



Nelson Avenue, Eccles

Manchester



Offers Over £350,000

Nelson Avenue

Eccles, Manchester

Stunning three bed terrace in Monton Village with modern renovation. Bay fronted lounge, Wren kitchen, three bedrooms, white bathroom, low maintenance garden. Ideal location near amenities and schools, great transport links for commuters. Council Tax band: B

Tenure: Freehold

- Immaculately Presented Three Bedroom Terrace Property Tucked away on a Small Cul De Sac
- Stunning Period Features Throughout Complemented with a Contemporary Twist
- Located in the Desirable Monton Village
- Bay Fronted Lounge Open Plan with the Dining Room
- Stunning Wren Fitted Kitchen with Quartz Worksurfaces and Bespoke Finishes
- Three Generously Sized Bedrooms
- Timeless White Three Piece Bathroom Suite with Lusso Stone Faucets
- Low Maintenance Garden to the Rear with Raised Planter Beds
- Surrounded by a Plethora of Amenities & within Catchment for Highly Sought After Schooling
- Well Served by Public Transport & Motorway Links



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Porch

Entered via a composite front door. Complete with part tiled walls and original tiled flooring.

Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and original hardwood flooring.

Lounge

14' 6" x 11' 4" (4.42m x 3.45m)

Featuring a cast iron fire. Complete with a ceiling light point and rose, bespoke joinery, double glazed bay window and column radiator. Fitted with original floorboards.

Dining Room

14' 4" x 13' 0" (4.37m x 3.96m)

Featuring bespoke joinery and fitted cabinetry, open fire. Complete with a ceiling light point, double glazed window and column radiator. Fitted with original hardwood floorboards.

Kitchen

13' 5" x 9' 2" (4.09m x 2.79m)

Featuring bespoke wall and base units with quartz worktops and ceramic sink. Floor to ceiling integrated fridge and separate freezer, integral dishwasher. Gas five ring range cooker and stainless steel cooker hood. Complete with three ceiling light points, two double glazed windows and storage under stairs. Fitted with luxury vinyl tile flooring.

