



Gee Lane, Eccles

Manchester



Offers in Region of £340,000

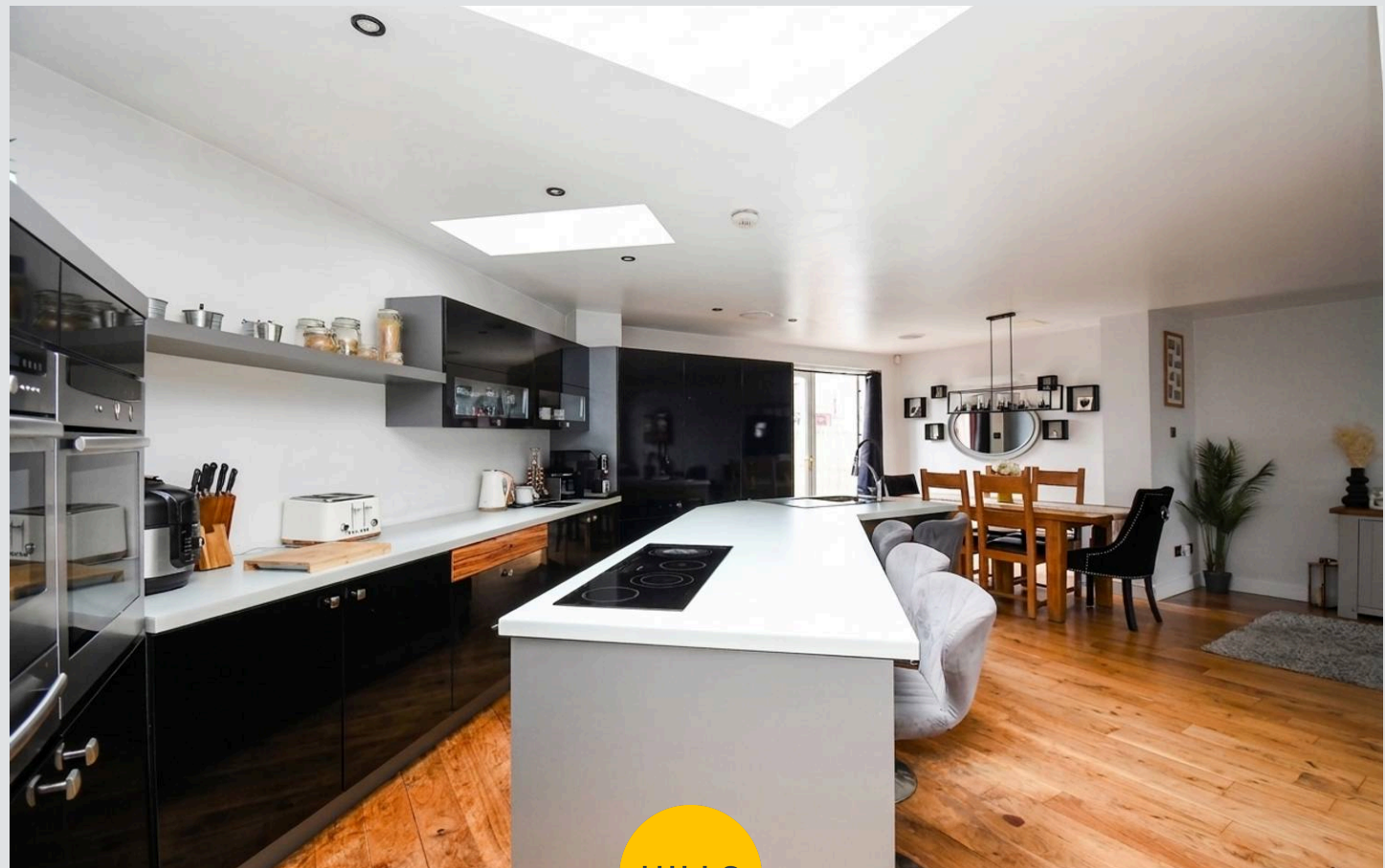
# Gee Lane

Eccles, Manchester

Immaculate, extended three bed semi on Gee Lane. Open plan living, modern kitchen, home office, luxury bathrooms, off-road parking. Walk to schools, Worsley, Monton, and transport links. Council Tax band: C

