



**Vanguard Close, Eccles**  
Manchester

HILLS

Offers Over £220,000

# Vanguard Close

Eccles, Manchester

No onward chain. Well presented three bed terraced house with open plan lounge, modern kitchen, downstairs W.C., ample storage, and great location near transport, schools, and amenities.

Council Tax band: B

Tenure: Freehold

- Offered to the Market with No Onward Chain
- Perfect First Time Buy or Family Home
- Spacious Open Plan Lounge and Dining Space
- Shaker Style Fitted Kitchen
- Three Generous Sized Bedrooms
- Modern Shower Room and Downstairs W.C.
- Ample Storage Throughout
- Well Kept Garden to the Front and Low Maintenance Rear Paved Garden
- Well Connected to Transport Links and Local Amenities



## Entrance Hallway

### Lounge / Diner

25' 1" x 12' 9" (7.65m x 3.89m)

### Kitchen

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

### Downstairs W.C.

4' 5" x 2' 8" (1.35m x 0.81m)

### Landing

### Bedroom One

13' 7" x 10' 7" (4.14m x 3.23m)

### Bedroom Two

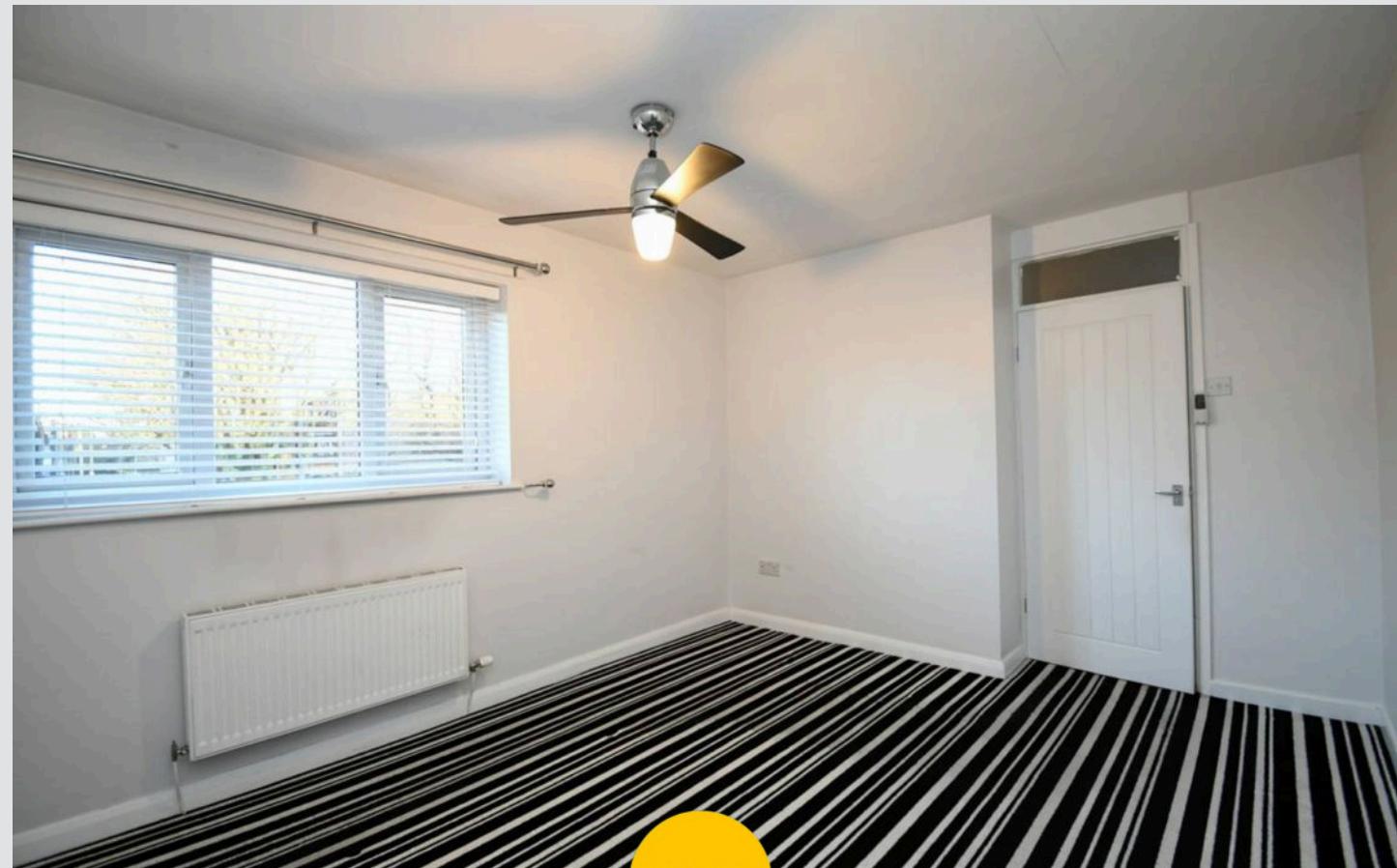
13' 7" x 10' 5" (4.14m x 3.18m)

