

# Park Lane

Your Local Estate Agent

Residential & Commercial Property



19 Eltham Drive

Urmston, Manchester, M41 7NB

Offers Over £310,000



3



1



2



# 19 Eltham Drive



## Description

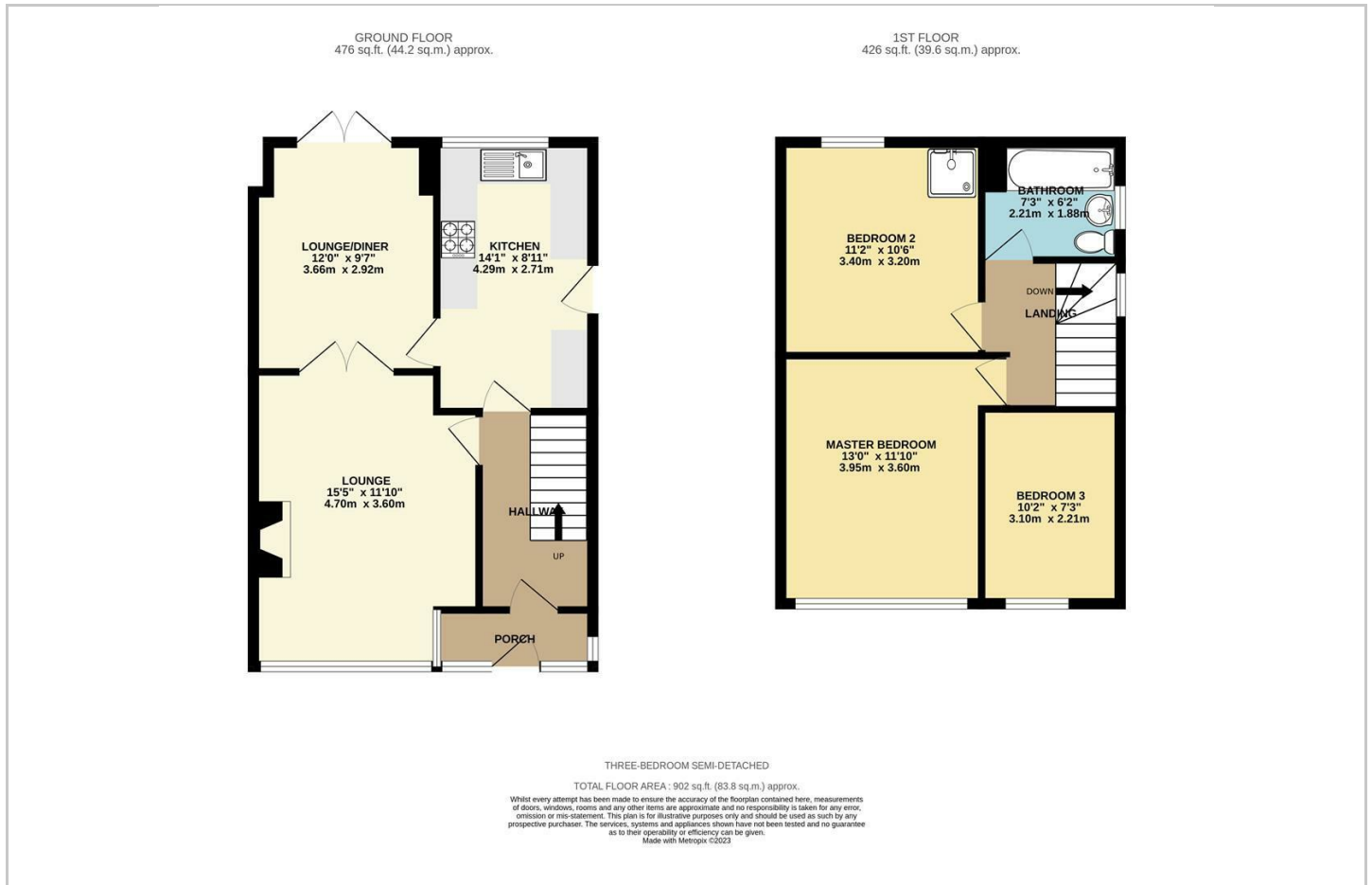
\*NO CHAIN\* Park Lane Estate Agents are proud to offer For Sale this spacious three-bedroom semi-detached property on Eltham Drive, a highly sought-after cul-de-sac where property rarely becomes available! The property boasts an extension to the rear and offers purchasers a blank canvas to create a dream family home. Ideally positioned for access to a wide range of amenities including schools, shops, restaurants, bars and transport links. The property is uPVC double-glazed throughout and warmed by gas central heating. In summary, the internal accommodation comprises entrance porch, hallway, front lounge, dining room, kitchen, stairs to the first-floor landing, master bedroom, second bedroom, third bedroom and family bathroom. Externally to the front, the property boasts off-road parking, an easy-to-maintain garden and to the rear is a sizeable staggered garden and detached garage with a service pit. This property must be viewed to be appreciated, contact us now to arrange your viewing!

- NO CHAIN
- OFF ROAD PARKING
- DETACHED GARAGE WITH SERVICE PIT
- IDEALLY POSITIONED FOR ACCESS TO AMENITIES
- EXTENDED TO THE REAR
- SOUGHT AFTER CUL-DE-SAC
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- CONTACT US NOW TO ARRANGE YOUR VIEWING





# Floor Plan



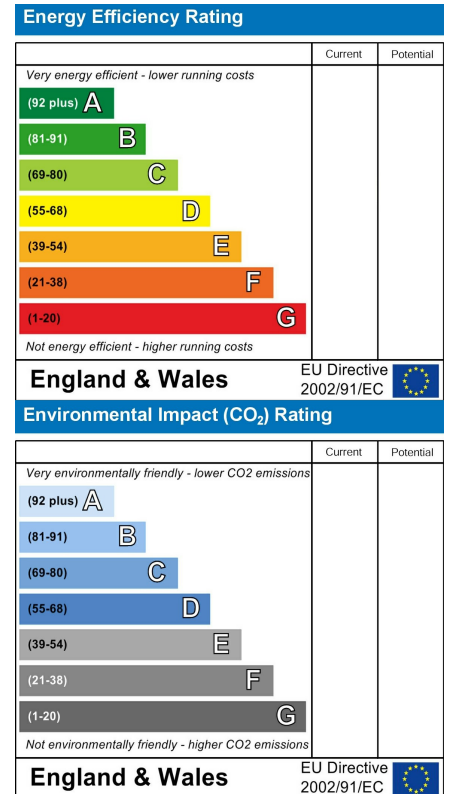
# Area Map



# Viewing

Please contact our Urmston Office on 0161 747 2414 if you wish to arrange a viewing appointment for this property or require further information.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.