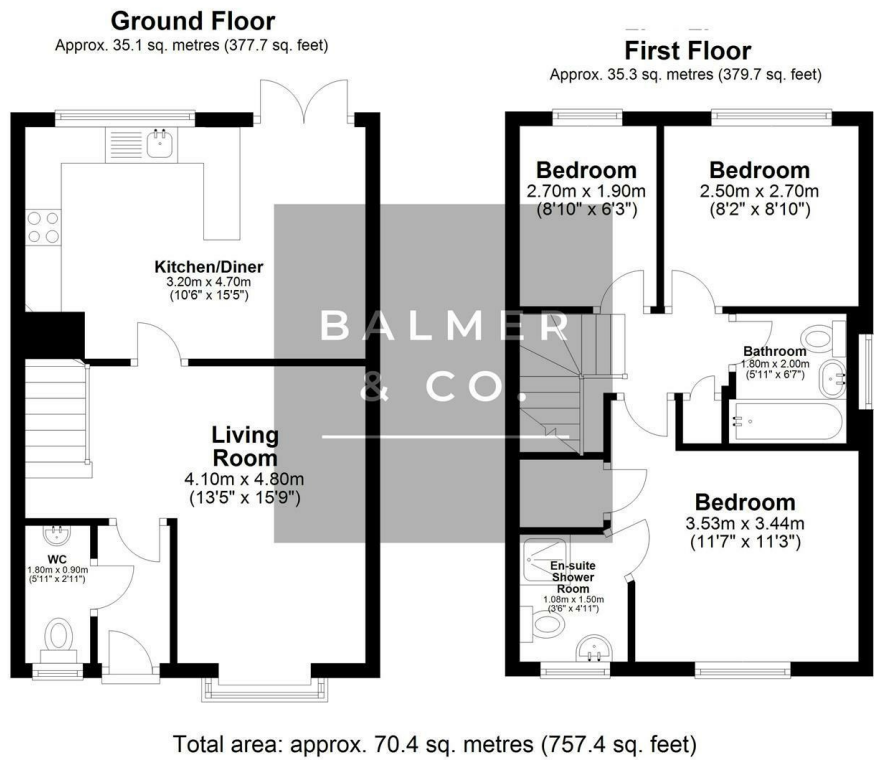


Cassidy Way, Eccles, M30 8EQ
Offers Over £290,000



BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom semi-detached house situated on a popular and well regarded location close to the ever popular Monton high street and Patricroft train station. Immaculately presented throughout, this property comprises in brief of entrance hallway, bay fronted living room, modern fitted kitchen with integrated appliances and French doors leading to the rear garden, with W.C. completing the ground floor. To the first floor is a master bedroom with ensuite shower room, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally there is a driveway to the front providing off-road parking for two vehicles, whilst to the rear there is a nicely landscaped, private, South facing rear garden. The property is ideally located within walking distance of Patricroft train station providing direct access to Manchester city centre, Manchester airport and Liverpool. Early viewings highly recommended, all enquiries welcome.

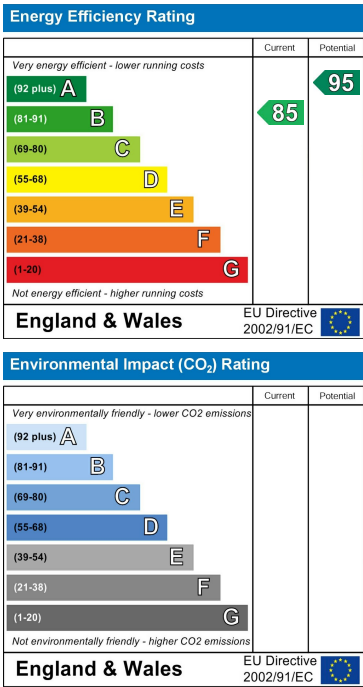
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.