

Pine Grove, Eccles

Manchester



Offers in Region of £550,000

# Pine Grove

Eccles, Manchester

Extended four-bed semi in Monton catchment for Monton Green Primary. Open plan kitchen, en suite, cellars, and close to village amenities and transport links. Arrange a viewing today.

Council Tax band: D

- Extended Family Home Located within Catchment for the Highly Sought After Monton Green Primary
- Bay Fronted Lounge and Second Reception Room
- Incredible Open Plan Kitchen, Living and Dining Space with Integrated Appliances, Central Island and Bi Folding Doors
- Four Generous Double Bedrooms laid across the Upper Two Floors
- Family Bathroom with Claw Foot Freestanding Tub and En Suite to Master Bedroom
- Cellars with Power and Plumbing Suitable for Storage
- Private Rear Garden and Off Road Parking
- Short Walk to a Plethora of Amenities that the Vibrant Monton Village has to offer
- Well Served by Excellent Transport Links Reaching across Manchester and Further Afield



HILLS



**Entrance Hallway**

**Reception Room One**

14' 8" x 12' 5" (4.47m x 3.79m)

**Reception Room Two**

12' 8" x 10' 4" (3.86m x 3.15m)

**Kitchen / Diner**

17' 7" x 17' 6" (5.36m x 5.33m)

**Landing**

**Bedroom One**

14' 3" x 11' 1" (4.34m x 3.38m)

**En suite**

8' 8" x 3' 8" (2.64m x 1.12m)

**Bedroom Two**

12' 9" x 10' 7" (3.89m x 3.23m)

**Bedroom Three**

11' 9" x 10' 2" (3.58m x 3.10m)

**Bathroom**

7' 0" x 6' 5" (2.13m x 1.96m)

**Landing**

**Bedroom Four**

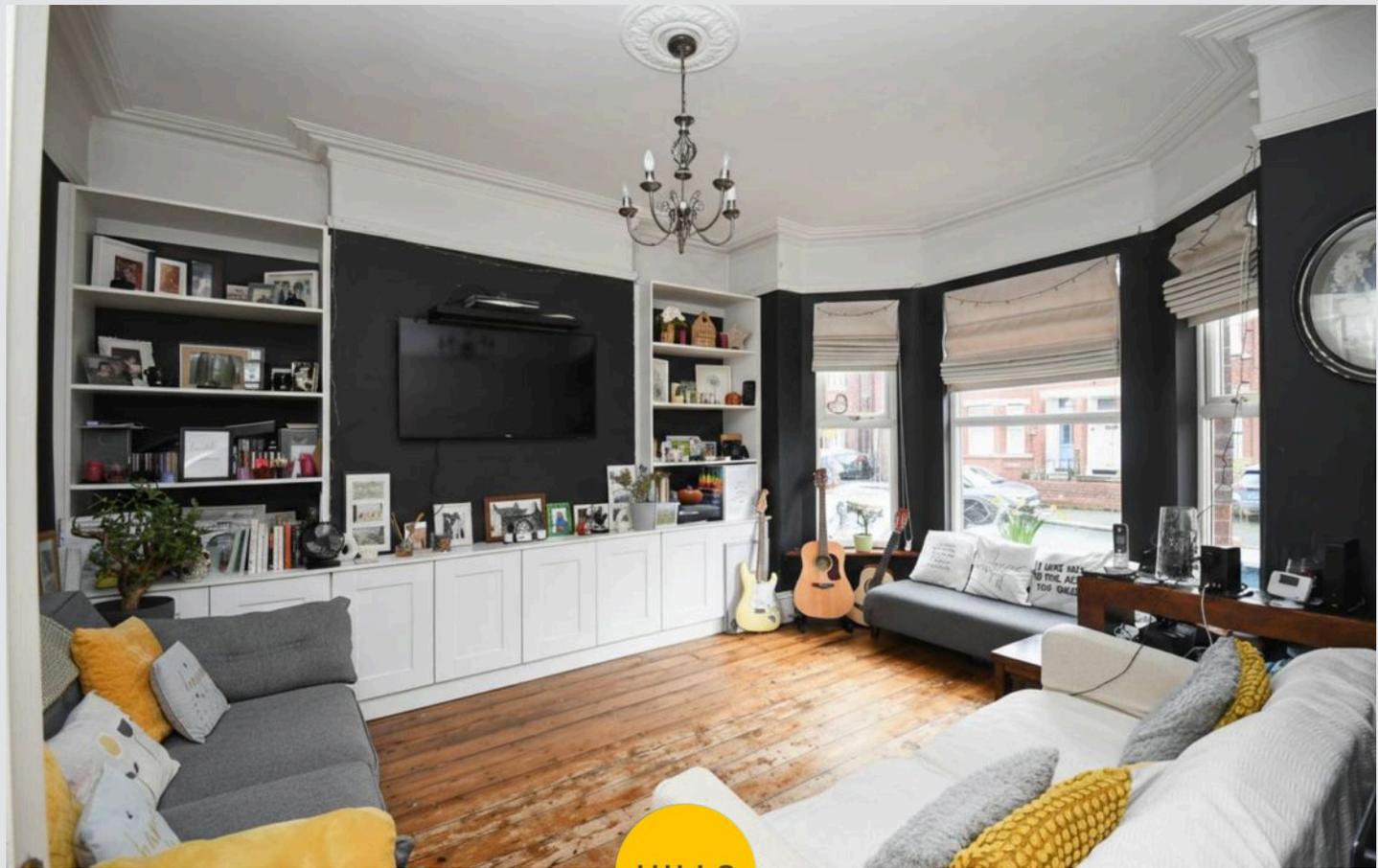
12' 5" x 12' 0" (3.79m x 3.66m)

