

Crawford Street, Eccles

Manchester



In Excess of £310,000

# Crawford Street

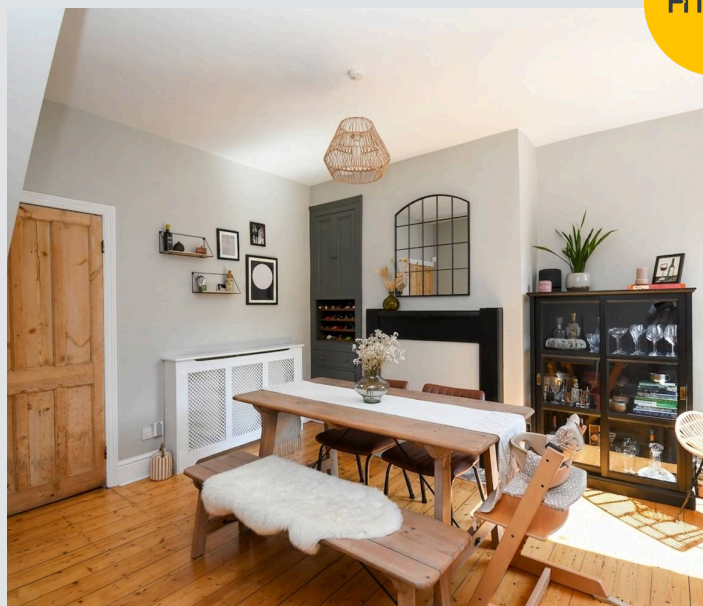
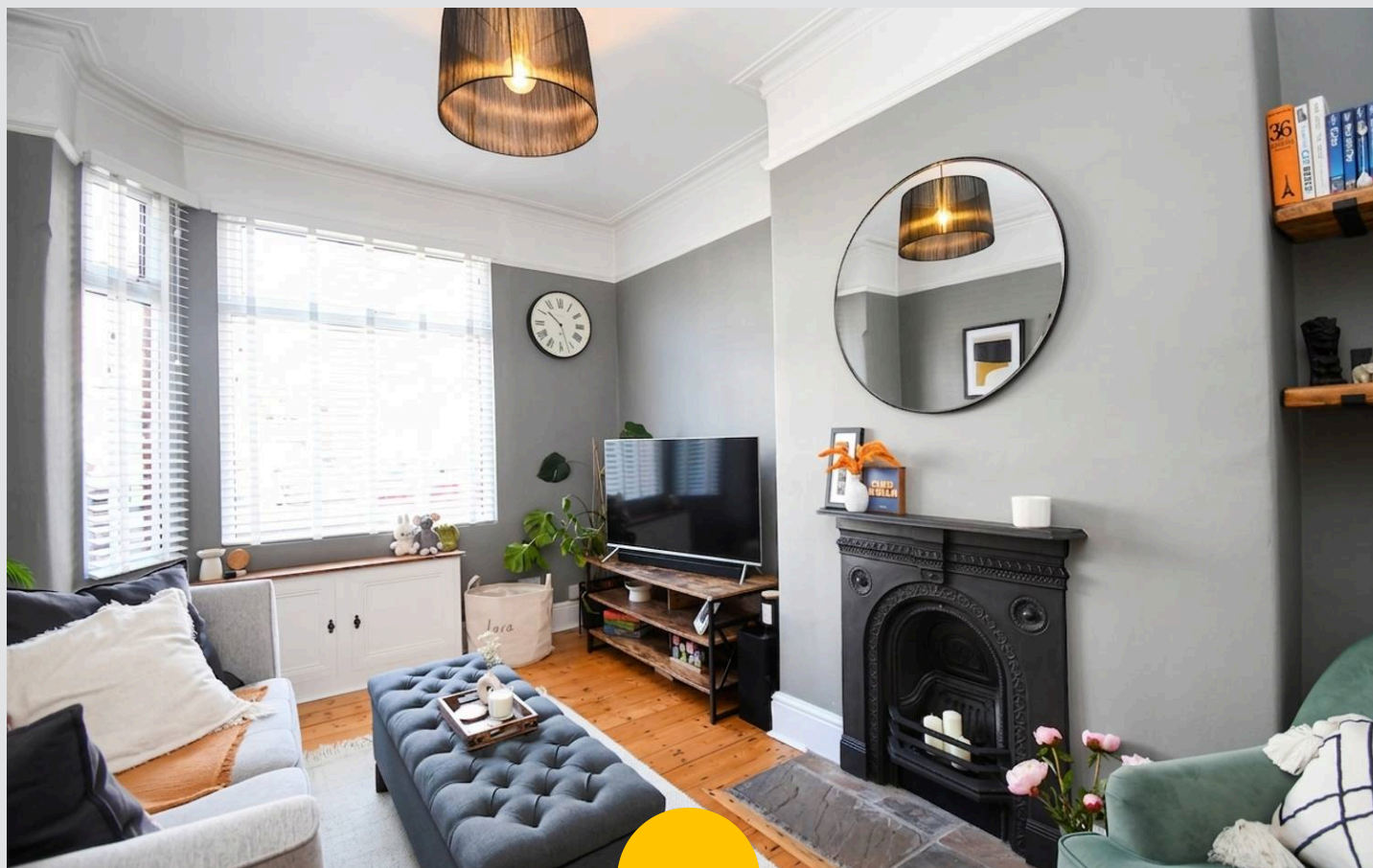
Eccles, Manchester

