



Foundry Close, Eccles

Manchester

HILLS

In Excess of £460,000

Foundry Close

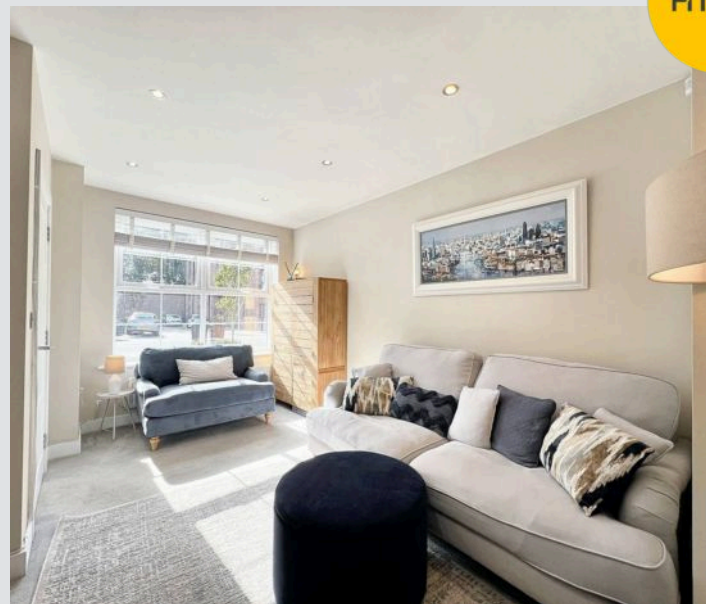
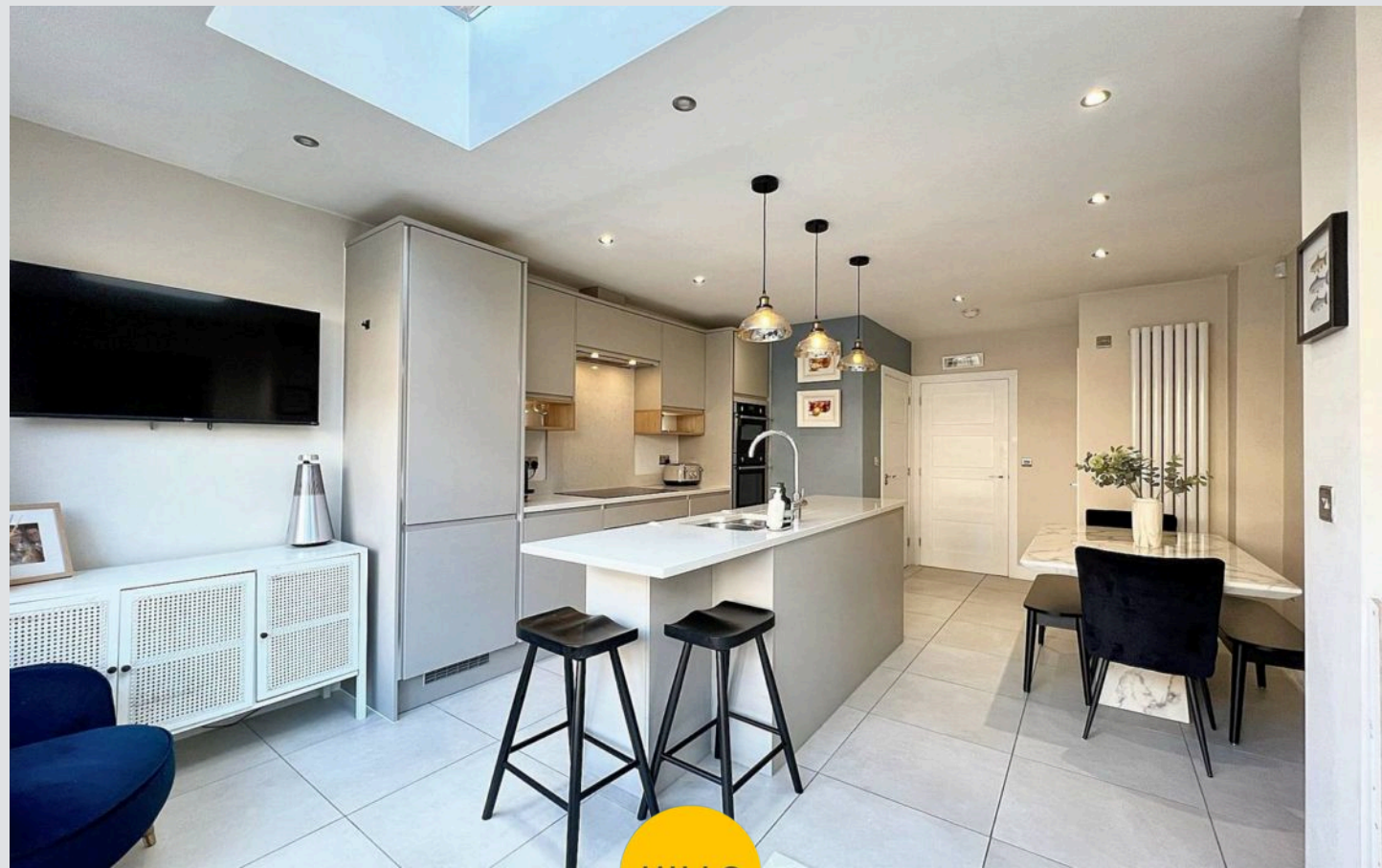
Eccles, Manchester

