

Worsley Road, Eccles

Manchester

HILLS

In Excess of £200,000

Worsley Road

Eccles, Manchester

CHAIN FREE, WELL PRESENTED two bedroom COTTAGE STYLE terrace with FRESH DECORATION, NEW CARPETS and a LARGE SUN TRAP GARDEN. Close to MONTON and WORSLEY VILLAGES, BRILLIANT TRANSPORT LINKS and AMENITIES. PERFECT FIRST HOME or INVESTMENT.
Council Tax band: A

Tenure: Leasehold

- Offered to the Market with No Onward Chain
- Well Presented Throughout, Recently Decorated and Benefitting from New Carpets
- Extended Fitted Kitchen
- Two Bedrooms, the Master an Impressive 11ft
- Three Piece Modern Bathroom Suite
- Large Garden to the Rear Benefitting from the Sun
- Positioned just a Short Walk to both Monton and Worsley Villages
- Surrounded by Excellent Amenities including Shops, Parks and Sought After Schooling
- Well Connected with Public Transport with a Bus Stop Close By and Patricroft Train Station 5 Minutes Away
- Perfect First Time Buy, Investment or Downsize Ready to Move Straight Into







Entrance Hallway

Lounge
11' 10" x 11' 2" (3.60m x 3.40m)

Reception Two
12' 6" x 11' 6" (3.80m x 3.50m)

Kitchen
9' 10" x 5' 7" (3.00m x 1.70m)

Landing

Bedroom One
11' 10" x 11' 2" (3.60m x 3.40m)

Bedroom Two
12' 6" x 5' 11" (3.80m x 1.80m)

Bathroom
4' 7" x 6' 7" (1.40m x 2.00m)







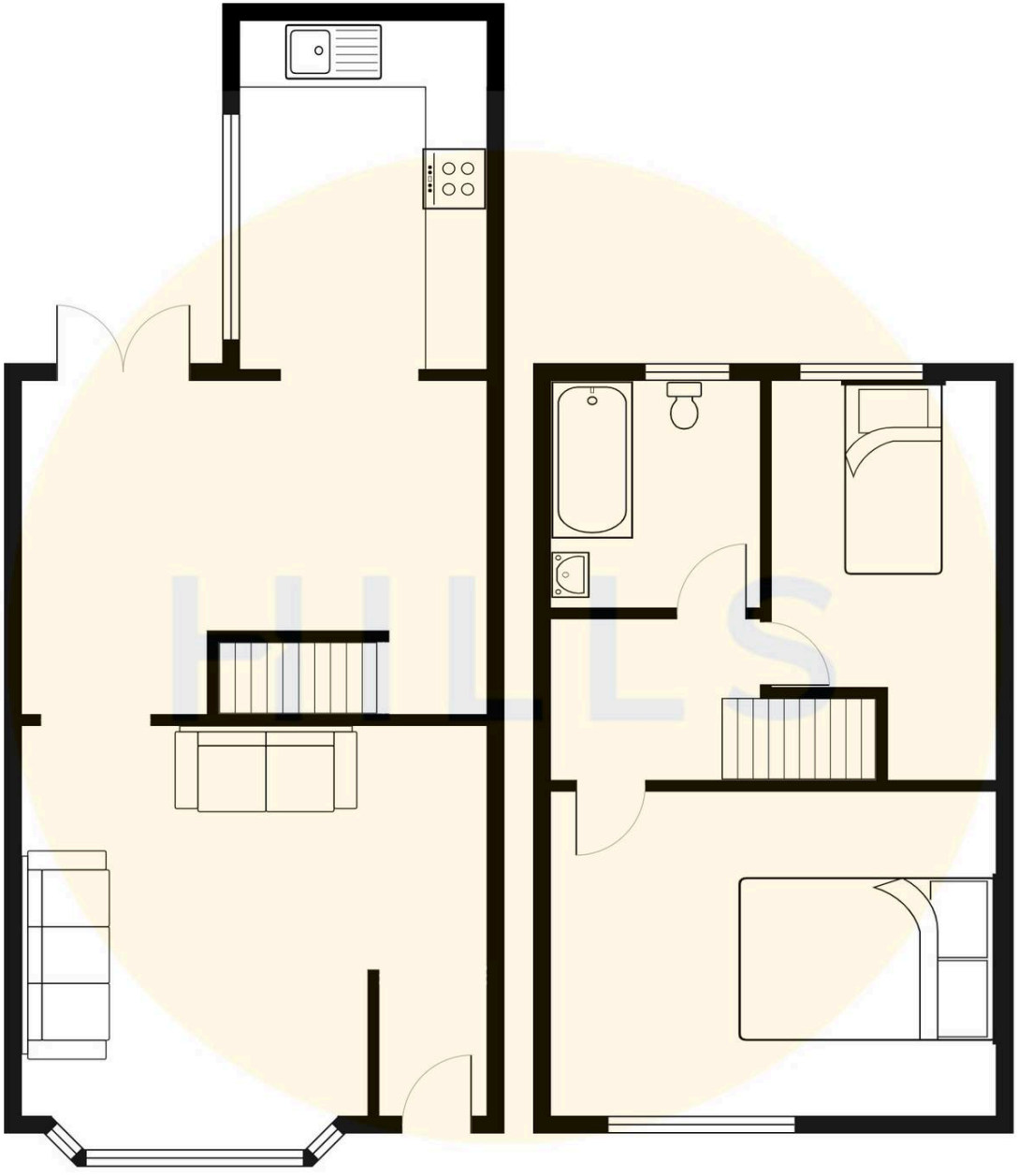




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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.