



Willan Road, Eccles
Manchester



Offers Over **£185,000**

Willan Road

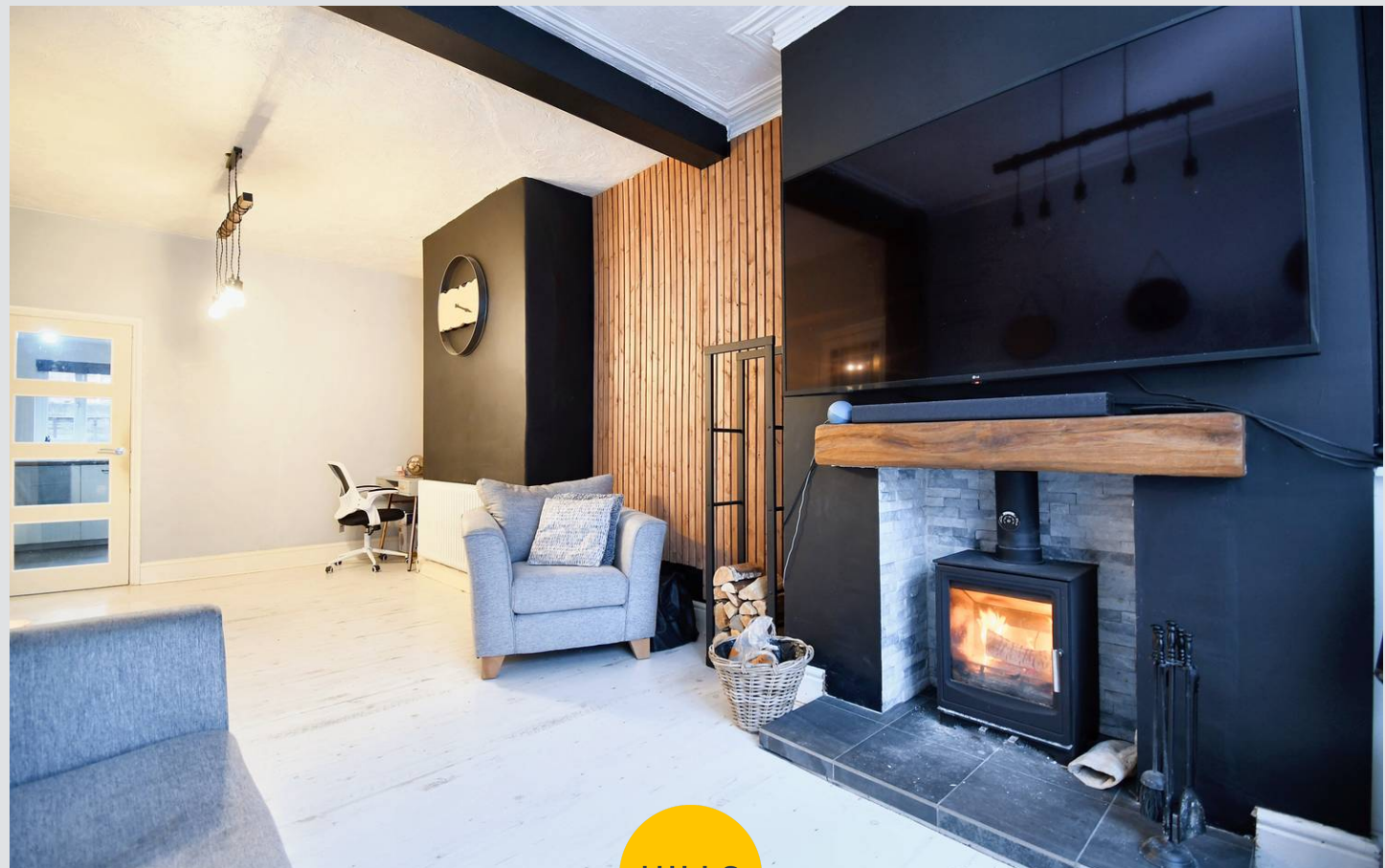
Eccles, Manchester

Charming terraced property in M30 with two bedrooms, open plan lounge, office space for working from home, fitted kitchen, spacious double bedrooms, modern bathroom, sunny garden, close to amenities, great transport links.

