



Lenham Avenue, Eccles

Manchester



Offers in Region of £300,000

Lenham Avenue

Eccles, Manchester

Spacious three bed semi-detached with open-plan kitchen, utility room, garage & off-road parking. Ideal for families in sought-after location near schools & amenities.

Council Tax band: C

Tenure: Leasehold

- Deceptively Spaceious Semi Detached Property Offered to the Market with No Onward Chain
- Spacious Lounge & Open Plan kitchen and Dining Space
- Utility Room and Guest W.C.
- Three Generous Double Bedrooms
- Modern Shower Room
- Integrated Garage and Gated Off Road Parking
- Low Maintenance Rear Garden overlooking Winton Park
- Within Catchment for Highly Sought After Schooling & Surrounded by Excellent Amenities and Transport Links



HILLS



Porch

5' 2" x 4' 0" (1.57m x 1.22m)

Lounge

12' 4" x 10' 0" (3.76m x 3.05m)

Utility

9' 6" x 6' 2" (2.90m x 1.88m)

Kitchen/ Diner

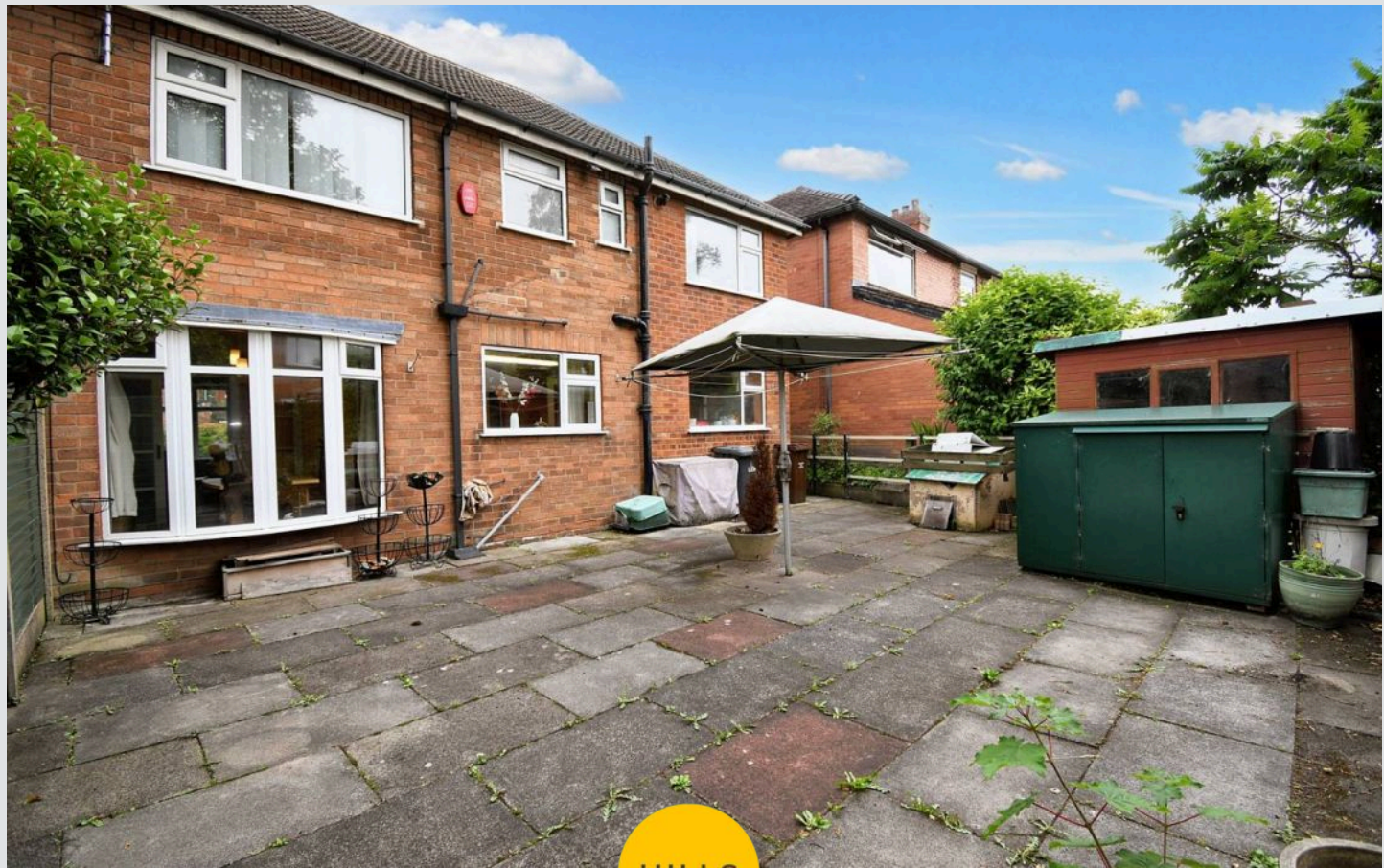
19' 0" x 10' 0" (5.79m x 3.05m)

Downstairs W.C.

