



Montonmill Gardens, Eccles

Manchester



70 Montonmill Gardens

Eccles, Manchester

Looking for the perfect home that you can pick your bags up and move into? Look no further than this beautiful three bed semi-detached situated a short stroll from the vibrant Monton village and the picturesque Bridgewater canal. Recently renovated throughout, the property features an newly installed kitchen, garage, off-road parking and NO CHAIN. Early viewing highly advised!
Council Tax band: C

Tenure: Freehold

- Situated on a quiet Development just a Short Walk to Monton Village
- Undergone a Full Renovation in the last Few Months
- Offered to the Market Chain Free
- Spacious Lounge
- Newly Installed Wren Kitchen
- Three Bedrooms
- Three Piece Bathroom Suite
- Low Maintenance Gardens to the Front & Rear
- Garage and Off Road Parking
- Surrounded by Excellent Local Amenities Including Shops, Bars & Restaurants



HILLS

Lounge

13' 6" x 11' 0" (4.11m x 3.35m)

Kitchen/ Diner

14' 1" x 9' 3" (4.29m x 2.82m)

Bedroom One

12' 7" x 7' 8" (3.84m x 2.34m)

Bedroom Two

10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom Three

7' 8" x 5' 9" (2.34m x 1.75m)

Front Garden

Artificial Lawn bordered by a low shrubbery. Off road parking for one car, garage with electric that benefits from front and side access.

Rear Garden

Paved Patio with artificial lawn and side gated access.

Garage

Up and over door, excellent storage space



HILLS



Lounge

13' 6" x 11' 0" (4.11m x 3.35m)

Kitchen/ Diner

14' 1" x 9' 3" (4.29m x 2.82m)

Bedroom One

12' 7" x 7' 8" (3.84m x 2.34m)

Bedroom Two

10' 3" x 7' 8" (3.12m x 2.34m)

Bedroom Three

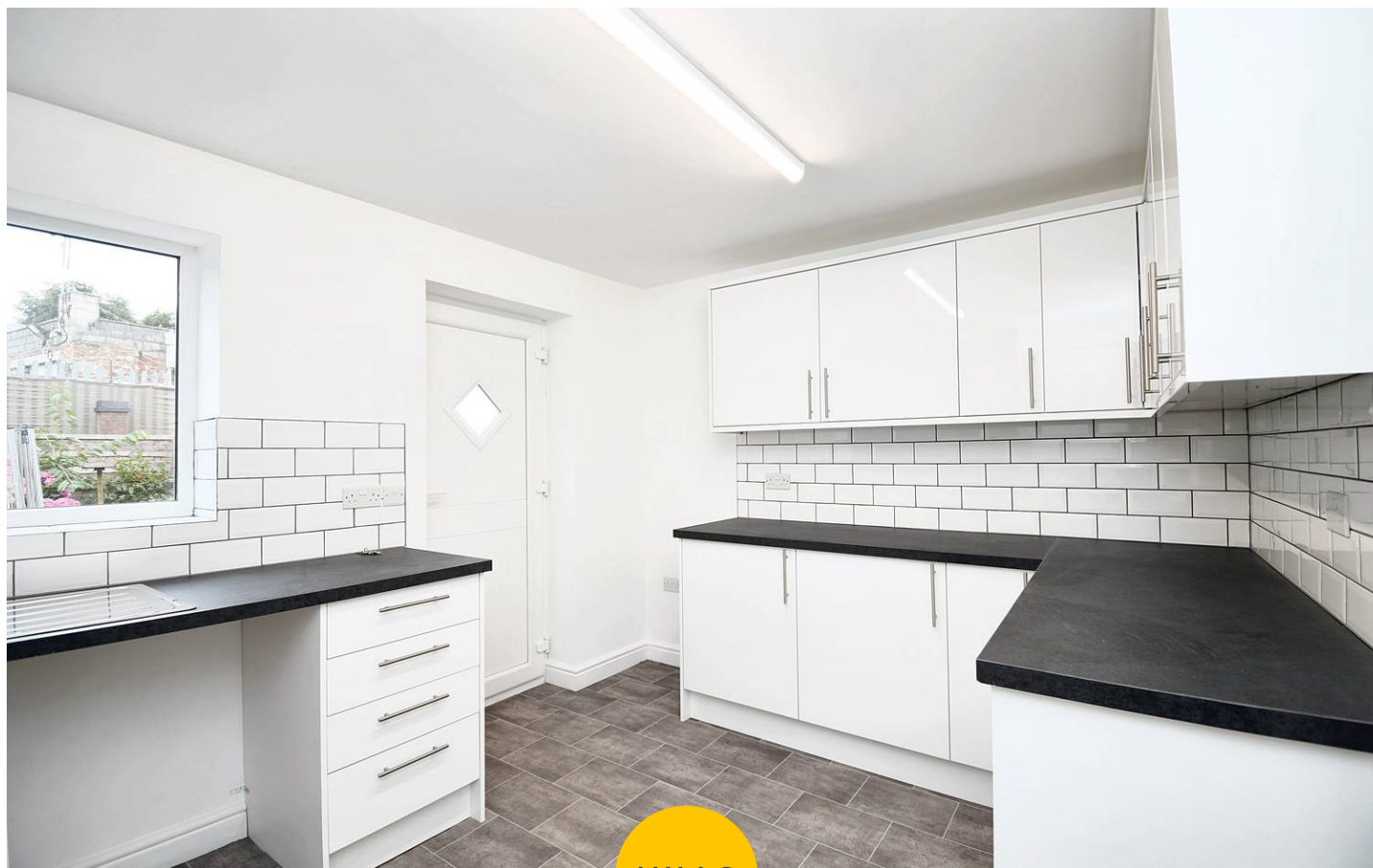
7' 8" x 5' 9" (2.34m x 1.75m)