Beautifully presented two bed terrace in Monton Village with modern kitchen, converted loft, stylish décor, and great transport links. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Leasehold

- Stunning Terrace Property Located in the Heart of Monton Village
- Beautifully Presented Throughout
- Lounge and Formal Dining Space
- Contemporary Fitted Kitchen with French Doors Opening on to the Rear Garden
- Two Bedrooms and Fully Converted Loft Space
- Modern Fitted Bathroom and Separate W.C.
- Low Maintenance Rear Garden
- Perfect First Time Buy
- Close to a Plethora of Amenities & Excellent Transport Links



**Entrance Hallway**

**Reception Room One**

13' 8" x 8' 0" (4.17m x 2.44m)

**Reception Room Two**

13' 8" x 13' 7" (4.17m x 4.14m)

**Kitchen**

13' 2" x 8' 6" (4.01m x 2.59m)

**Landing**

**Bedroom One**

14' 1" x 11' 8" (4.29m x 3.56m)

**Bedroom Two**

11' 9" x 9' 0" (3.58m x 2.74m)

**Bathroom**

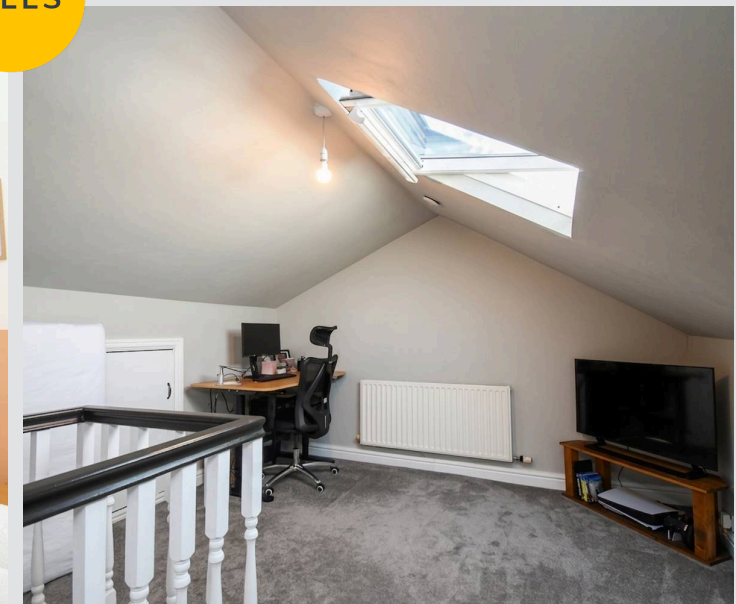
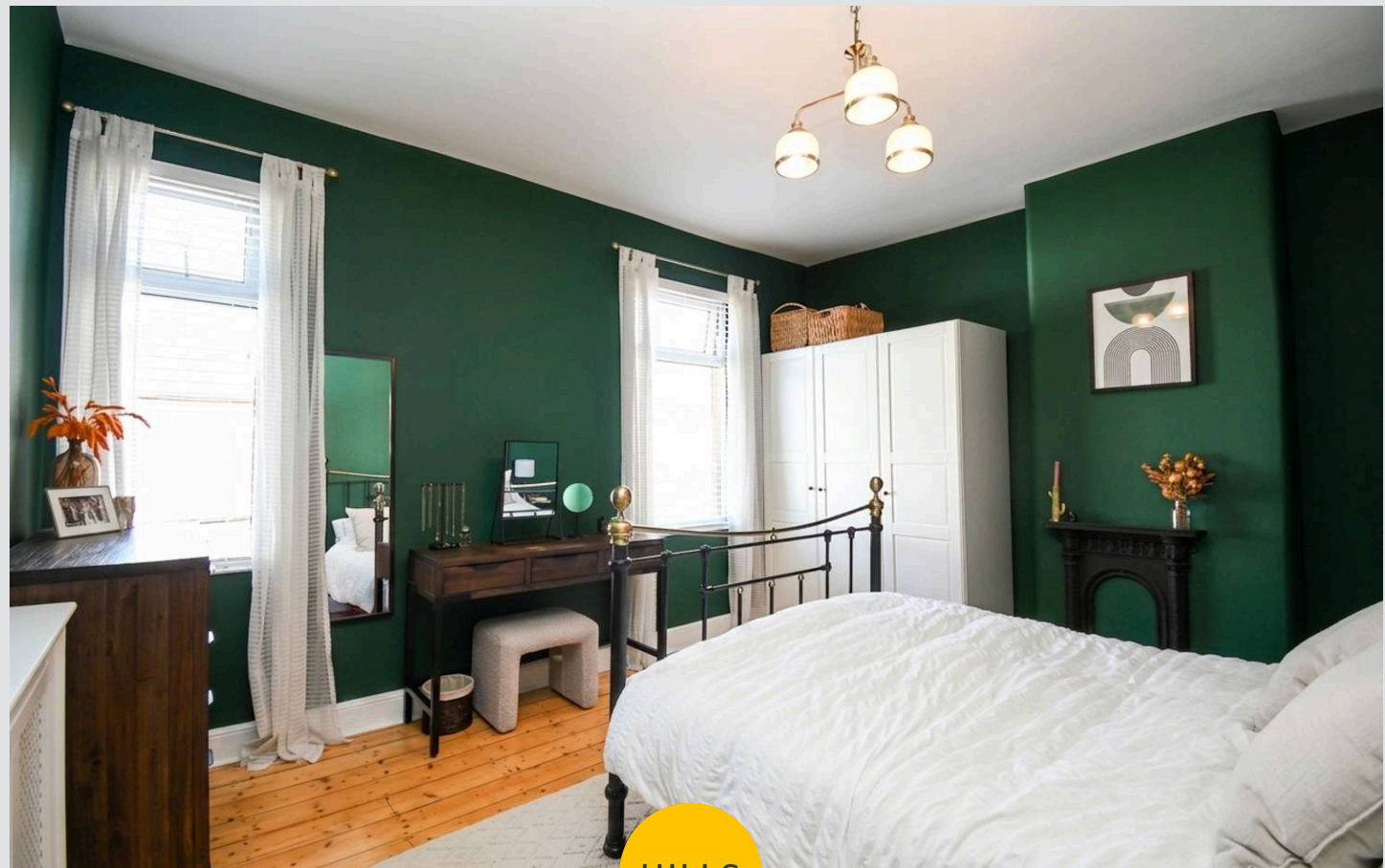
8' 7" x 6' 1" (2.62m x 1.85m)

**W.C.**

5' 7" x 4' 0" (1.70m x 1.22m)