Tenure: Freehold

- Heavily Extended Three Bedroom Semi Detached Property Located on the Desirable Gee Lane within Winton Village
- Amazing Open Plan Living Space to the Ground Floor
- Three Well Proportioned Bedrooms, the Master complete with Shower Cubicle
- Stunning Bathroom Suite Featuring His & Hers Sinks
- Gated Off Road Parking to the Front of the Property
- Low Maintenance Rear Garden with Home Office
- Within Catchment for Sought After Schooling
- Short Walk in to both Worsley and Monton Villages
- Perfect First Time Buy or Family Home



**Entrance Hallway**

16' 1" x 6' 3" (4.90m x 1.90m)

**Reception Room One**

18' 0" x 10' 10" (5.48m x 3.29m)

**Reception Room Two**

17' 8" x 10' 4" (5.39m x 3.15m)

**Reception Room Three**

26' 8" x 12' 7" (8.12m x 3.83m)

**Kitchen**

15' 3" x 9' 1" (4.66m x 2.76m)

**Utility Room/Bar**

8' 4" x 5' 5" (2.54m x 1.65m)

**Utility Room Two**

8' 4" x 5' 3" (2.54m x 1.60m)

**Downstairs W.C.**

5' 1" x 3' 1" (1.55m x 0.94m)



**Landing**

**Bedroom One**

17' 9" x 10' 10" (5.42m x 3.29m)

**En suite**

7' 4" x 6' 6" (2.23m x 1.98m)

**Bedroom Two**

11' 1" x 10' 8" (3.39m x 3.25m)

**Bedroom Three**

13' 7" x 8' 5" (4.15m x 2.57m)

**Bedroom Four**

12' 3" x 8' 5" (3.74m x 2.57m)

