



Aqueduct Way, Eccles

Manchester



In Excess of £375,000

Aqueduct Way

Eccles, Manchester

Introducing this BEAUTIFULLY PRESENTED THREE BEDROOM LINK-DETACHED FAMILY HOME, located in the HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT. Benefitting from THREE BEDROOMS AND THREE BATHROOMS!

Council Tax band: D

Tenure: Freehold

- Beautifully Presented Three bedroom Link Detached property
- Three modern bathrooms, one downstairs W.C., en-suite to master bedroom and family bathroom
- Contemporary fitted kitchen and dining area with utility cupboard
- Located on the desirable Countryside Development
- Spacious Family lounge
- Benefitting from a driveway providing off-road parking for multiple cars and a garage
- Large sun drenched rear garden
- Three generous bedrooms and benefitting from a boarded loft
- Double glazed and gas central heated throughout
- Surrounded by Excellent Transport Links and Easily Accessible to Many Local Amenities including The Trafford Centre



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Entrance Hallway

13' 7" x 3' 9" (4.14m x 1.14m)

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

Downstairs W.C.

3' 7" x 6' 5" (1.09m x 1.96m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with porcelain tiles.

Lounge

10' 1" x 17' 3" (3.07m x 5.27m)

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

Kitchen

17' 2" x 11' 8" (5.24m x 3.55m)

Featuring complementary wall and base units with integral fridge freezer, dishwasher, hob, oven and extractor. Utility cupboard. Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

Dining Area

8' 10" x 10' 7" (2.68m x 3.23m)

Complete with ceiling spotlights, Velux windows, patio doors and wall mounted radiator. Fitted with laminate flooring.

Bathroom

8' 8" x 6' 9" (2.64m x 2.06m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

Bedroom One

9' 10" x 12' 1" (3.00m x 3.68m)

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



Bedroom Two

8' 7" x 11' 7" (2.61m x 3.53m)

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

Bedroom Three

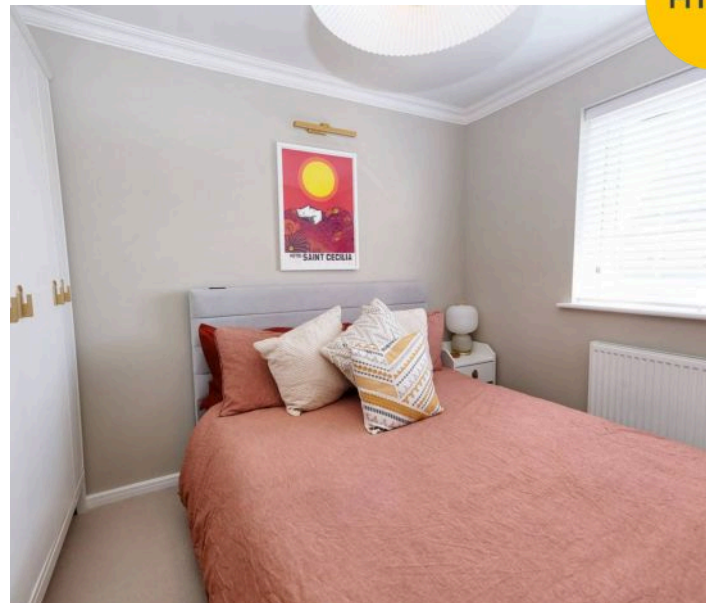
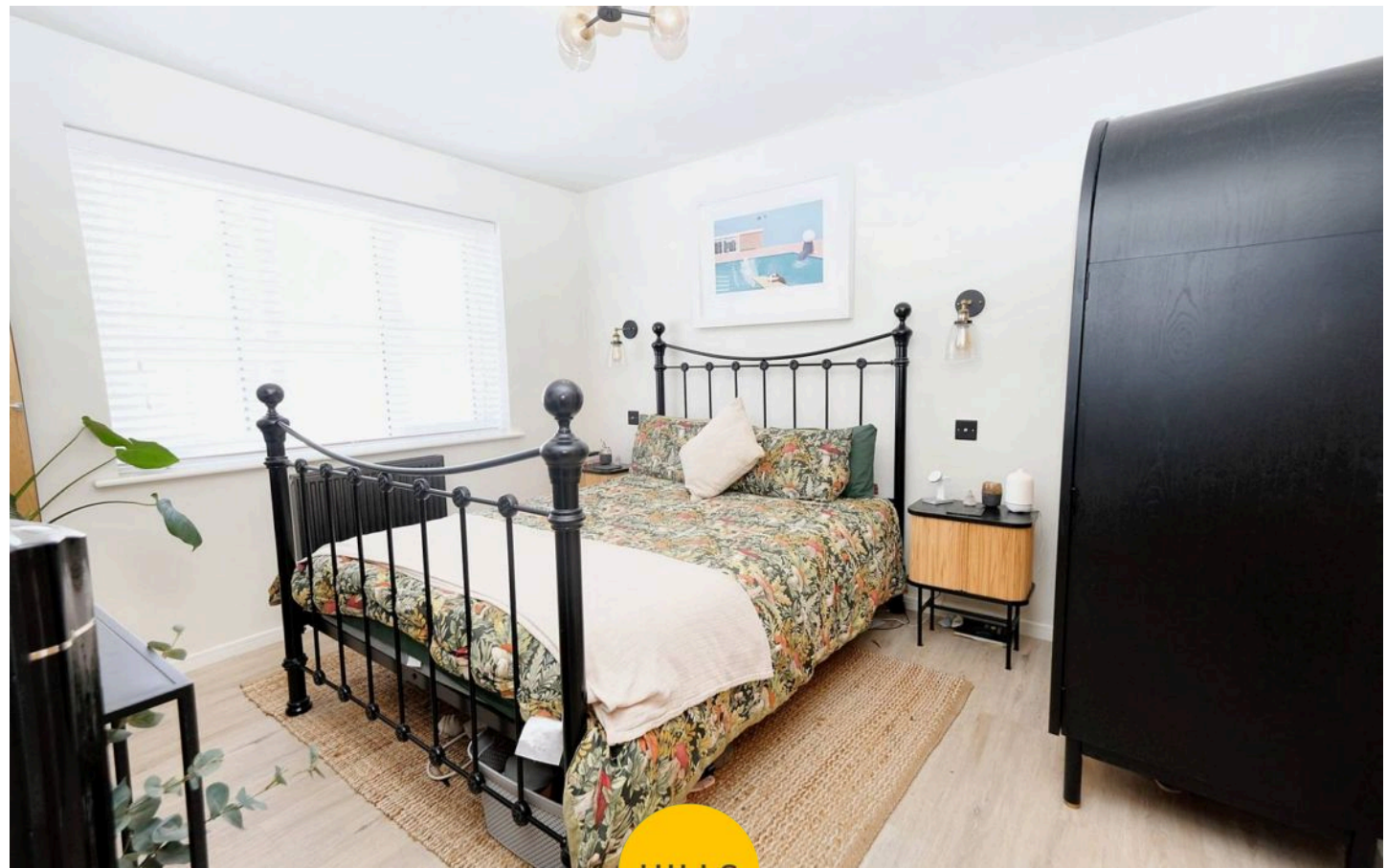
7' 0" x 9' 4" (2.14m x 2.84m)

