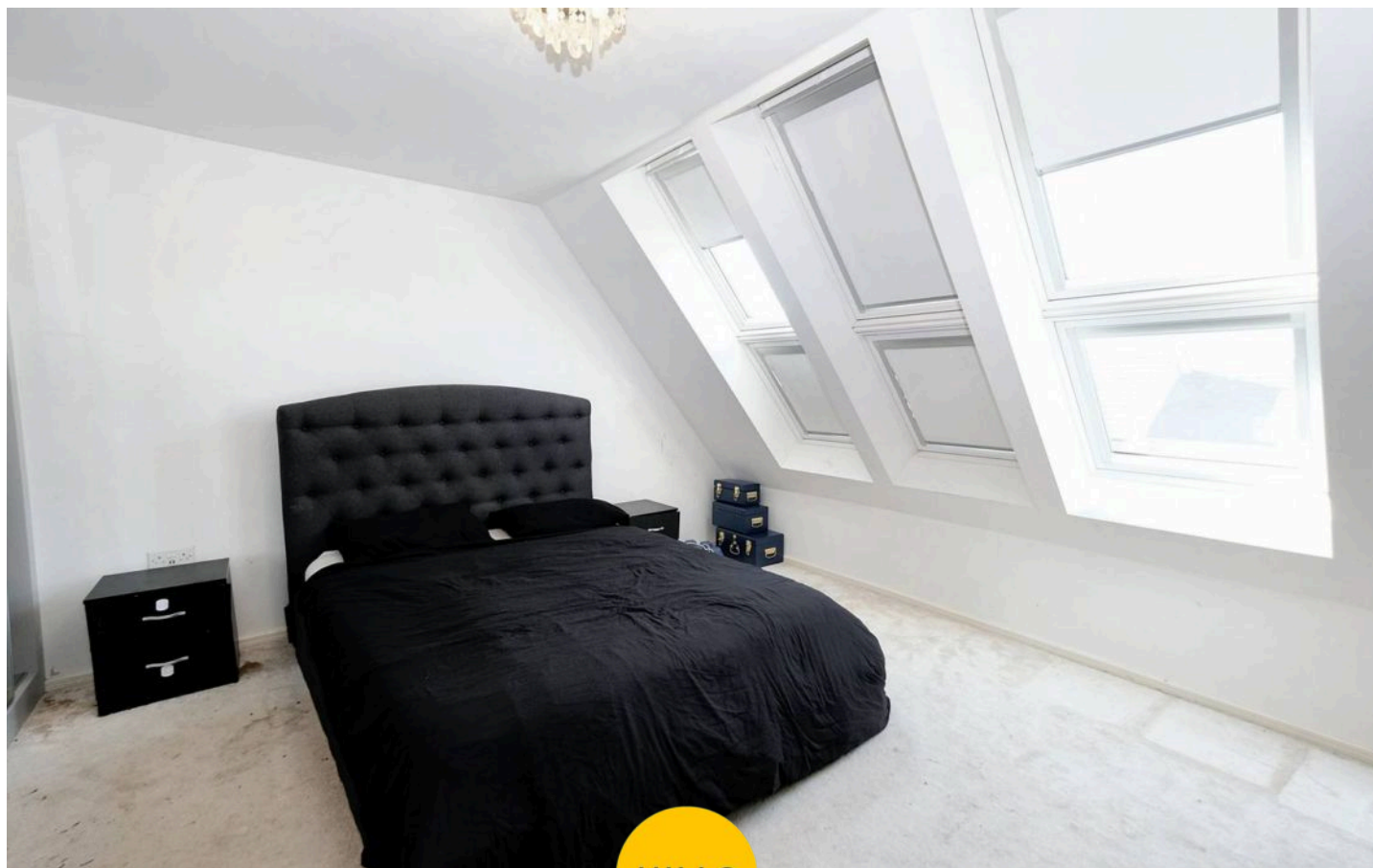
8' 5" x 6' 4" (2.57m x 1.92m)