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy or Investment Located in the Heart of M30
- Open Plan Lounge and Dining Space with Cosy Log Burner
- Extended to the Rear Creating an Additional Office Space
- Fitted Kitchen with Range Cooker & Ceramic Sink
- Two Double Bedrooms
- Modern Three Piece Bathroom Suite
- Low Maintenance Garden to the Rear that Benefits from the Sun
- Short Walk to Eccles Centre & Monton Village
- Surrounded by Excellent Public Transport & Motorway Links



HILLS

Entrance Hallway

Lounge/Diner

23' 7" x 10' 7" (7.18m x 3.22m)

Kitchen

11' 5" x 8' 2" (3.48m x 2.49m)

Landing

Bathroom

8' 2" x 5' 4" (2.49m x 1.62m)

Bedroom One

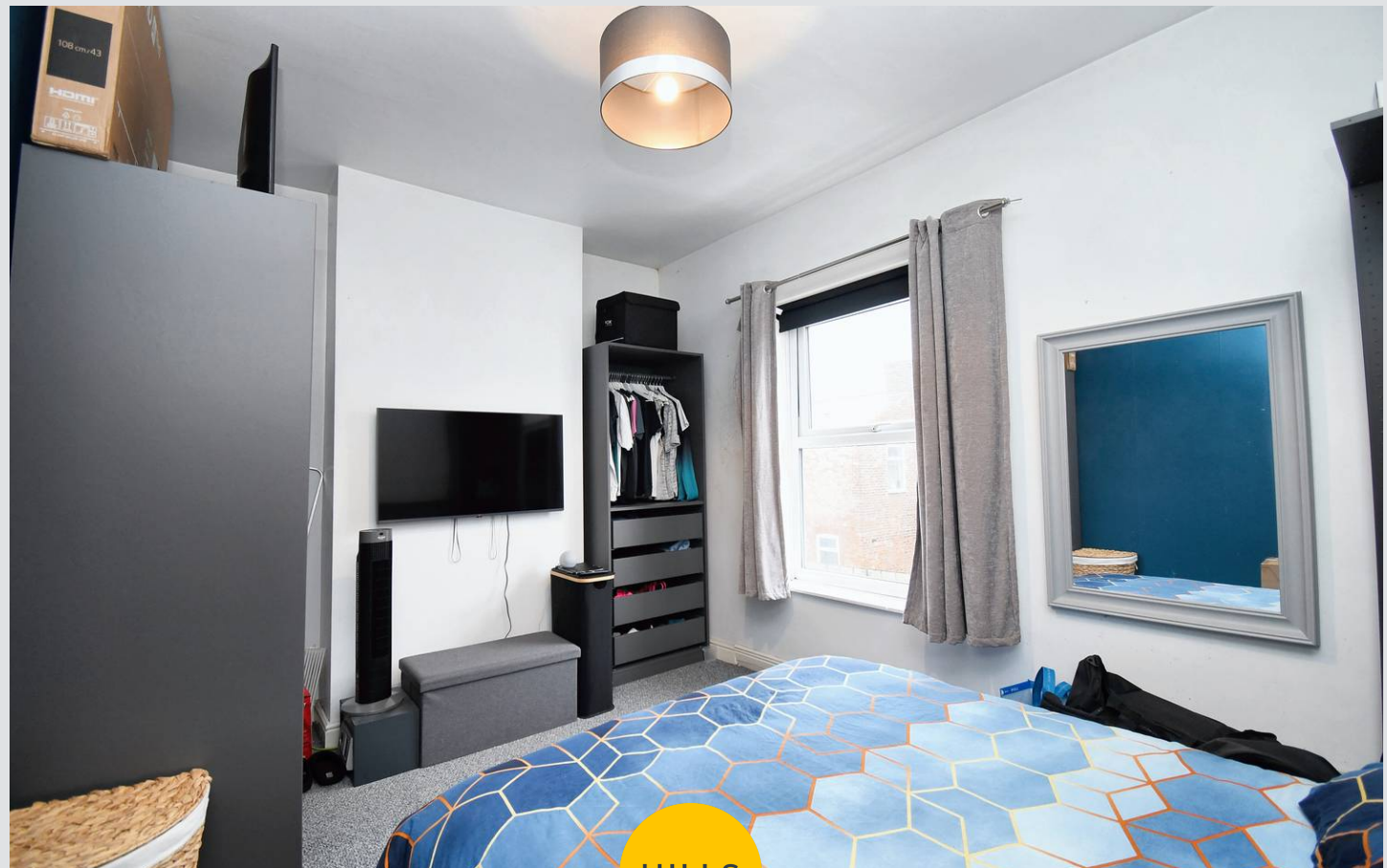
13' 8" x 9' 8" (4.16m x 2.94m)