4' 7" x 3' 0" (1.40m x 0.91m)

Garage

20' 6" x 9' 9" (6.25m x 2.97m)



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Bedroom One

22' 9" x 9' 6" (6.93m x 2.90m)

Bedroom Two

12' 8" x 10' 9" (3.86m x 3.28m)

Bedroom Three

12' 7" x 9' 0" (3.84m x 2.74m)

Bathroom

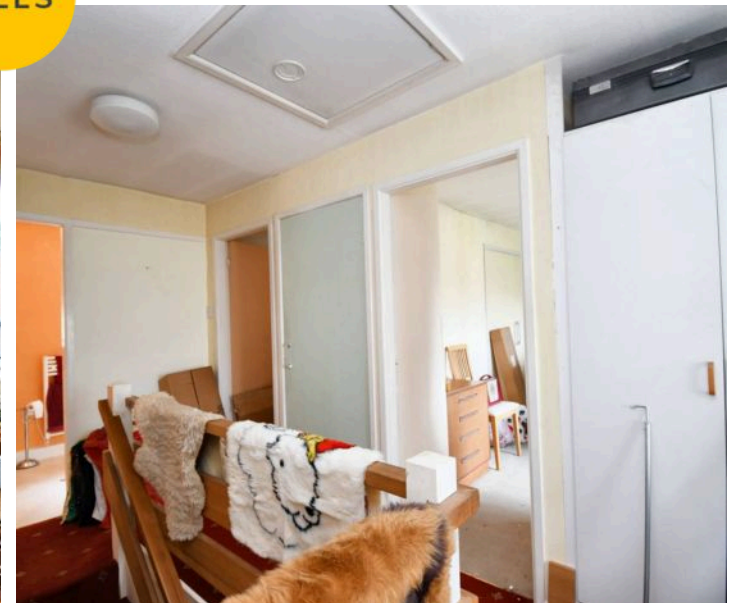
7' 4" x 5' 3" (2.24m x 1.60m)

Loft Space One

21' 0" x 7' 5" (6.40m x 2.26m)

