



Willan Road, Eccles

Manchester

HILLS

In Excess of £170,000

Willan Road

Eccles, Manchester

FANTASTIC TWO BEDROOM TERRACED PROPERTY
COMING TO THE MARKET CHAIN FREE! FEATURING TWO
RECEPTION ROOMS, MODERN KITCHEN AND TWO
DOUBLE BEDROOMS!

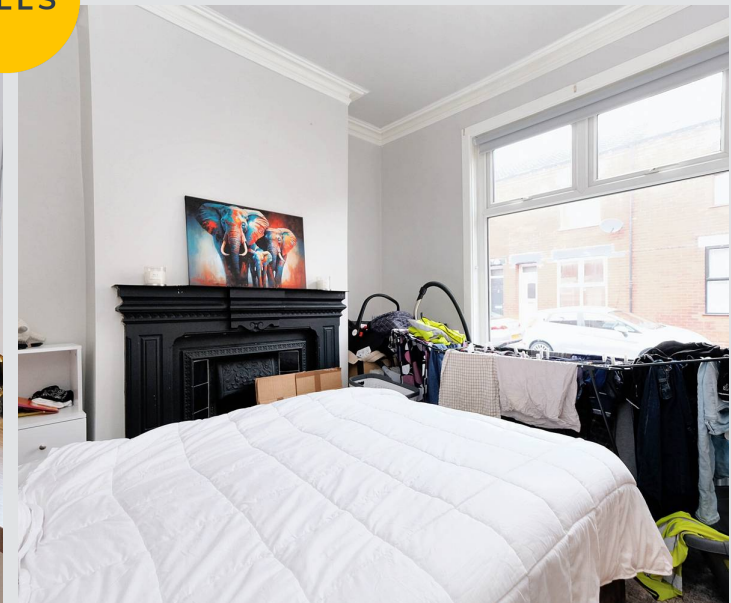
Council Tax band: A

Tenure: Freehold

- Spacious two bedroom terraced property coming to the market CHAIN FREE!
- Spacious lounge and separate modern kitchen diner
- Low maintenance rear yard
- Two double bedrooms
- Fitted three-piece bathroom suite
- Perfectly located close to excellent local amenities
- Perfect first time buy!
- Early viewing is advised



HILLS



Entrance Hallway

12' 0" x 3' 7" (3.65m x 1.09m)

Lounge

10' 4" x 10' 3" (3.15m x 3.12m)

Dining Room

13' 0" x 14' 1" (3.96m x 4.28m)

Kitchen

10' 2" x 8' 4" (3.11m x 2.55m)

Landing**Bedroom One**

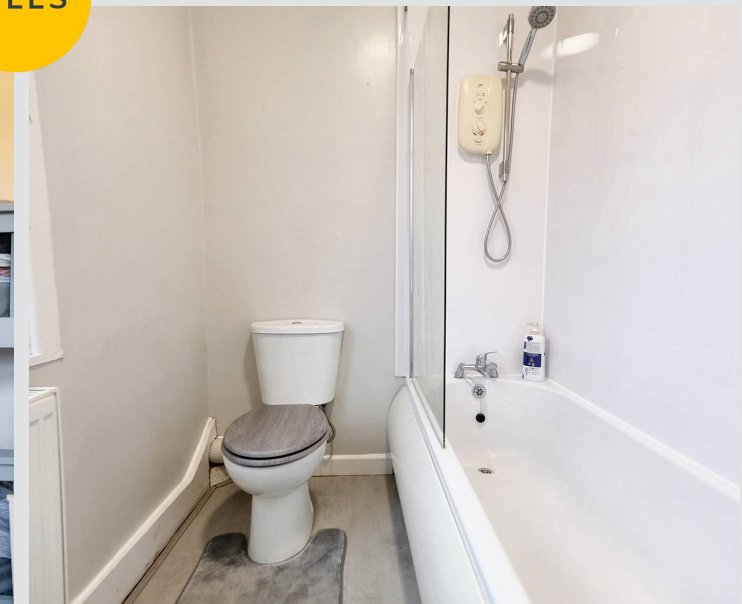
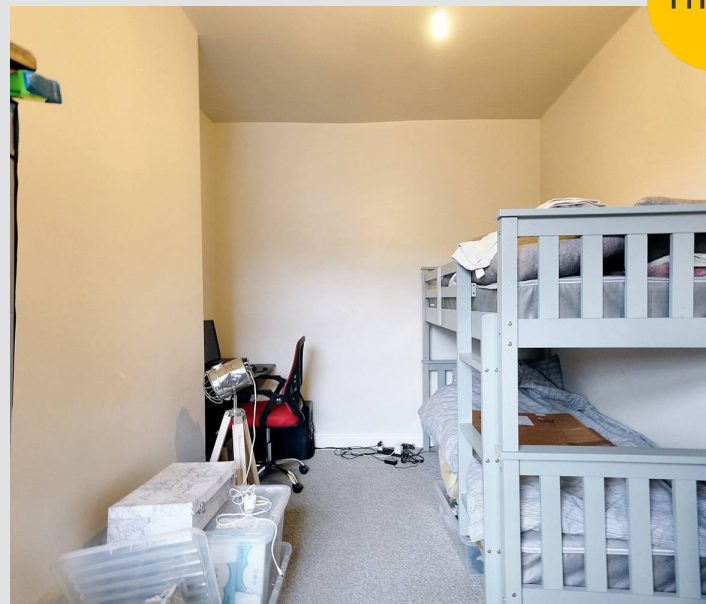
10' 10" x 14' 1" (3.30m x 4.29m)

