



Peel Green Road, Eccles

Manchester



In Excess of £210,000



# Peel Green Road

Eccles, Manchester

STUNNING TWO BEDROOM SEMI-DETACHED PROPERTY COMING TO THE MARKET CHAIN FREE! \* LARGE 16FT DINING KITCHEN, TWO DOUBLE BEDROOMS, DETACHED GARAGE and 40FT REAR GARDEN!!

Council Tax band: A

Tenure: Freehold

- Stunning two bedroom semi-detached home coming to the market CHAIN FREE!
- Original cast iron fire surrounds in both bedrooms
- Ideally located close to excellent transport links and amenities
- Gated, driveway extends from the front of the house to the rear
- Viewing highly recommended, would make the ideal first home
- Large 40ft garden and detached garage complete with power and lighting
- Fitted wardrobes to the master bedroom
- 16ft modern, fitted kitchen diner with integral appliances and family sized lounge to the ground floor
- Two double bedrooms and three piece bathroom suite to the first floor
- Fully double glazed and gas central heated



HILLS





### Entrance Hallway

### Lounge

16' 10" x 13' 6" (5.13m x 4.11m)

### Kitchen Diner

16' 10" x 7' 10" (5.13m x 2.39m)

### Landing

### Bedroom One

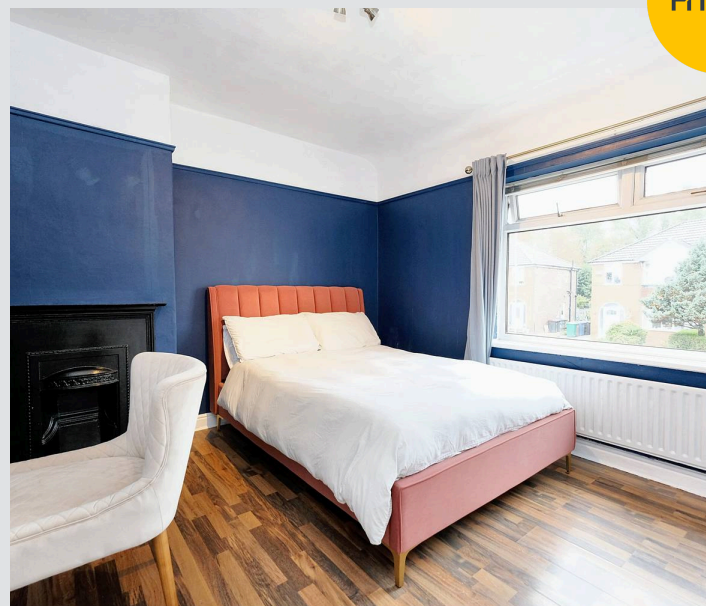
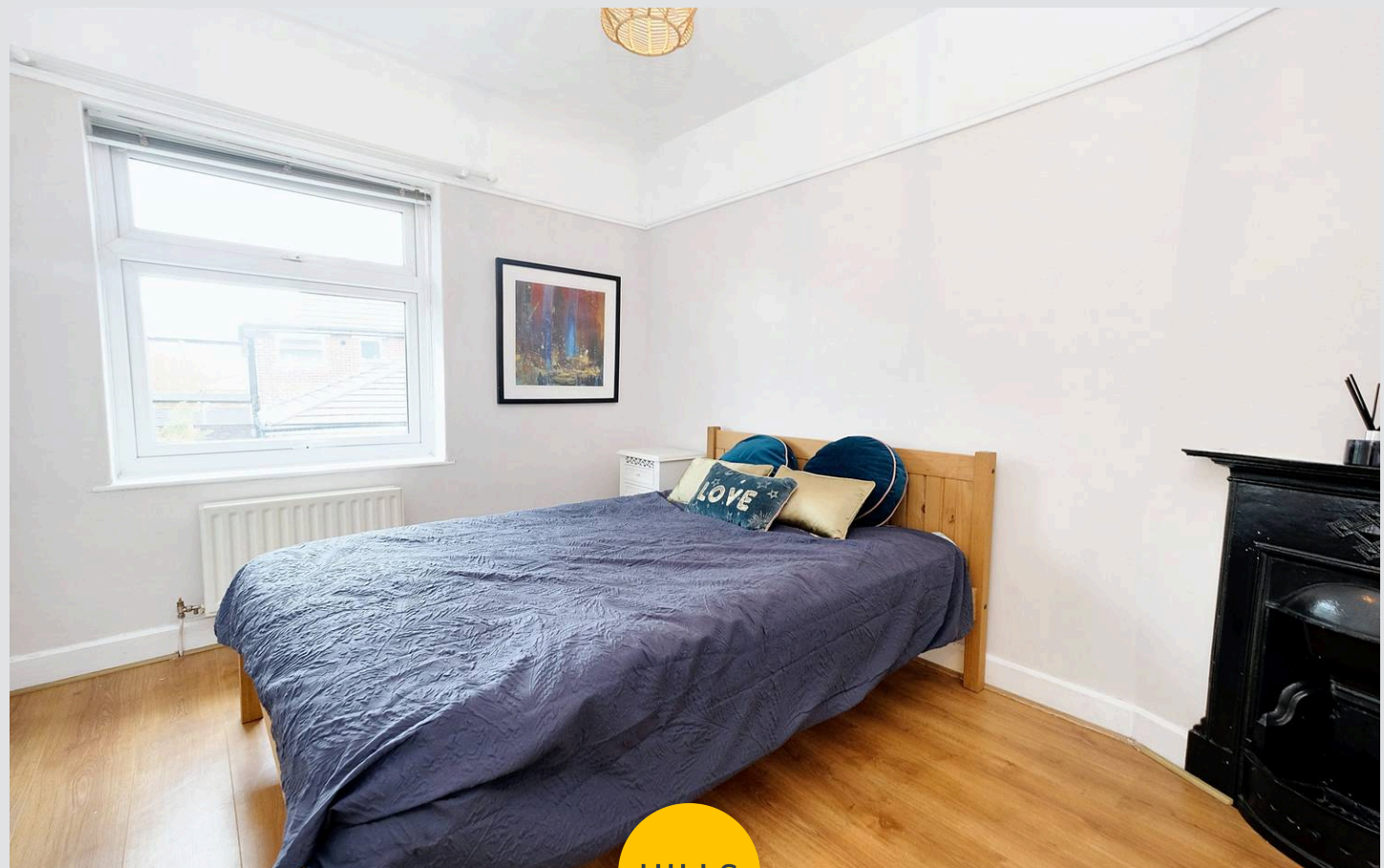
16' 10" x 10' 4" (5.13m x 3.15m)