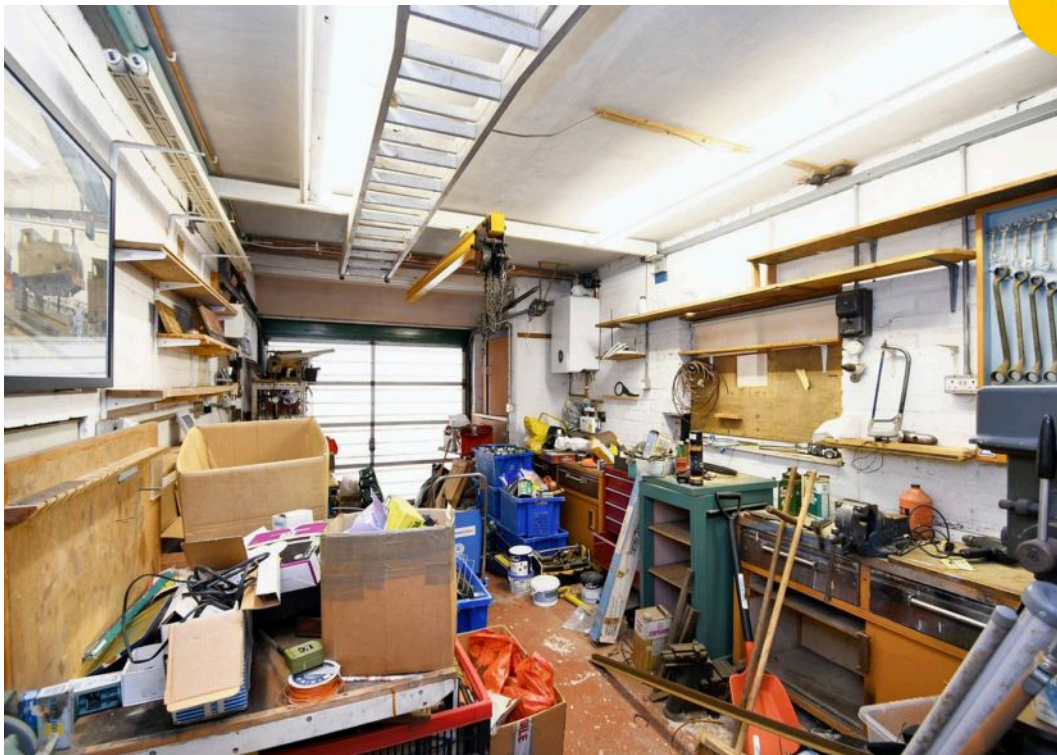
Loft Space Two

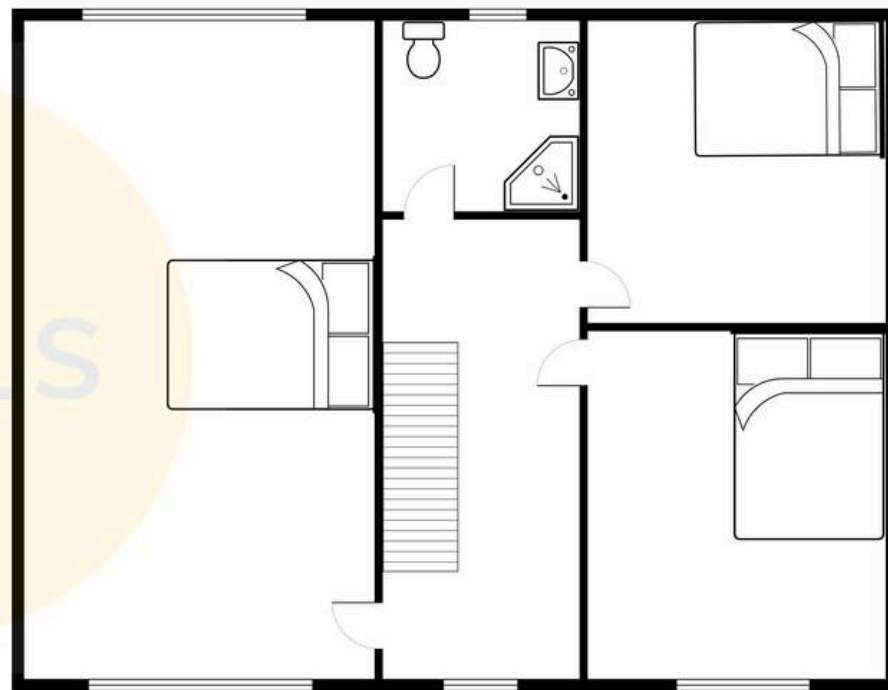
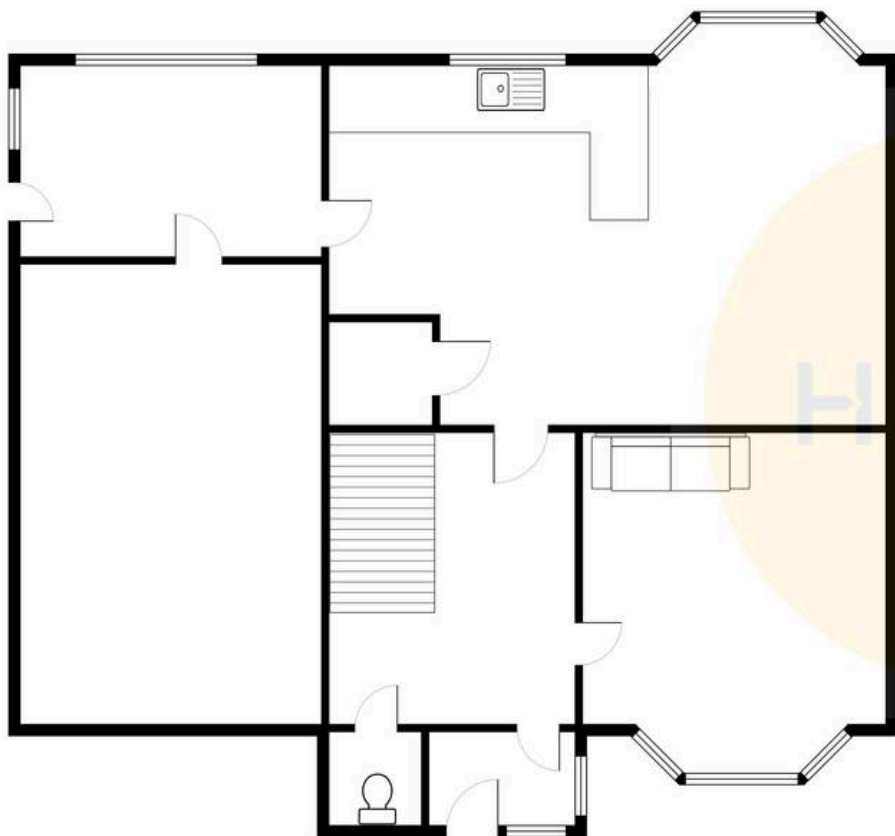
17' 4" x 10' 6" (5.28m x 3.20m)





HILLS







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