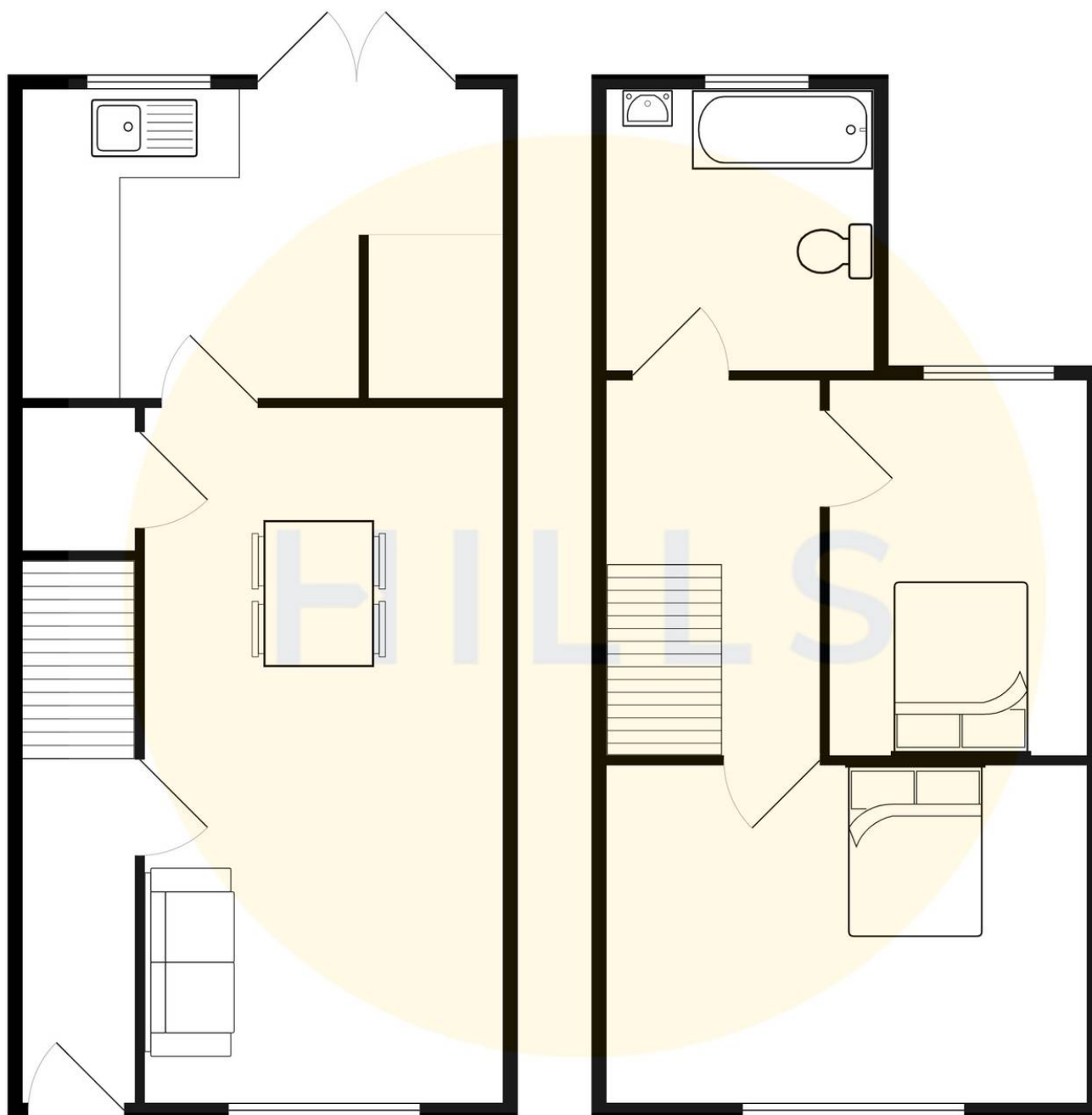
Bedroom Two

12' 9" x 9' 0" (3.88m x 2.74m)

Office

4' 6" x 4' 4" (1.37m x 1.32m)







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.