**Bathroom**

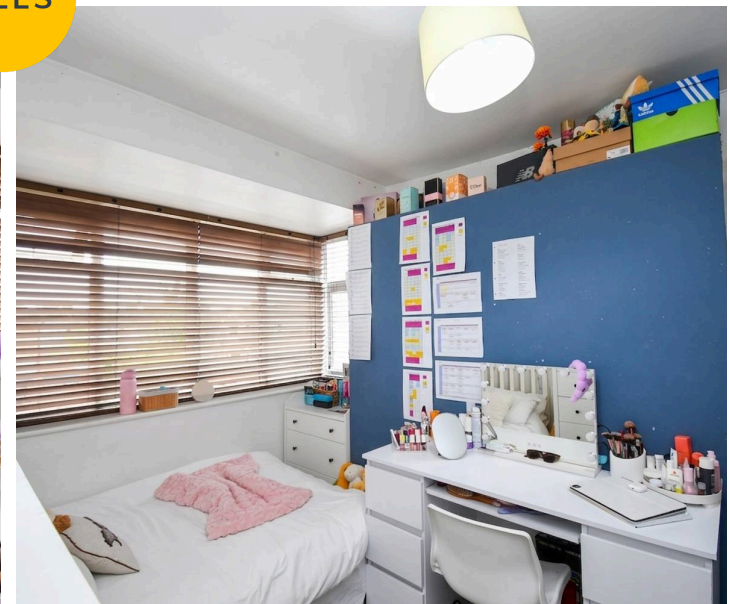
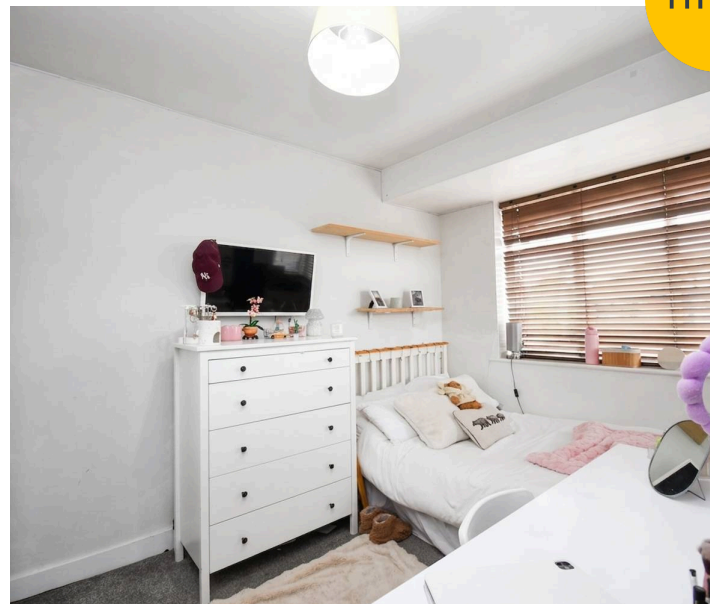
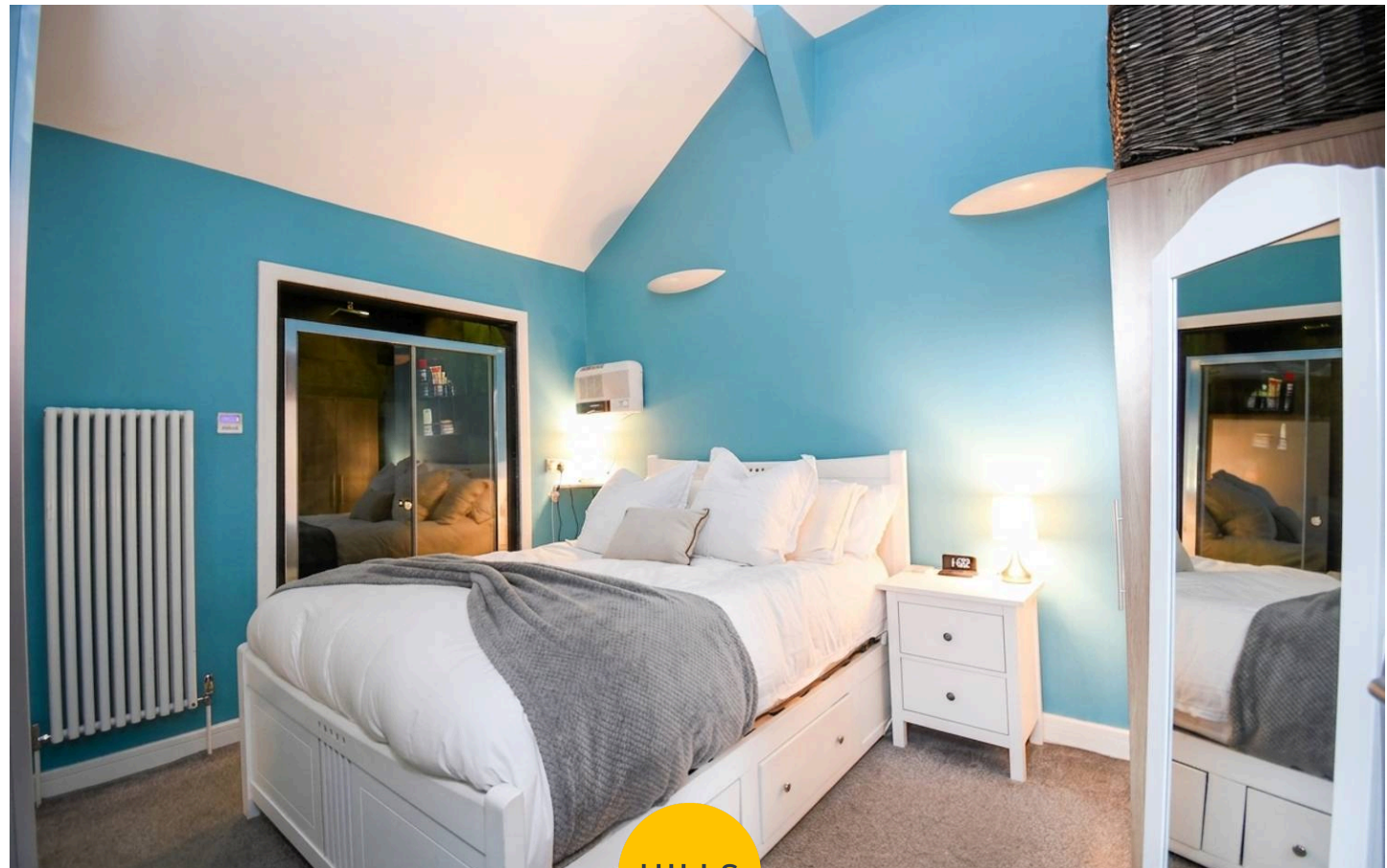
8' 7" x 5' 9" (2.61m x 1.75m)

