



New Lane, Eccles

Manchester



Offers in Region of **£220,000**

New Lane

Eccles, Manchester

FANTASTIC TWO BEDROOM TERRACED PROPERTY COMING TO THE MARKET CHAIN FREE AND LOCATED WITHIN WINTON VILLAGE! BENEFITTING FROM THREE RECEPTION ROOMS, TWO BEDROOMS AND A CONVERTED LOFT!

Council Tax band: A

Tenure: Leasehold

- Fantastic period terraced property coming to the market CHAIN FREE!
- Two double bedrooms and full converted loft room
- Three reception rooms!
- Spacious modern fitted kitchen with storage cupboard
- Modern four piece bathroom suite
- Front garden and low maintenance rear garden complete with decking and paving
- Within Walking Distance of Monton Village, with it's Fine Array of Bars, shops and Restaurants, along with being Within Walking Distance of the Trafford Centre
- Close to Excellent Transport Links Throughout Manchester
- Perfect for First Time Buyers Seeking their First Home
- Early viewing is essential!



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Entrance Hallway

Reception Room One

12' 0" x 15' 5" (3.67m x 4.69m)

Dining Room

13' 1" x 12' 8" (3.98m x 3.85m)

Reception Room Two

6' 8" x 8' 4" (2.03m x 2.55m)

Kitchen

8' 0" x 14' 11" (2.44m x 4.56m)

Landing

Bedroom One

10' 5" x 11' 1" (3.17m x 3.39m)

Bedroom Two

10' 5" x 12' 10" (3.17m x 3.91m)

Bathroom

7' 10" x 8' 10" (2.38m x 2.68m)

Loft Room

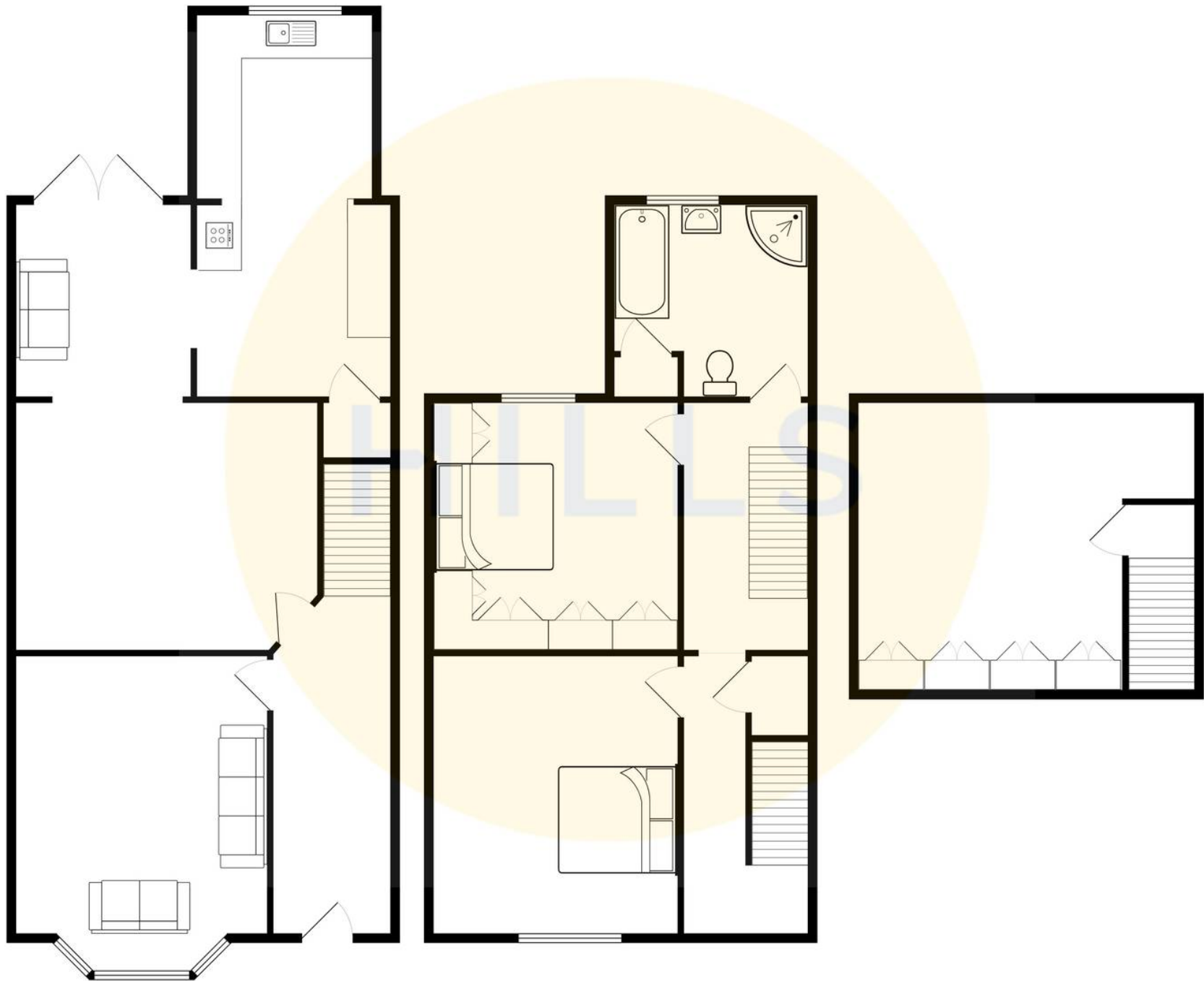
15' 11" x 13' 3" (4.86m x 4.03m)





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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.