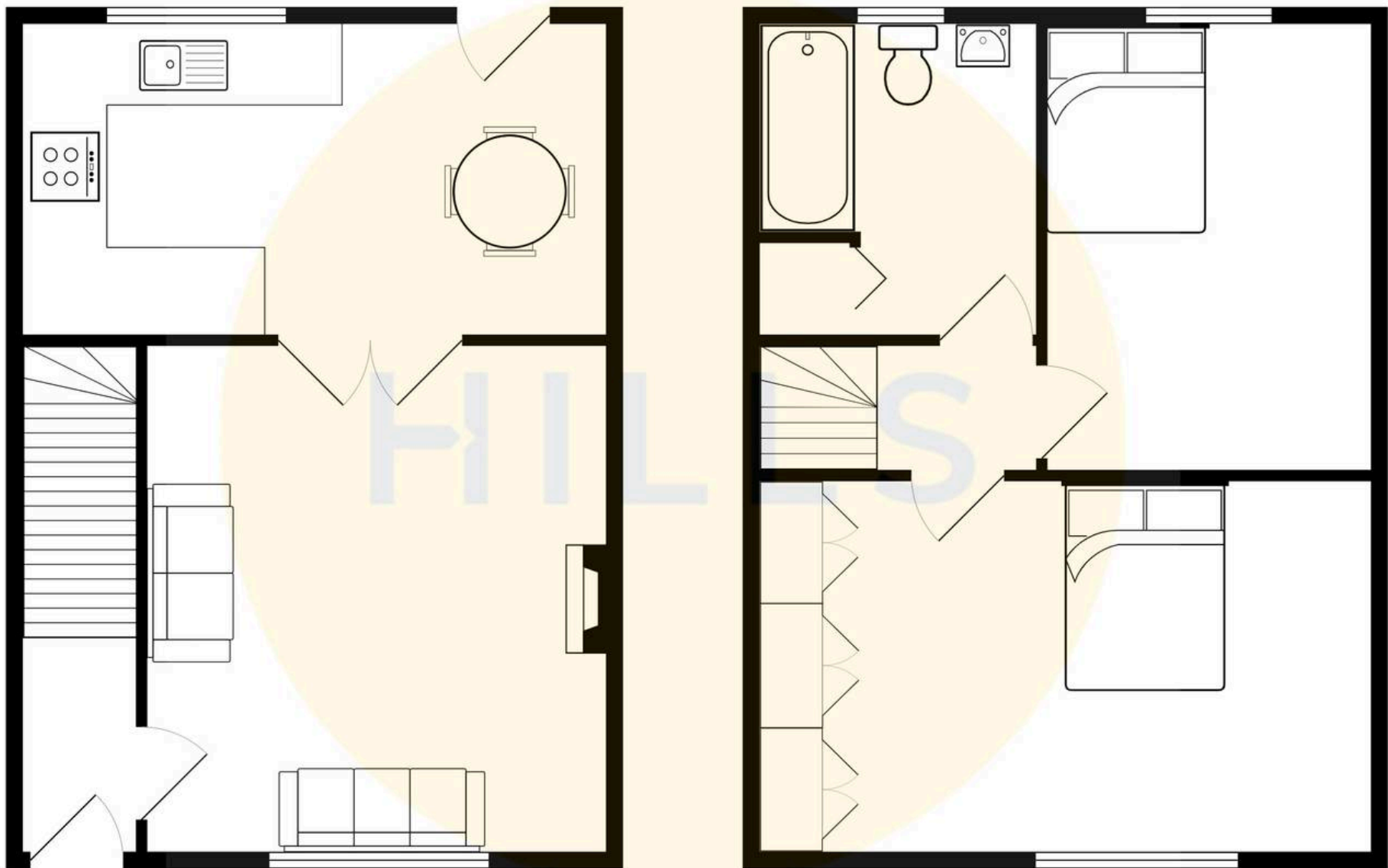
### Bedroom Two

11' 2" x 8' 7" (3.40m x 2.61m)

### Bathroom

7' 10" x 7' 9" (2.39m x 2.36m)









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.