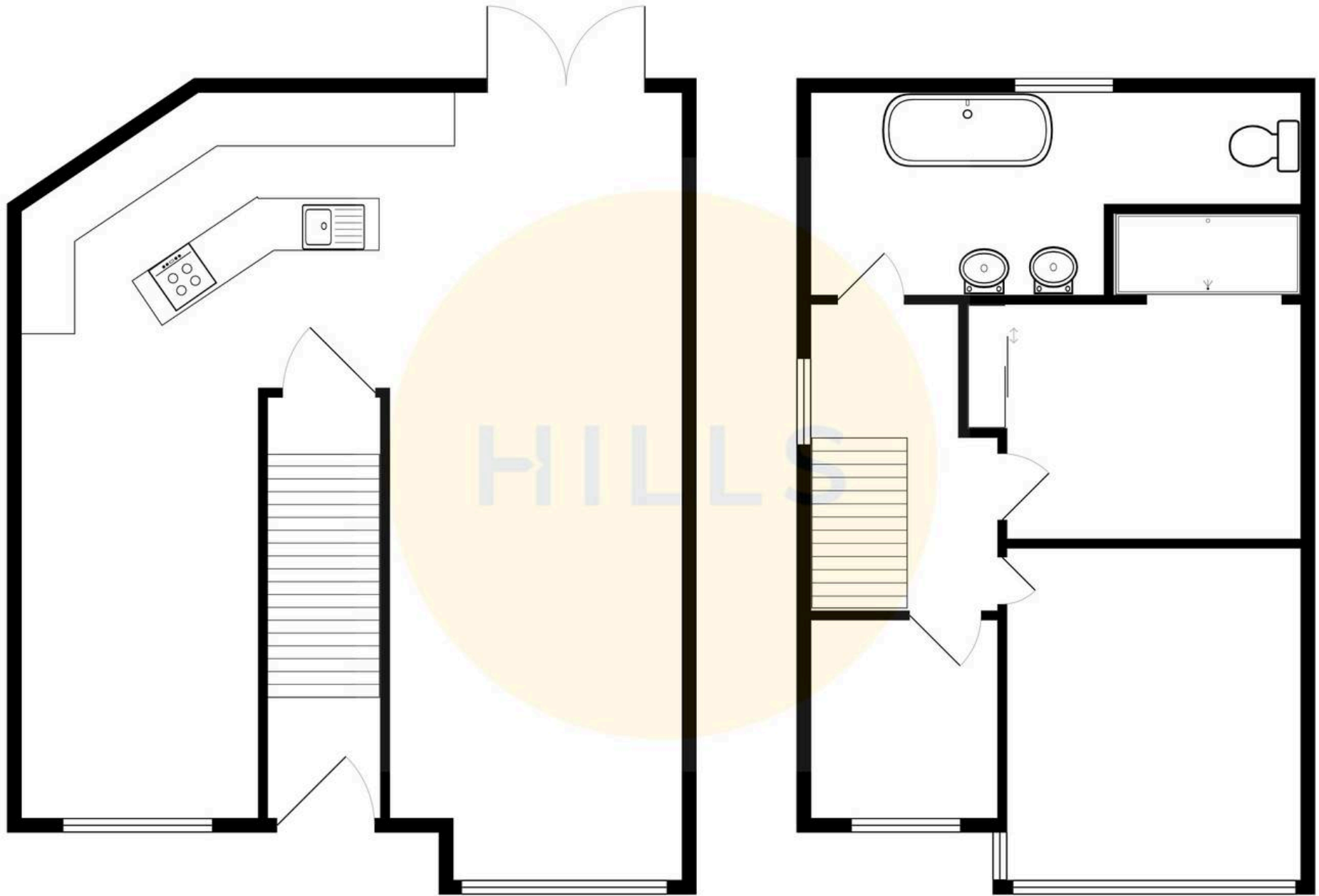
**Loft**

26' 8" x 8' 6" (8.12m x 2.59m)

**Office**

8' 6" x 5' 8" (2.59m x 1.73m)







## Hills | Salfords Estate Agent

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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.