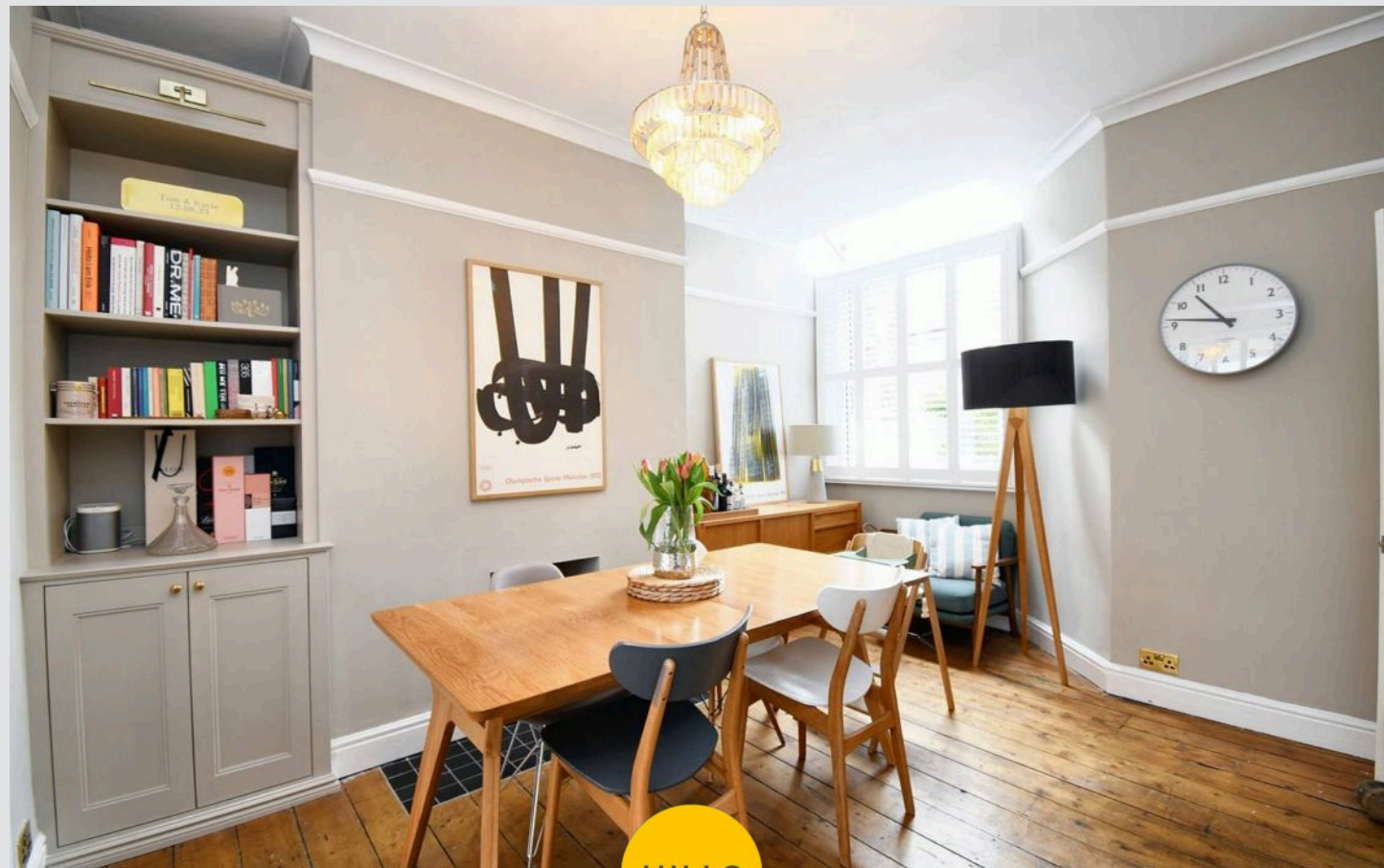
Landing

Fitted with original fitted cupboard and carpet flooring. Access to boarded loft with electric via a dropdown ladder.

Bedroom One

15' 1" x 12' 5" (4.60m x 3.78m)

Featuring a cast iron fire surround and tiled hearth. Complete with a ceiling light point, two double glazed windows and column radiator. Fitted with original hardwood floorboards.



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Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m)

Featuring an original cast iron fire surround and tiled hearth. Complete with a ceiling light point, double glazed window and column radiator. Fitted with original hardwood flooring.

Bedroom Three

9' 7" x 9' 5" (2.92m x 2.87m)