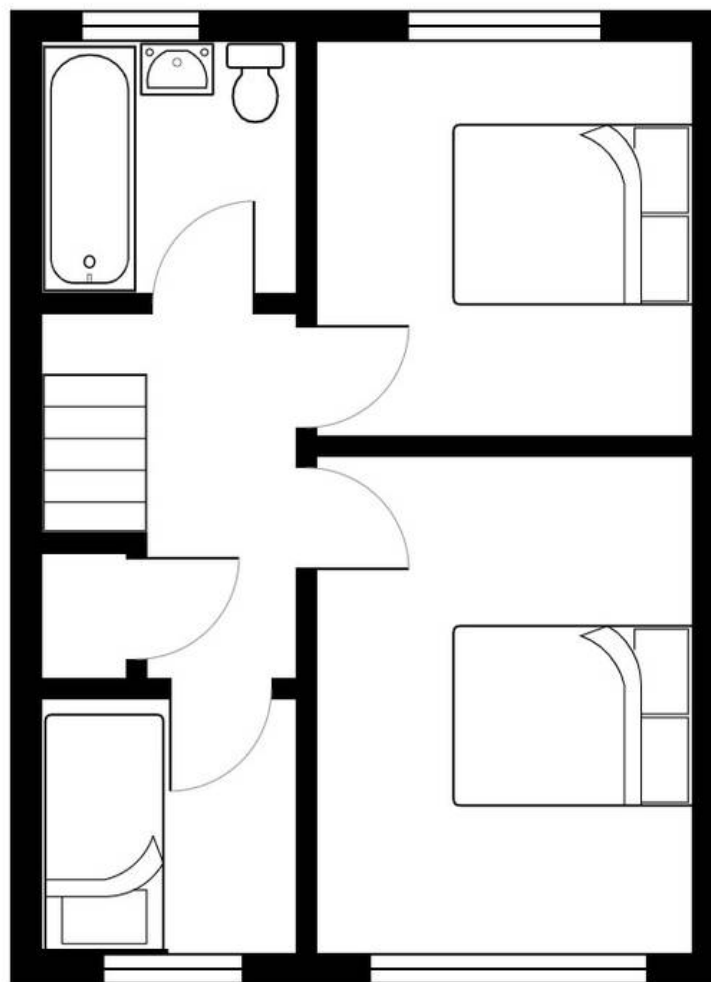
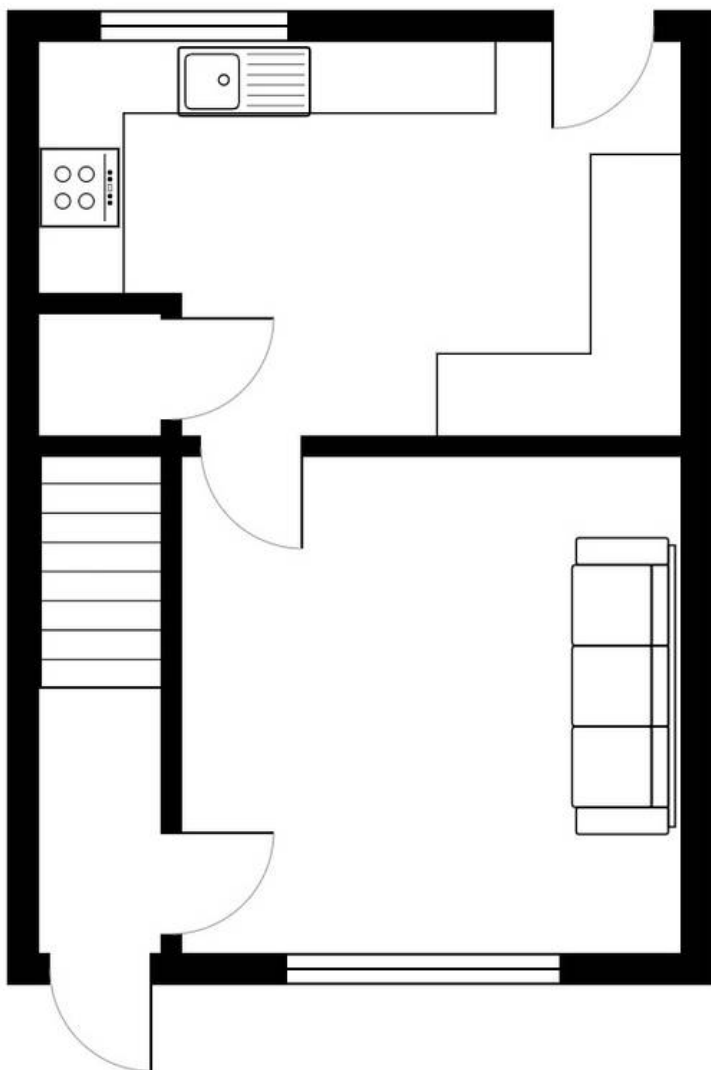
Front Garden

Artificial Lawn bordered by a low shrubbery. Off road parking for one car, garage with electric that benefits from front and side access.

Rear Garden

Paved Patio with artificial lawn and side gated access.







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.