### Bedroom Three

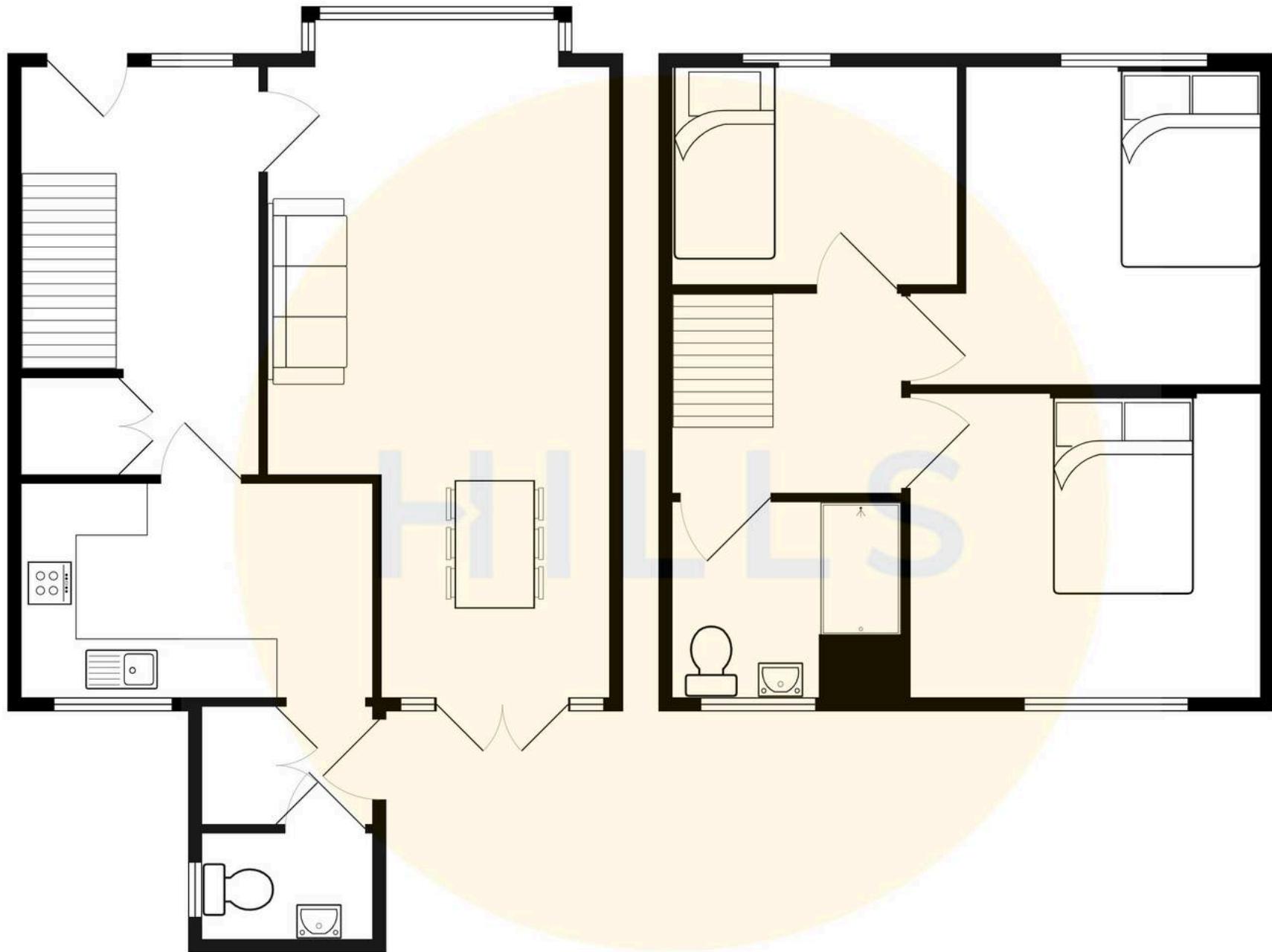
9' 3" x 7' 3" (2.82m x 2.21m)

### Shower Room

7' 4" x 5' 6" (2.24m x 1.68m)









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## 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/)



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