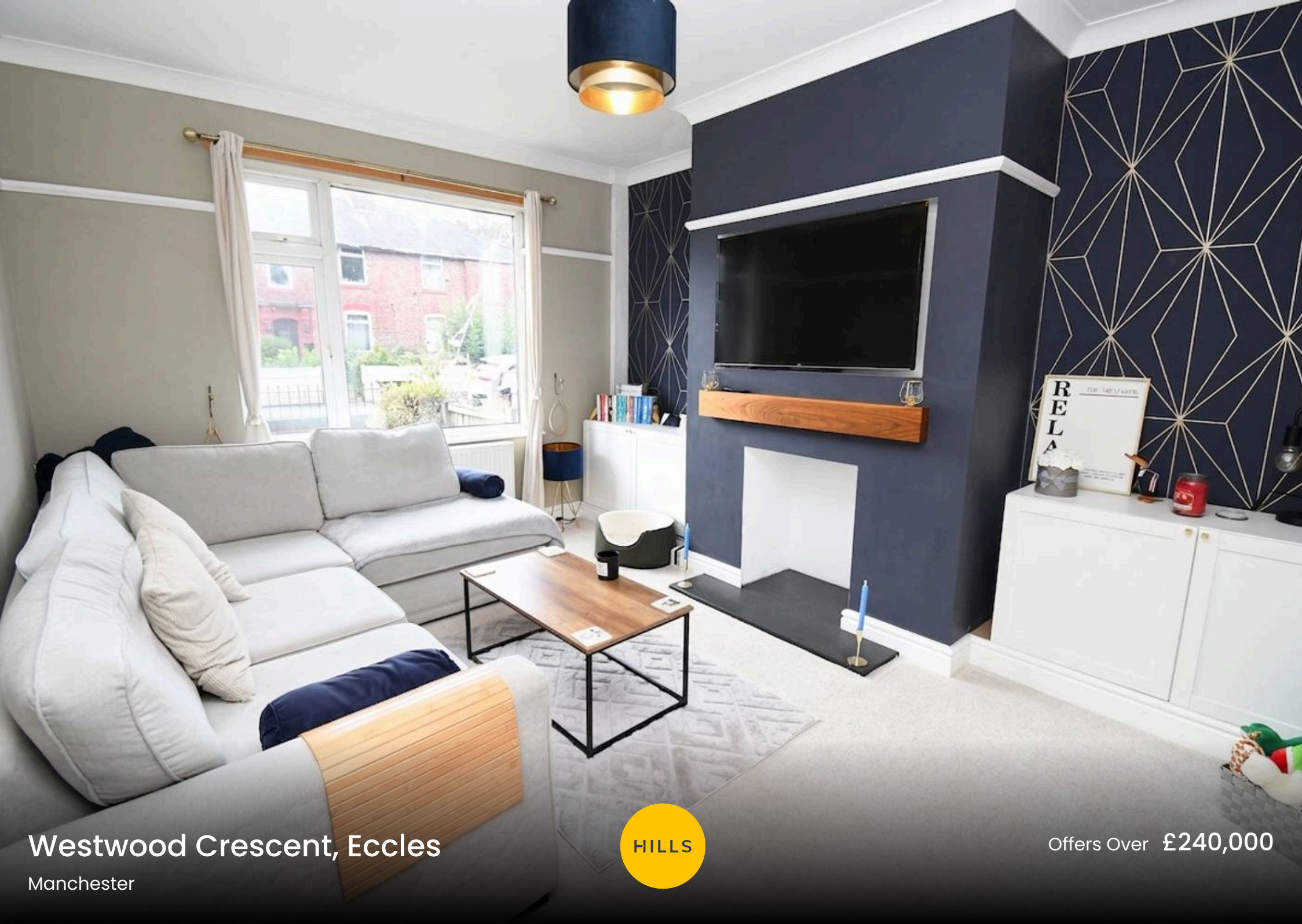




Westwood Crescent, Eccles
Manchester



Offers Over £240,000

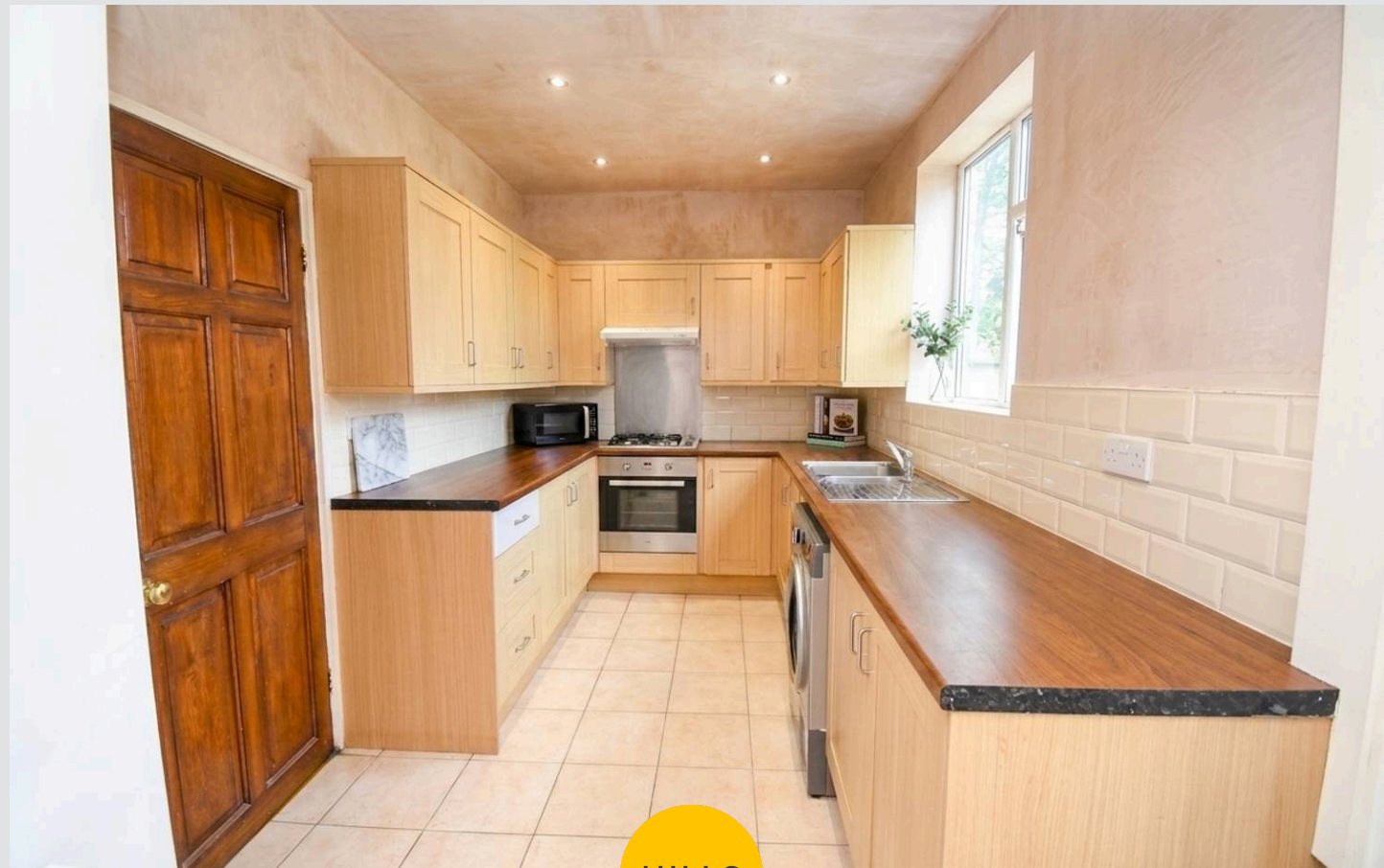
Westwood Crescent

Eccles, Manchester

Council Tax band: A

Tenure: Leasehold

- CHAIN FREE
- Located just a Short Walk into Monton Village
- Beautifully Presented Spacious Family Lounge
- Additional Reception Room Currently Used As A Dining Room
- Immaculately Kept Rear Garden, Off Road Parking and Garage
- Four Piece Family Bathroom With Bath and Walk-In Shower
- Ample Storage Throughout
- Benefits From A Downstairs WC
- Perfect First Time Buy
- Early Viewing Essential!



HILLS



Entrance Hallway

Lounge

13' 9" x 11' 1" (4.19m x 3.38m)

Dining Room

11' 9" x 9' 4" (3.58m x 2.84m)

Kitchen

18' 4" x 7' 4" (5.58m x 2.23m)

W.C.

5' 6" x 4' 5" (1.68m x 1.35m)

Landing

12' 7" x 5' 8" (3.83m x 1.73m)

Bedroom One

12' 7" x 11' 2" (3.83m x 3.40m)

Bedroom Two

11' 8" x 9' 5" (3.55m x 2.87m)

Bedroom Three

11' 2" x 9' 0" (3.40m x 2.74m)

Bathroom

8' 8" x 5' 8" (2.64m x 1.73m)







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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.