**Cellar Chamber Two**

12' 5" x 3' 4" (3.79m x 1.02m)

**Cellar Chamber One**

14' 8" x 11' 6" (4.47m x 3.51m)



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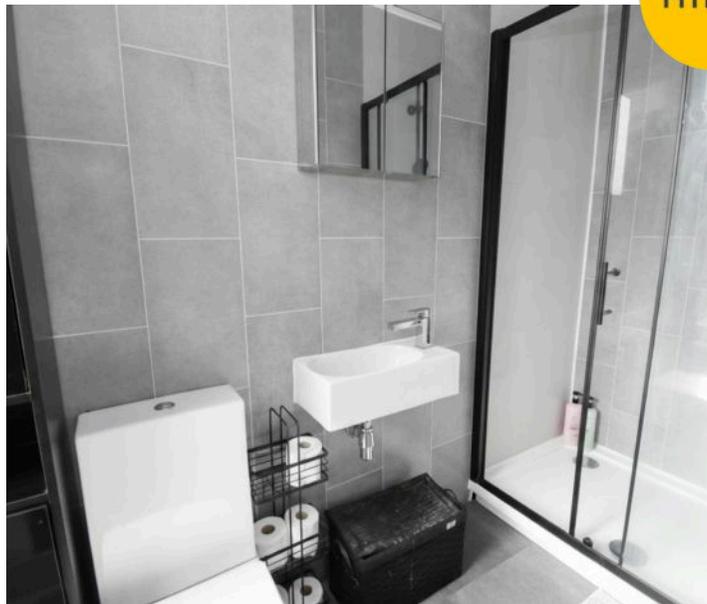
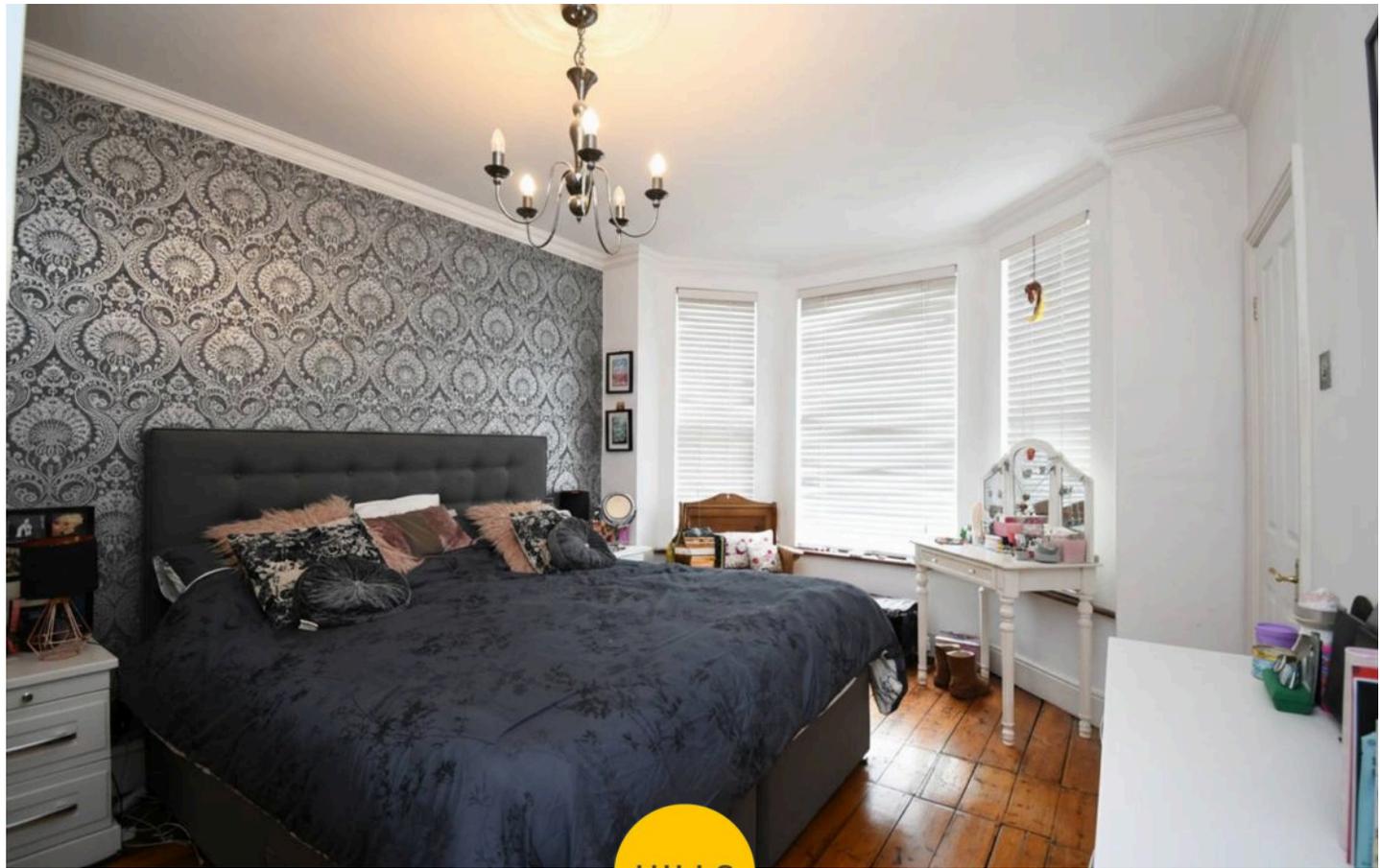
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