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

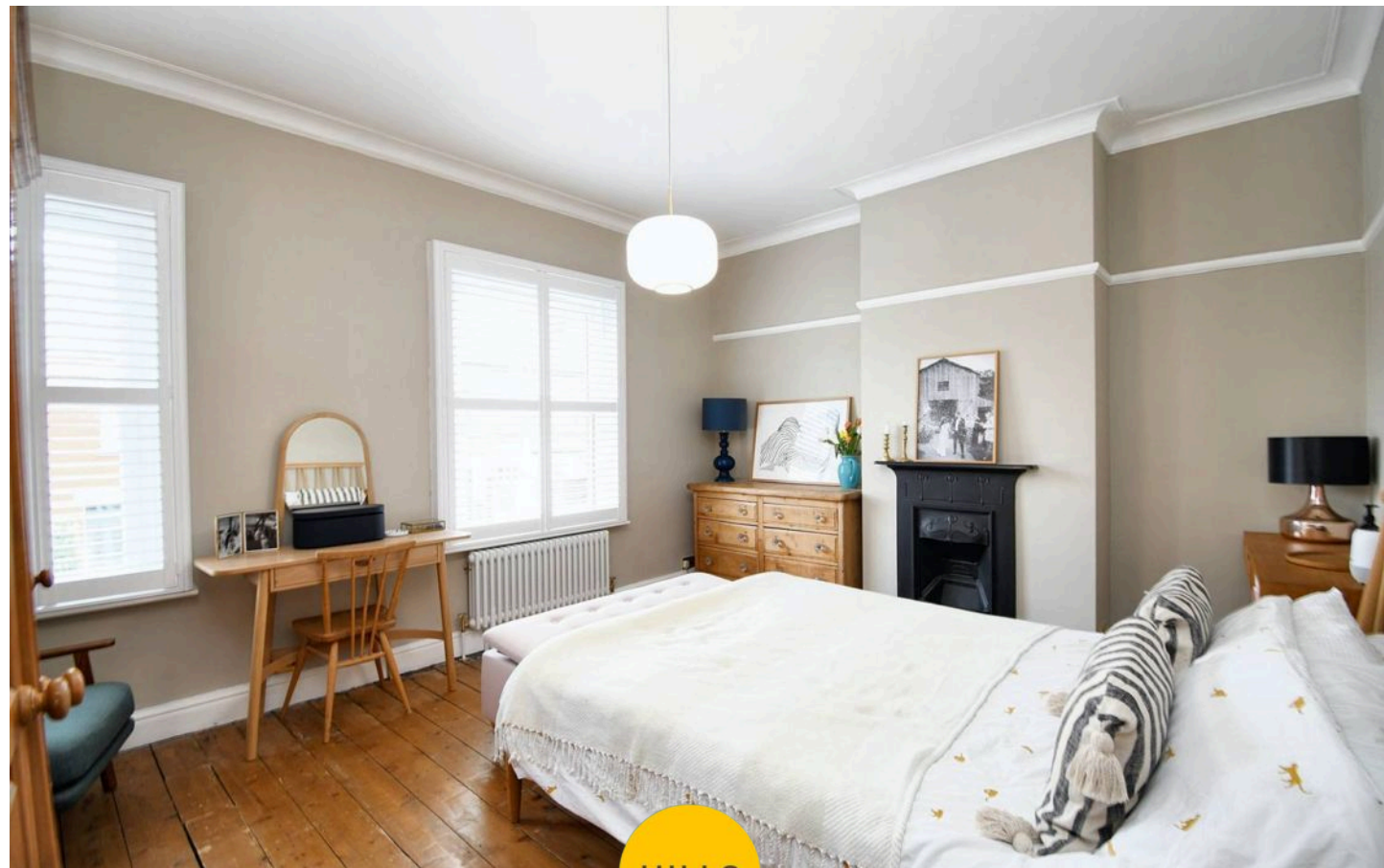
Bathroom

7' 0" x 6' 2" (2.13m x 1.88m)

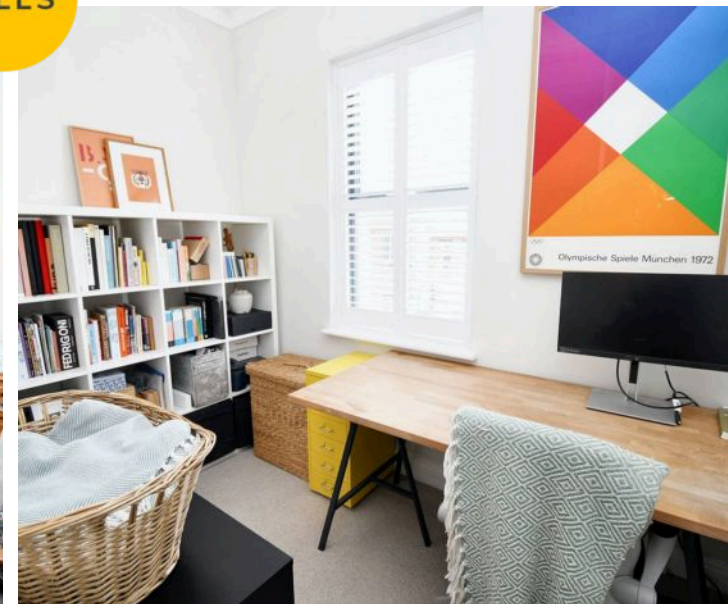
Featuring a modern three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, ceiling light point, double glazed window and column radiator. Fitted with part tiled walls and tiled flooring.

