



Ampney Close, Eccles

Manchester



In Excess of £260,000

Ampney Close

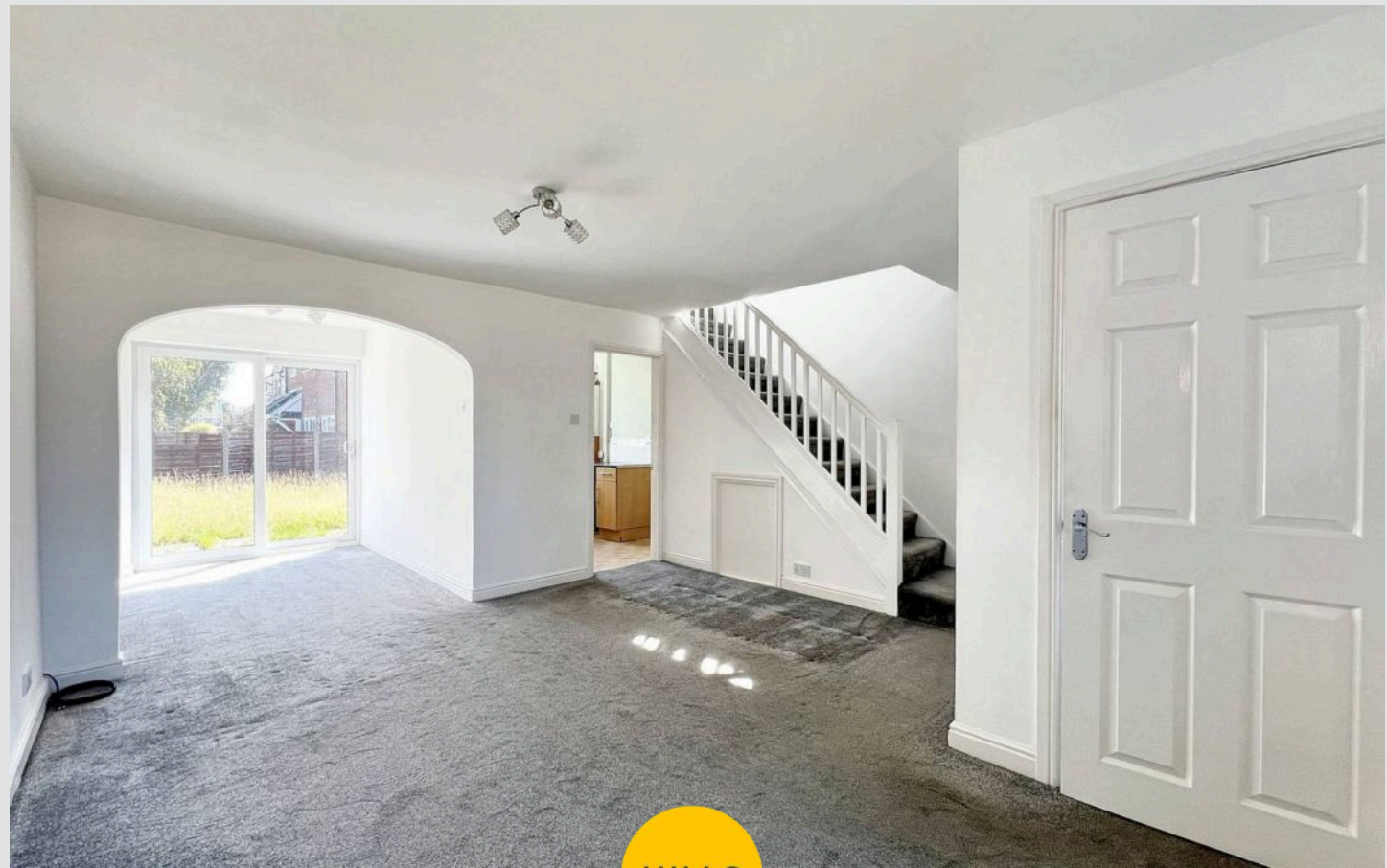
Eccles, Manchester

Quiet cul-de-sac, three bed detached house with open plan lounge/dining room, French doors to garden. Separate kitchen, three bedrooms, three piece bathroom suite. Off-road parking, front/rear gardens. Ideal for families, near schools, amenities, and transport links.

Council Tax band: C

Tenure: Leasehold

- Detached Property Tucked Away on a Small Cul de Sac and Offered to the Market with No Onward Chain
- Open Plan Lounge and Dining Room with French Doors
- Separate Fitted Kitchen
- Three Bedrooms
- Timeless White Bathroom Suite
- Off Road Parking for Multiple Cars
- Gardens to both the Front and Rear
- Falls Perfectly within Catchment for Highly Sought After Schooling
- Surrounded by Brilliant Amenities and Transport Links
- Fabulous First Time Buy or Family Home



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Entrance Hallway

Lounge

14' 4" x 12' 8" (4.37m x 3.86m)

Dining Room

9' 2" x 6' 7" (2.79m x 2.01m)

Kitchen

8' 6" x 8' 4" (2.59m x 2.54m)

Downstairs W.C.