Located in desirable Monton Village, this modern four bed semi-detached house offers family-friendly design, open-plan kitchen, spacious bedrooms, landscaped garden, and off-road parking with electric charging. Ideal for families, first-time buyers, or investors. Close to amenities and schools.

Council Tax band: D

Tenure: Freehold

- Perfectly Positioned on a Quiet Cul De Sac within the Desirable Monton Village
- Fabulous First Time Buy or Family Home Laid over Three Floors
- Spacious Lounge and Open Plan Fitted Kitchen & Dining Space with Central Island and Bi Folding Doors
- Four Generously Sized Double Bedrooms
- Family Bathroom, Shower Room, En Suite to Guest Room & Guest W.C.
- Landscaped Garden to the Rear & Off Road Parking for Multiple Cars with Electric Charging Point
- Surrounded by a Plethora of Amenities including Shops, Bars & Restaurants
- Local to Both Prep & State Schooling
- Beautifully Presented Throughout



HILLS

Entrance Hallway

Lounge

15' 9" x 10' 2" (4.80m x 3.10m)

Kitchen / Diner

22' 2" x 13' 4" (6.76m x 4.06m)

Utility Room

5' 1" x 3' 8" (1.55m x 1.12m)

Downstairs W.C.

4' 8" x 4' 6" (1.42m x 1.37m)

Landing

Bedroom Four

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

En suite

6' 9" x 3' 3" (2.06m x 0.99m)

Bedroom Three

13' 5" x 10' 1" (4.09m x 3.07m)

Bathroom

6' 0" x 6' 2" (1.83m x 1.88m)

