



Botany Road, Eccles

Manchester

HILLS

£350,000

Botany Road

Eccles, Manchester

Council Tax band: C

Tenure: Leasehold

- CHAIN FREE
- Situated on a Quiet Cul De Sac Bordering Worsley Village
- Extended Three Bedroom Semi Detached Home
- Modern Open Plan Kitchen/Diner With Double Doors To The Rear
- Bay Fronted Lounge, Additional Reception Room and Utility Room
- Large Four Piece Fitted Family Bathroom
- Off Road Parking For Multiple Cars
- Private Sun Drenched Rear Garden
- Excellently Located Close to a Plethora of Amenities, Highly Regarded Schools & Brilliant Transport Links
- Lounge And Double Bedrooms Are Part Renovated Ready For A Buyer To Put Their Own Stamp On



HILLS



Entrance Hallway

Lounge

10' 8" x 11' 5" (3.26m x 3.48m)

Dining Room

12' 2" x 10' 3" (3.72m x 3.13m)

Kitchen

17' 5" x 9' 6" (5.31m x 2.89m)

Utility / W.C.

8' 8" x 6' 11" (2.63m x 2.11m)

Playroom/Office

8' 7" x 6' 7" (2.62m x 2.01m)

Landing

Bedroom One

11' 7" x 11' 4" (3.52m x 3.46m)

Bedroom Two

12' 3" x 8' 6" (3.74m x 2.58m)

Bedroom Three

6' 10" x 8' 4" (2.08m x 2.55m)

Bathroom

8' 10" x 7' 8" (2.70m x 2.34m)



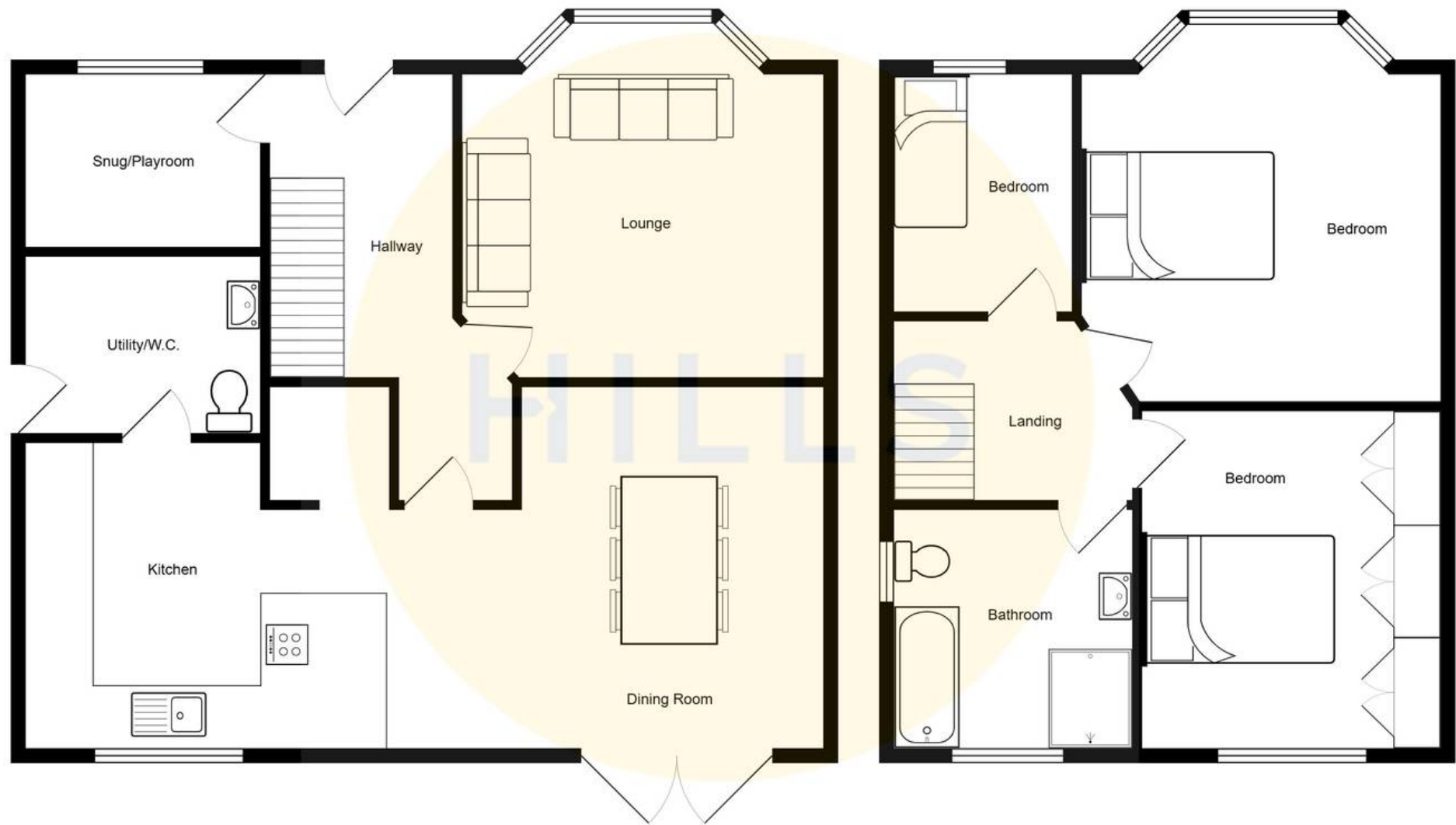
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per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