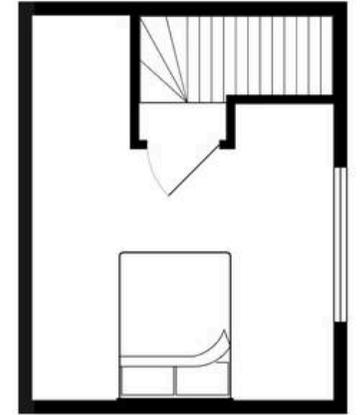
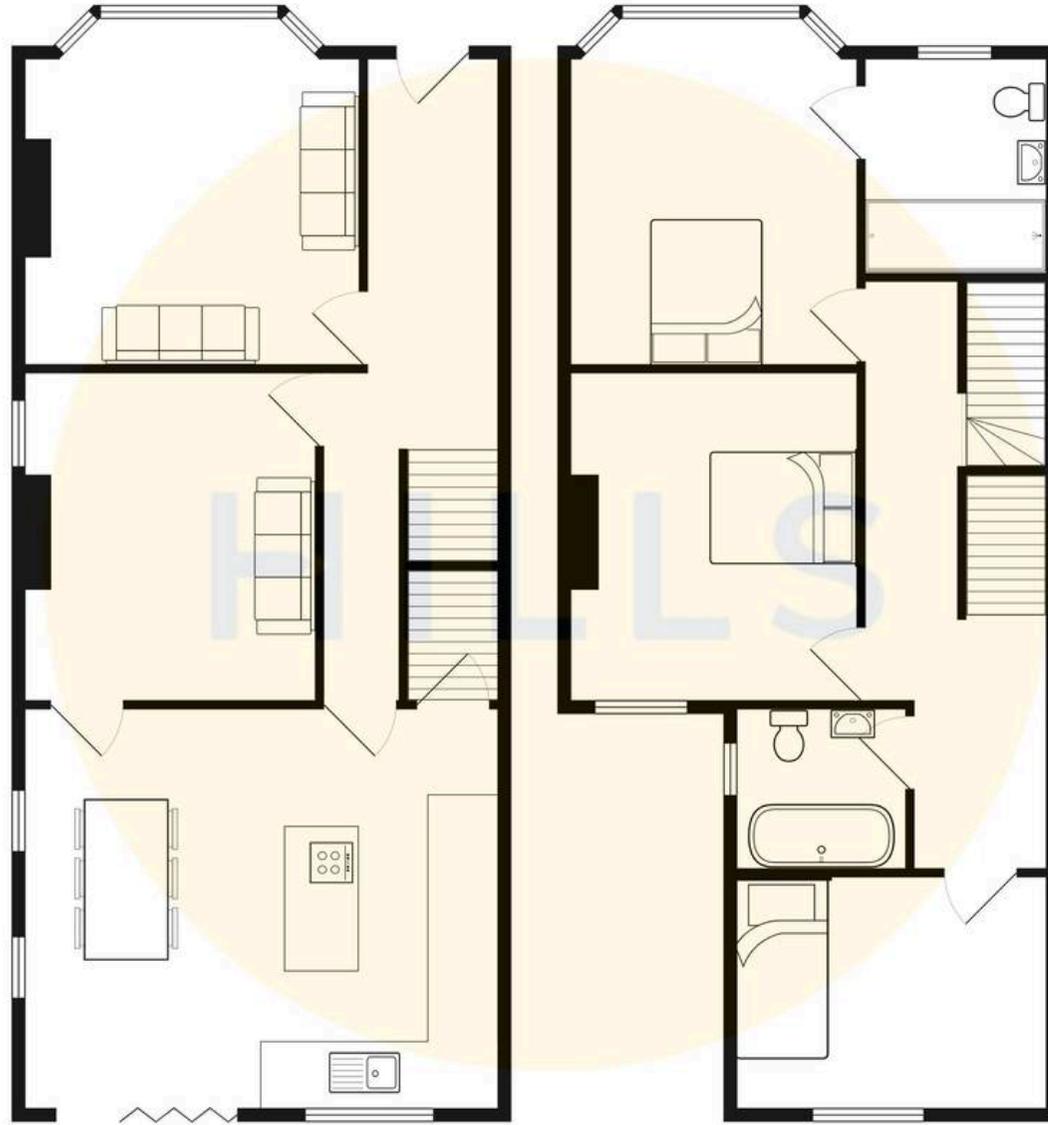
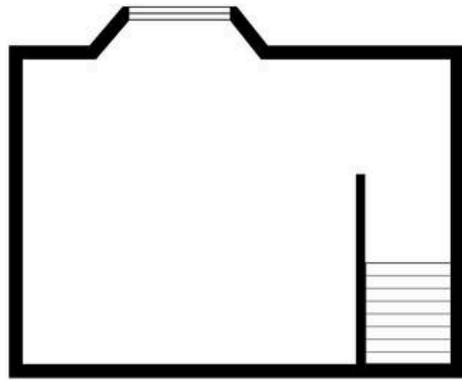
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