Landing

Bedroom Two

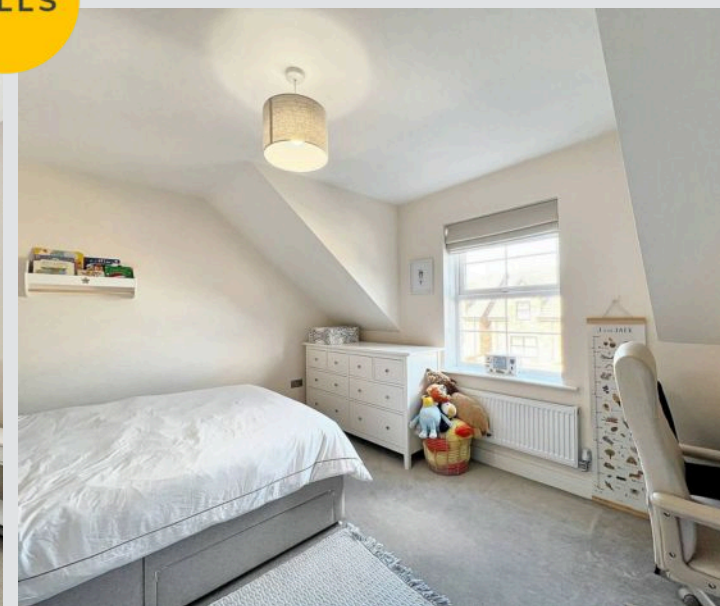
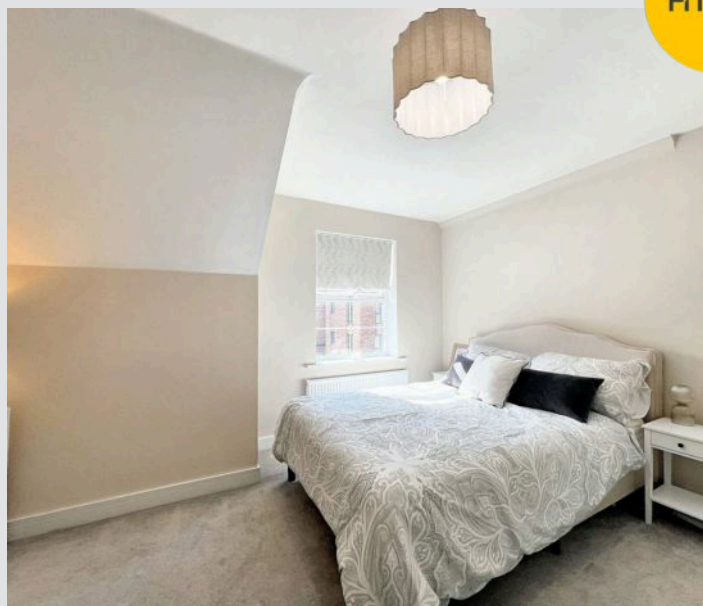
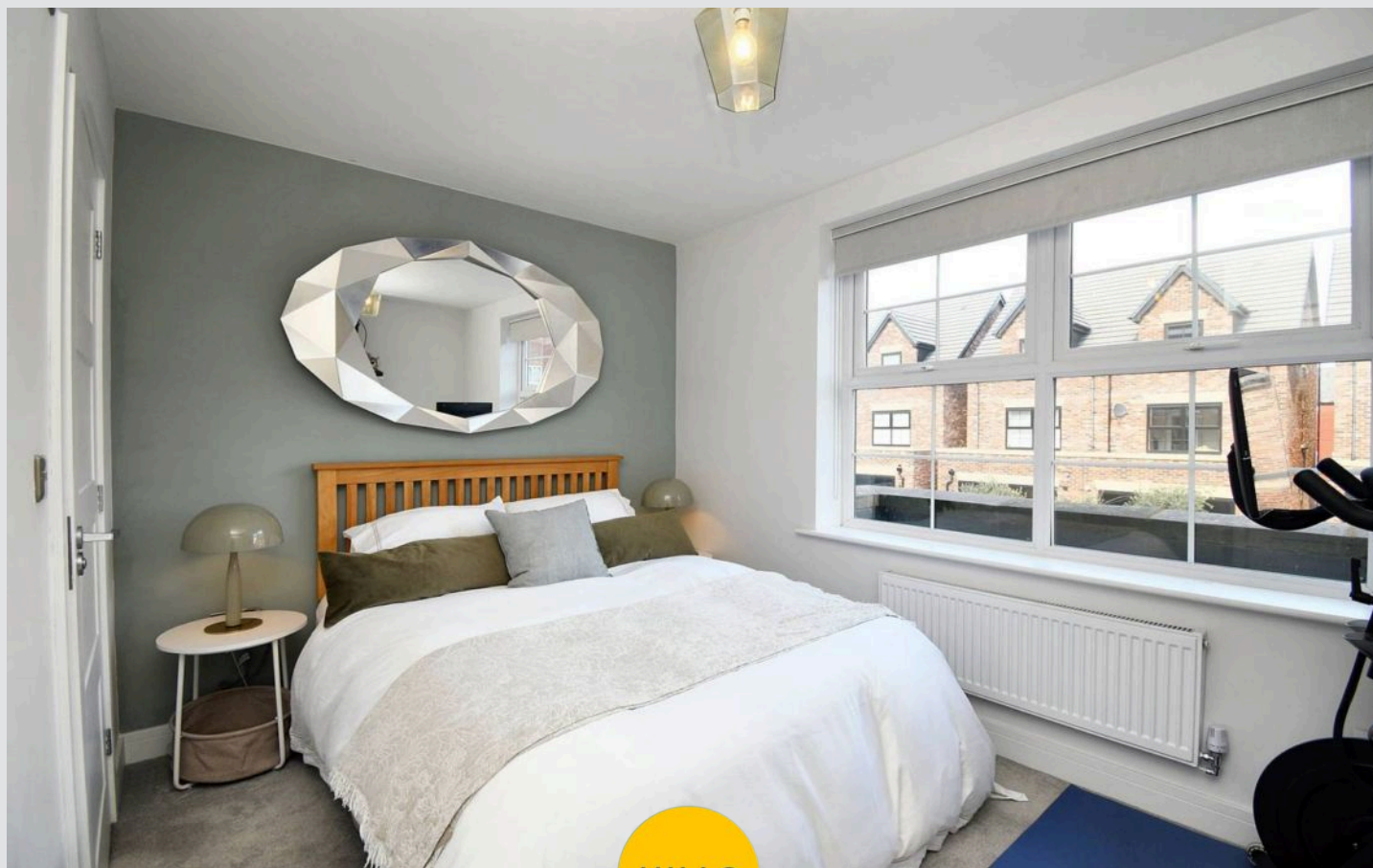
13' 5" x 11' 1" (4.09m x 3.38m)