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

En suite

4' 3" x 10' 4" (1.30m x 3.16m)

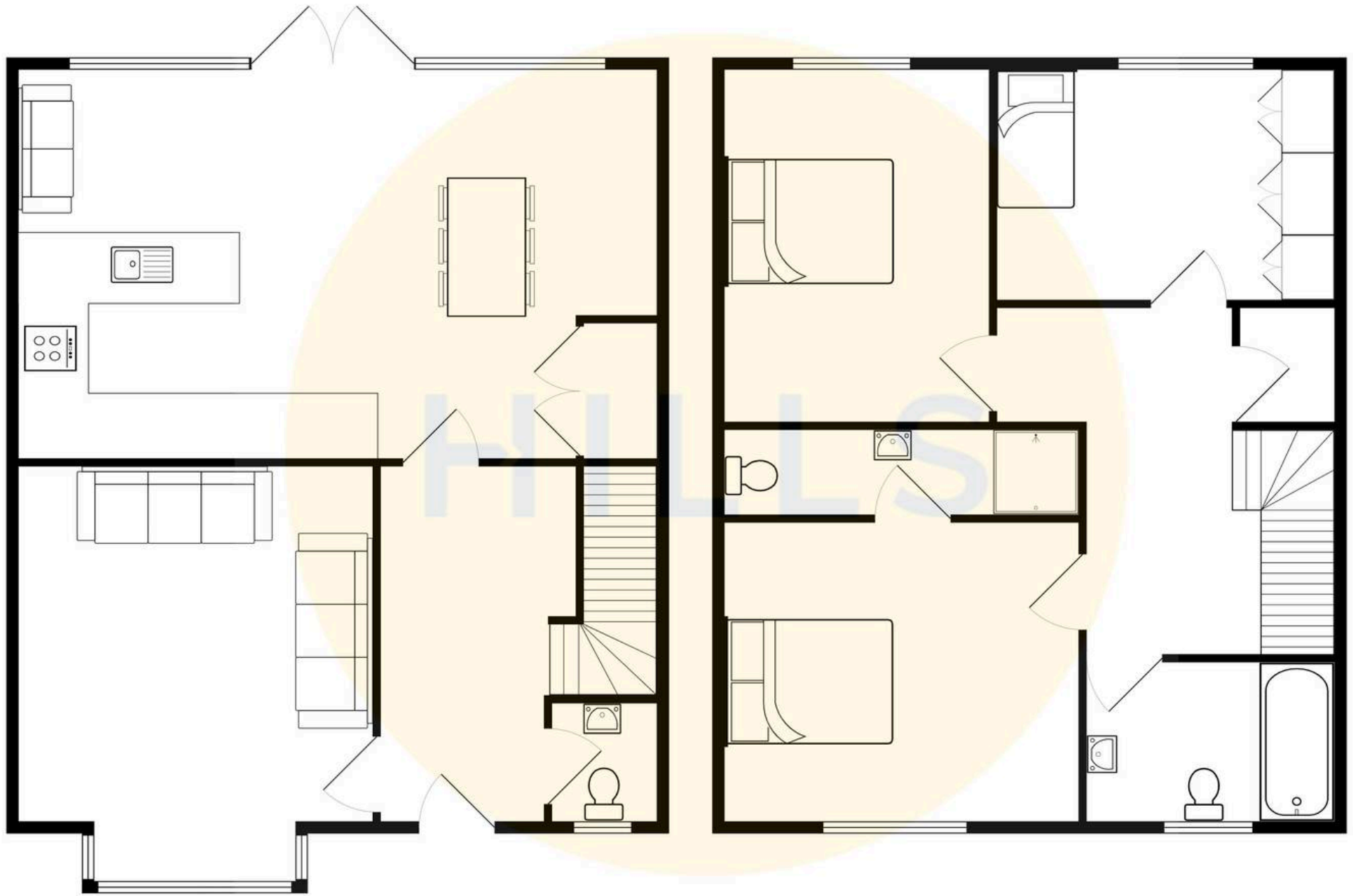
Featuring a three piece suite including a shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with laminate flooring.





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