



Leach Drive, Manchester, M30 8ET

£289,950

DETACHED NO CHAIN three bedroom property situated on Bellway "The Works" development and providing bright and spacious accommodation arranged across two floors with good sized private rear gardens. The accommodation provides ground floor CLOAKROOM WC, BAY FRONTED LOUNGE AREA. GOOD SIZED KITCHEN DINING ROOM, MAIN BEDROOM WITH EN SUITE, TWO FURTHER BEDROOMS, MAIN BATHROOM & PRIVATE REAR GARDENS WITH DOUBLE WIDTH DRIVEWAY PARKING.

The property is Situated on the banks of the Bridgewater Canal with easy access to Monton Village, Eccles along with Patricroft train station being within a short walk



2 Leach Drive, Eccles, Manchester, M30 8ET

ENTRANCE HALL

Door through to lounge and cloakroom area

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

LOUNGE 16'8" x 15'8" (5.1 x 4.8)

Double glazed bay window to front aspect, storage cupboard, stairs to first floor, carpeted flooring

KITCHEN DINING ROOM 15'8" x 10'9" (4.8 x 3.3)

Double glazed doors and window to rear gardens, a range of matching wall and base units with work surfaces over, integrated appliances, space for dining table and chairs, tiled flooring

FIRST FLOOR LANDING

Loft access, carpeted flooring

MAIN BEDROOM 9'10" x 9'6" (3.0 x 2.9)

Double glazed window, fitted wardrobe cupboards, carpeted flooring

EN SUITE

Sower enclosure, low level wc, wash hand basin and tiled surrounds

BEDROOM 8'10" x 8'6" (2.7 x 2.6)

Double glazed window, carpeted flooring

BEDROOM 9'6" x 6'6" (2.9 x 2.0)

Double glazed window, carpeted flooring

BATHROOM

Matching white bathroom suite consisting of panelled bath, low level wc, wash hand basin and tiled surrounds

REAR GARDENS

Laid mainly to lawn, fully enclosed by panel fencing with gated side access

PARKING

Double width driveway parking adjacent to the property