Shower Room

6' 2" x 5' 6" (1.88m x 1.68m)

Bedroom One

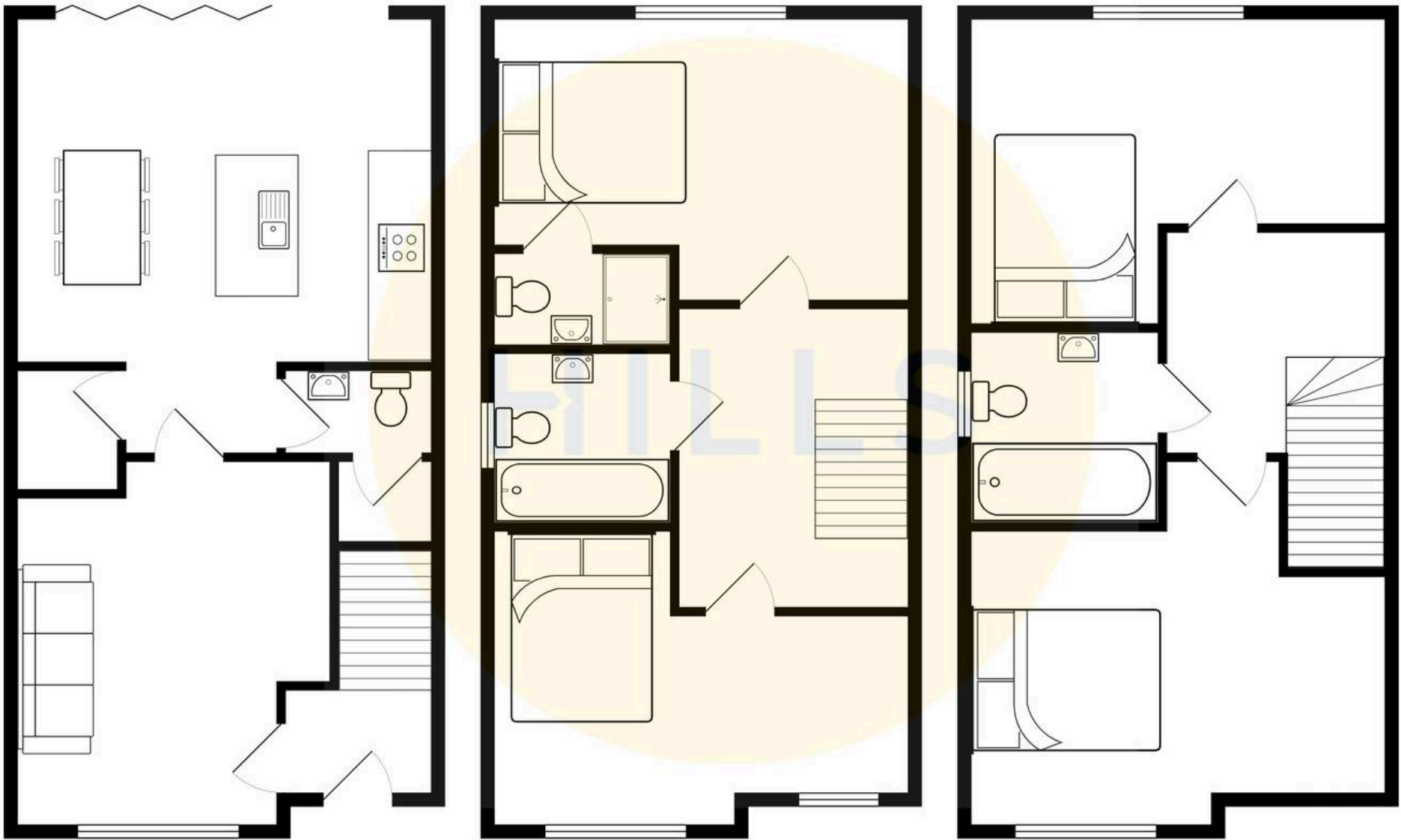
14' 3" x 13' 5" (4.34m x 4.09m)