6' 0" x 2' 9" (1.83m x 0.84m)

Landing

Bedroom One

13' 6" x 9' 0" (4.11m x 2.74m)

Bedroom Two

9' 8" x 9' 1" (2.95m x 2.77m)

Bedroom Three

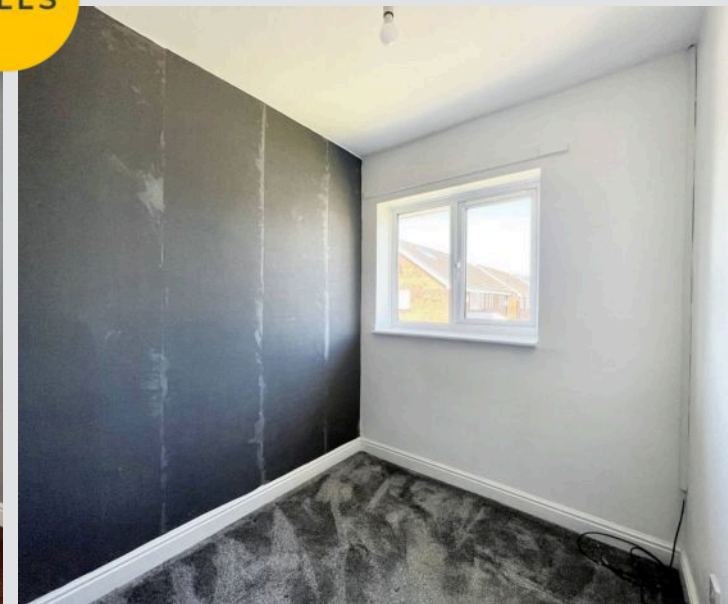
9' 7" x 6' 4" (2.92m x 1.93m)

Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)



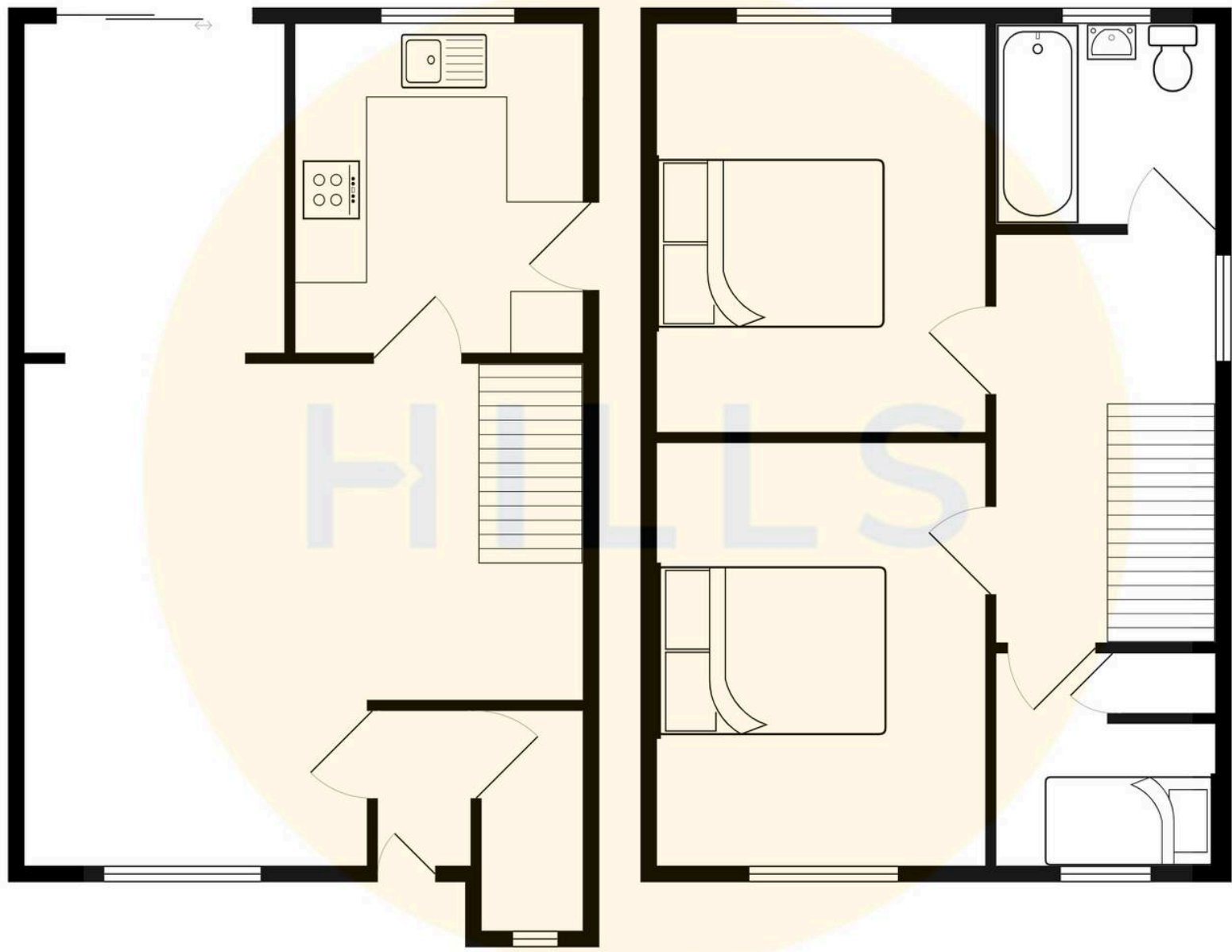
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