



Weymouth Road
Winton, Eccles

Miller Metcalfe
Every step of the way

Weymouth Road

Winton, Eccles

Semi Detached

3

1

EPC Rating - C

*** Early Viewing Strongly Advised - Beautifully Presented Larger Than Average Extended Semi-Detached Home With Wonderful Well Proportioned Living Space, Ample Off-Road Parking and Attractive Landscaped Gardens, Situated Within a Popular and Highly Convenient Setting, Internal Inspection Essential to Fully Appreciate ***

Situated within the popular area of Winton in Eccles, this fabulous home has been significantly extended to the rear and now offers well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, generous lounge, a spectacular open plan fitted living kitchen with integrated appliances and a useful utility room to the ground floor. On the first floor a landing, three bedrooms plus a modern three-piece shower room/wc can be found which completes the internal living space. Outside the property is garden fronted with a double driveway providing ample off-road parking whilst the rear gardens have been landscaped and offer excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Eccles, Worsley, Salford and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the Northwest.

Properties like this make an excellent first time or second time buy but also make excellent buy to let investment and rarely remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

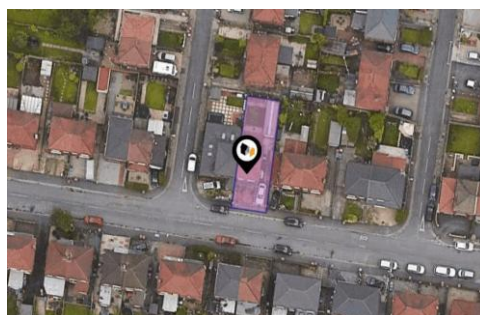
• TENURE
Freehold

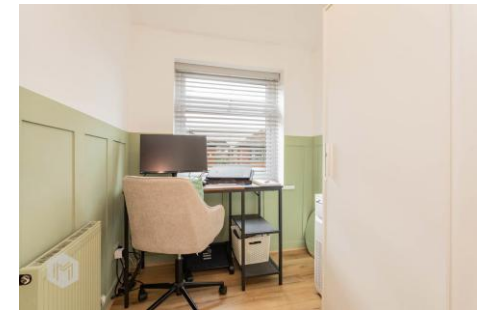
• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,907 Per Year

• FLOOD RISK
Very Low

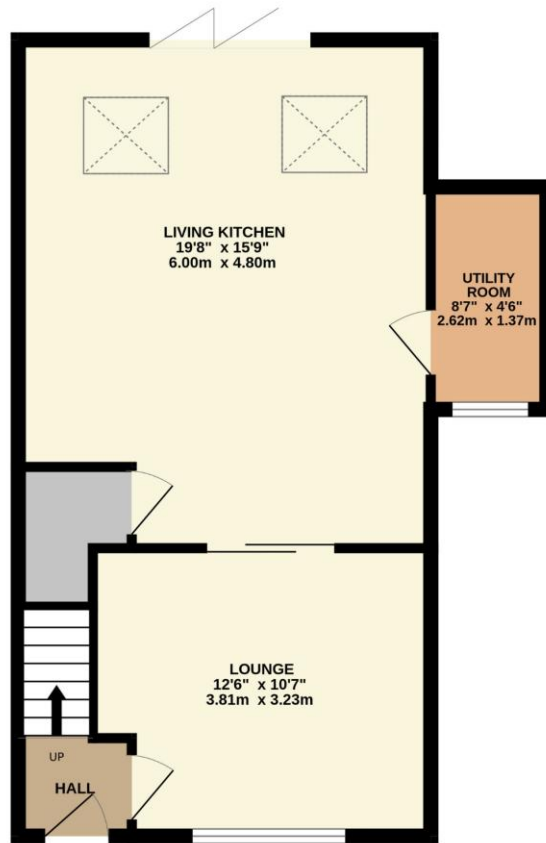
• BROADBAND
Basic - 7 Mbps
Superfast - 80 Mbps
Ultrafast - 10,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

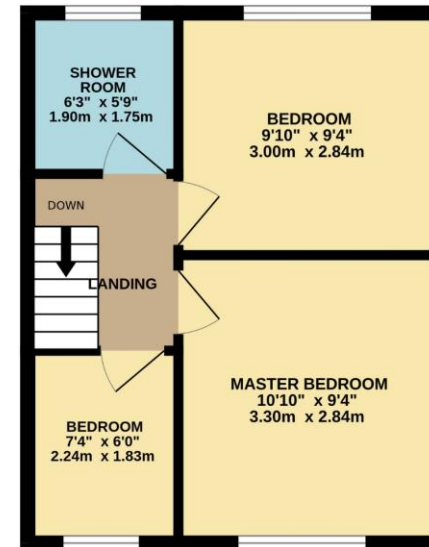




GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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