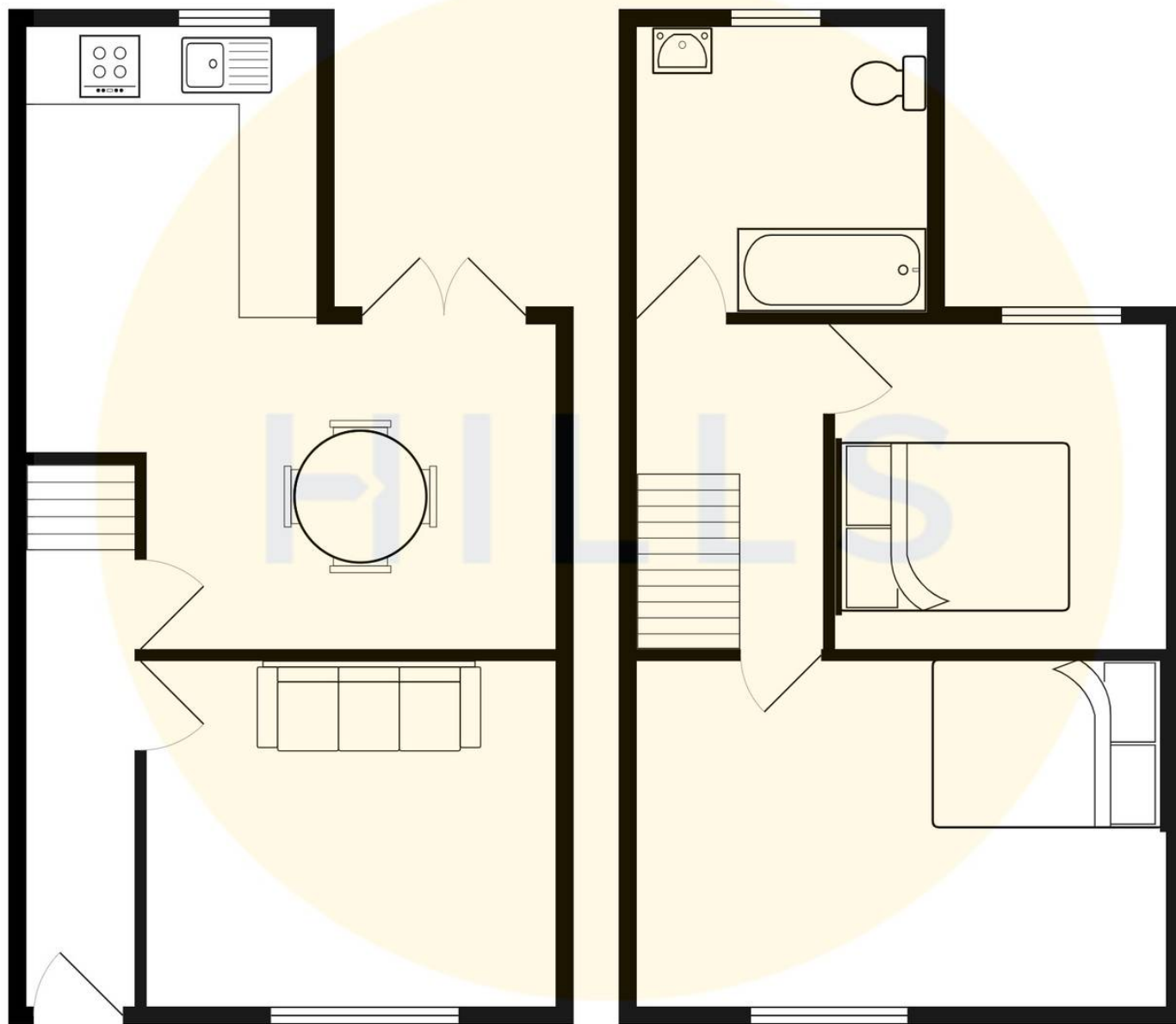
Bedroom Two

9' 6" x 13' 0" (2.90m x 3.96m)

Bathroom

6' 2" x 8' 4" (1.87m x 2.53m)







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.