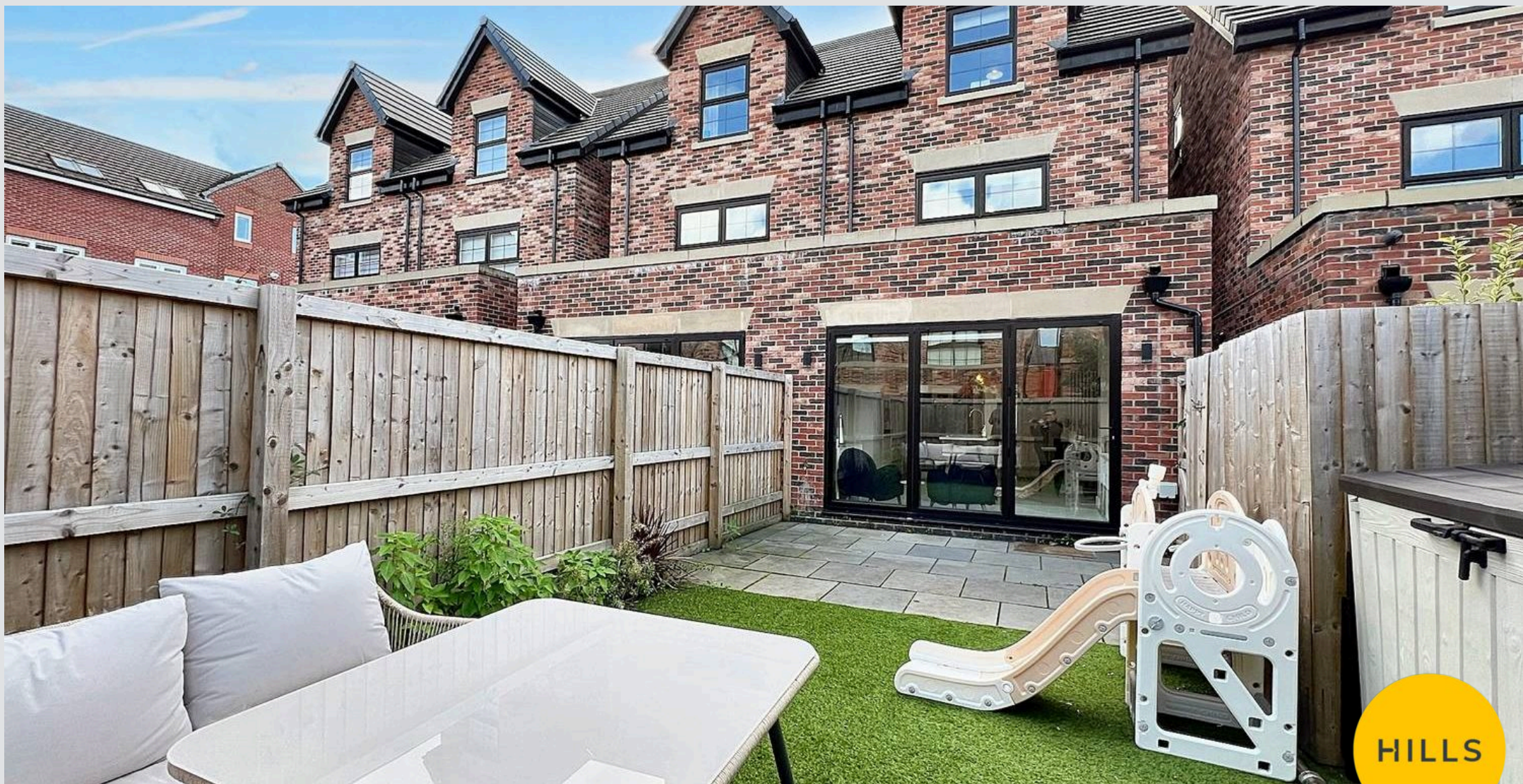




HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.