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

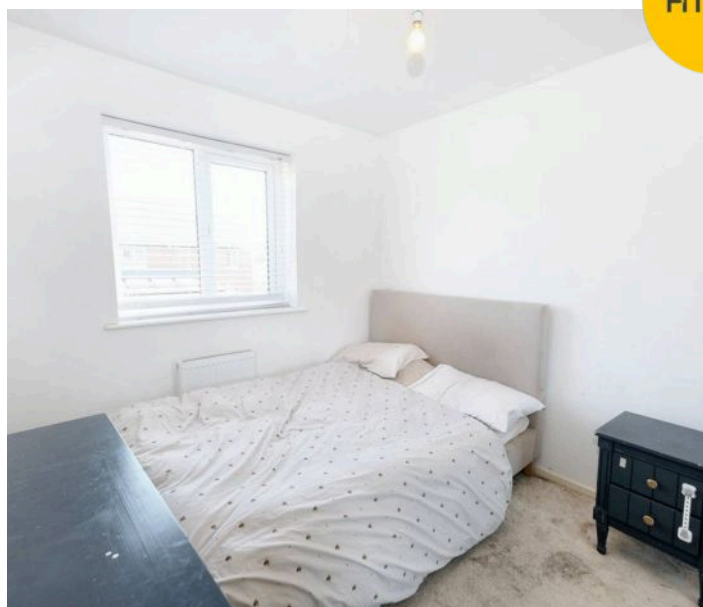
Bathroom

8' 5" x 6' 5" (2.56m x 1.95m)

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



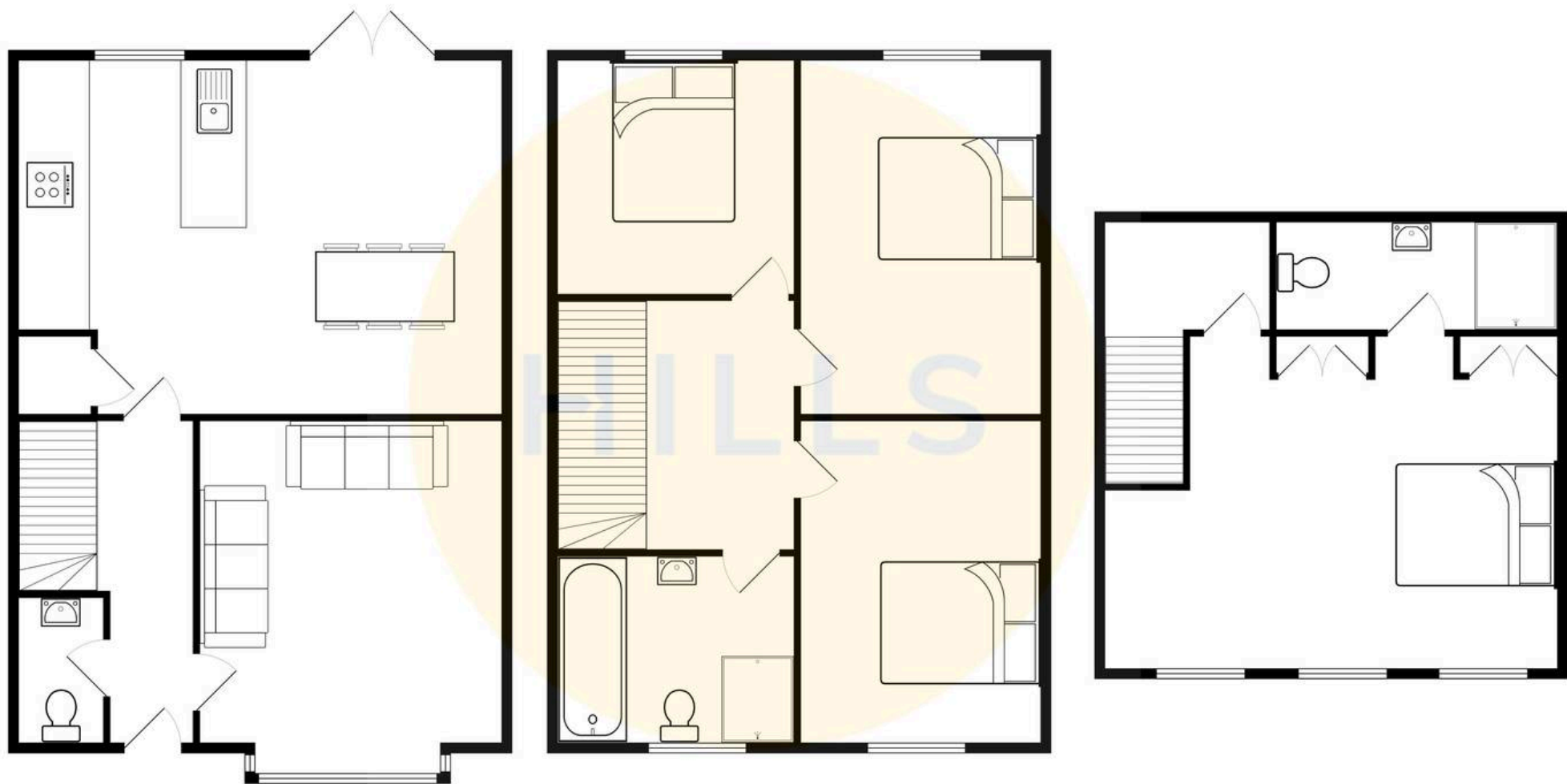
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.