External

To the front of the property is a small enclosed garden. To the rear of the property is a low maintenance garden with stoned seating area, raised planted beds and rear gated access.



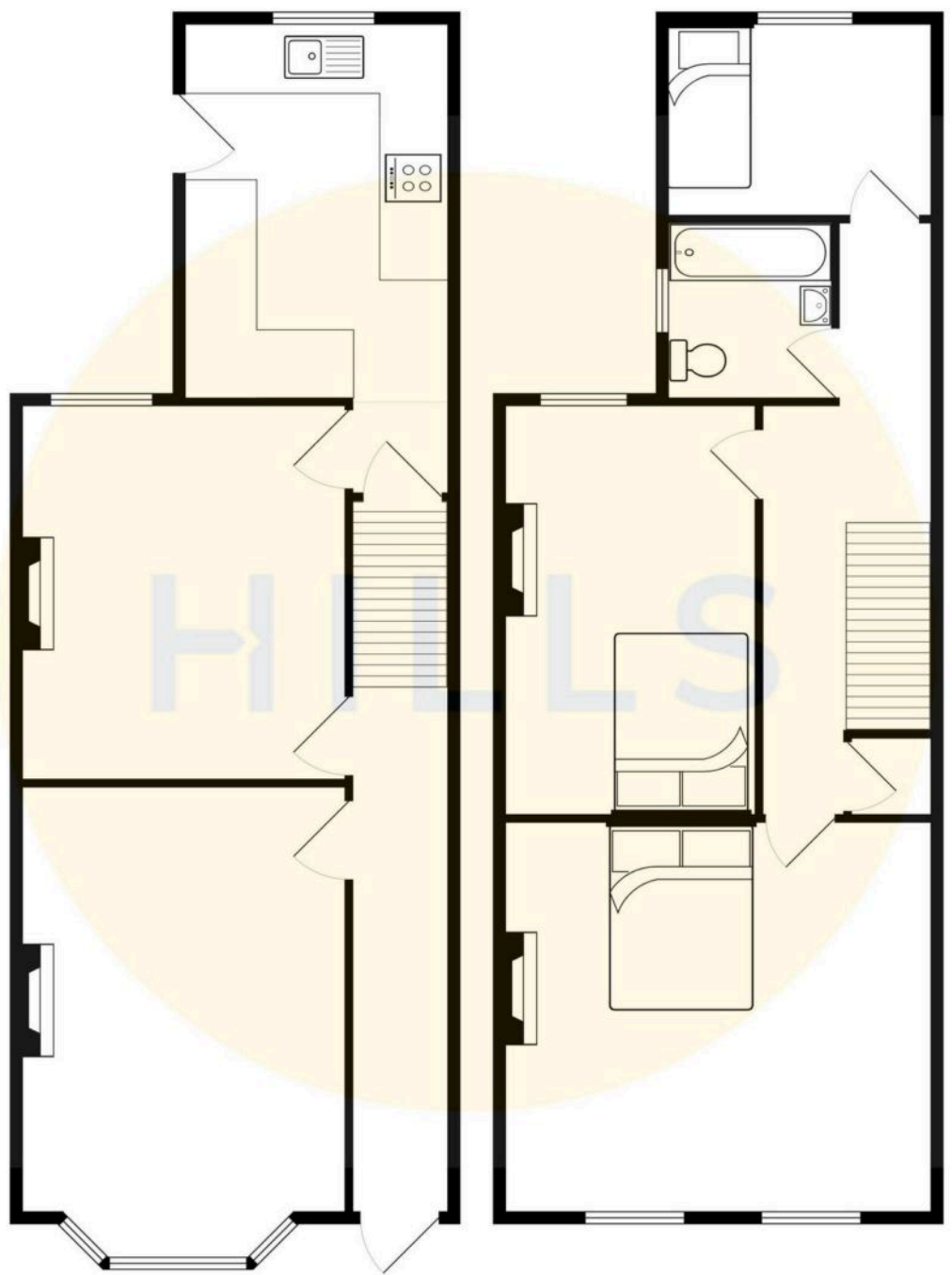
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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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