**Loft Room**

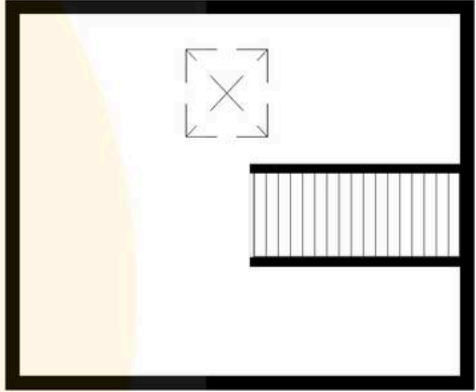
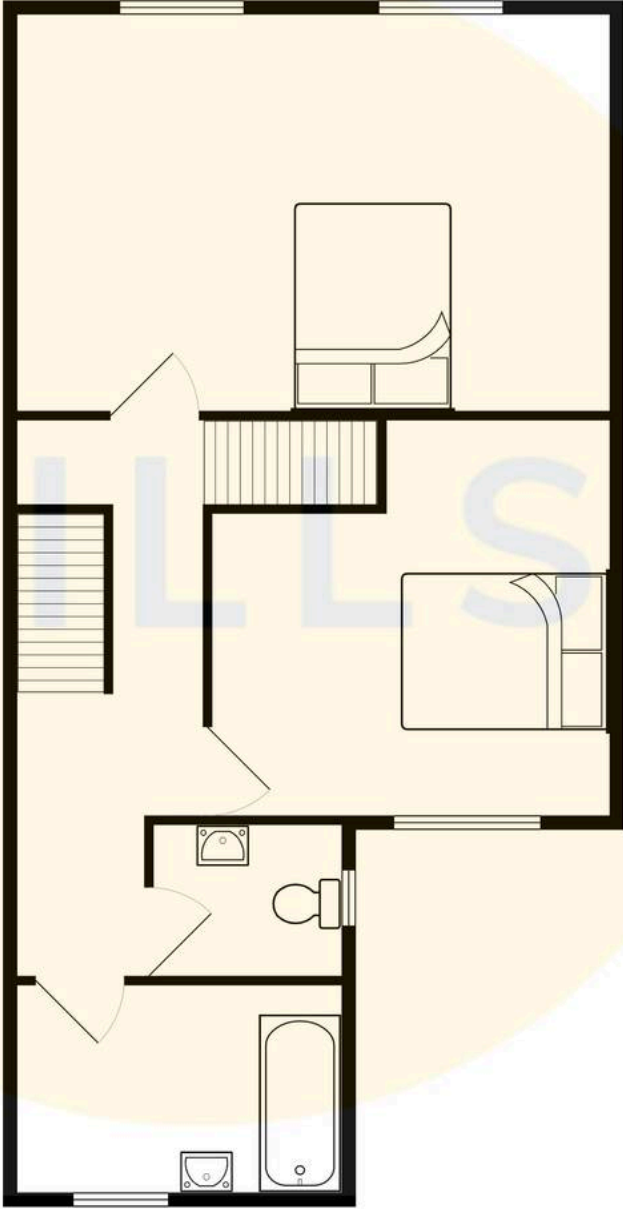
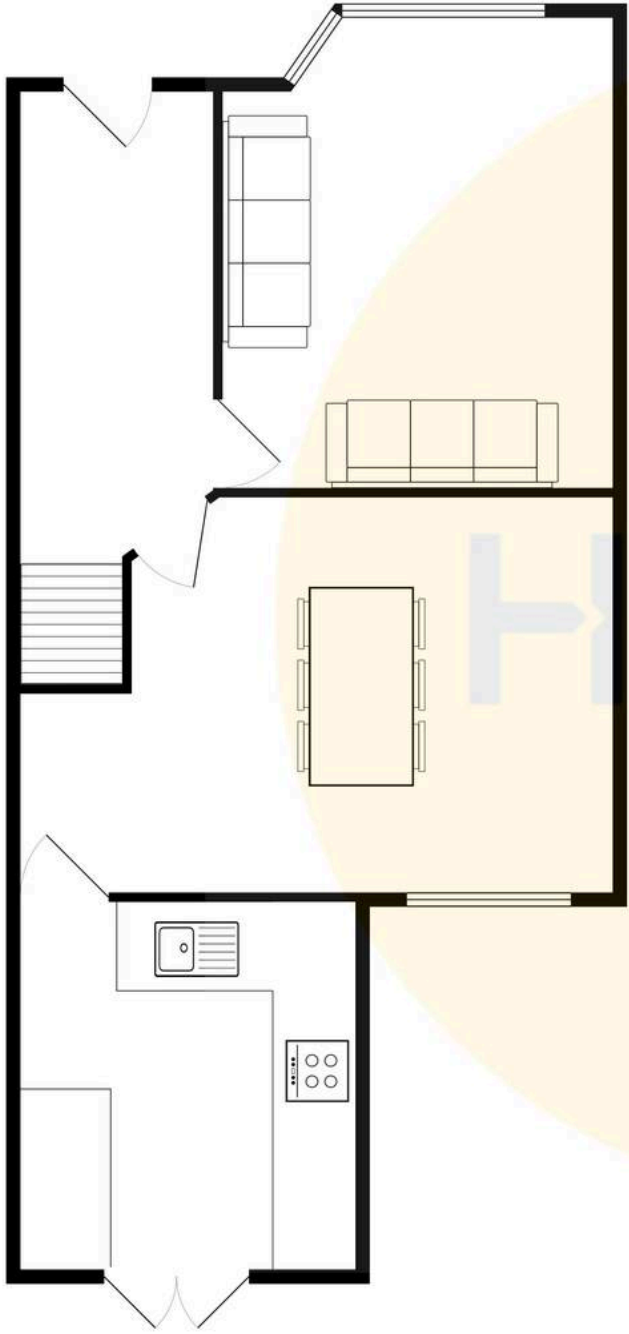
12' 8" x 11' 8" (3.86m x 3.56m)

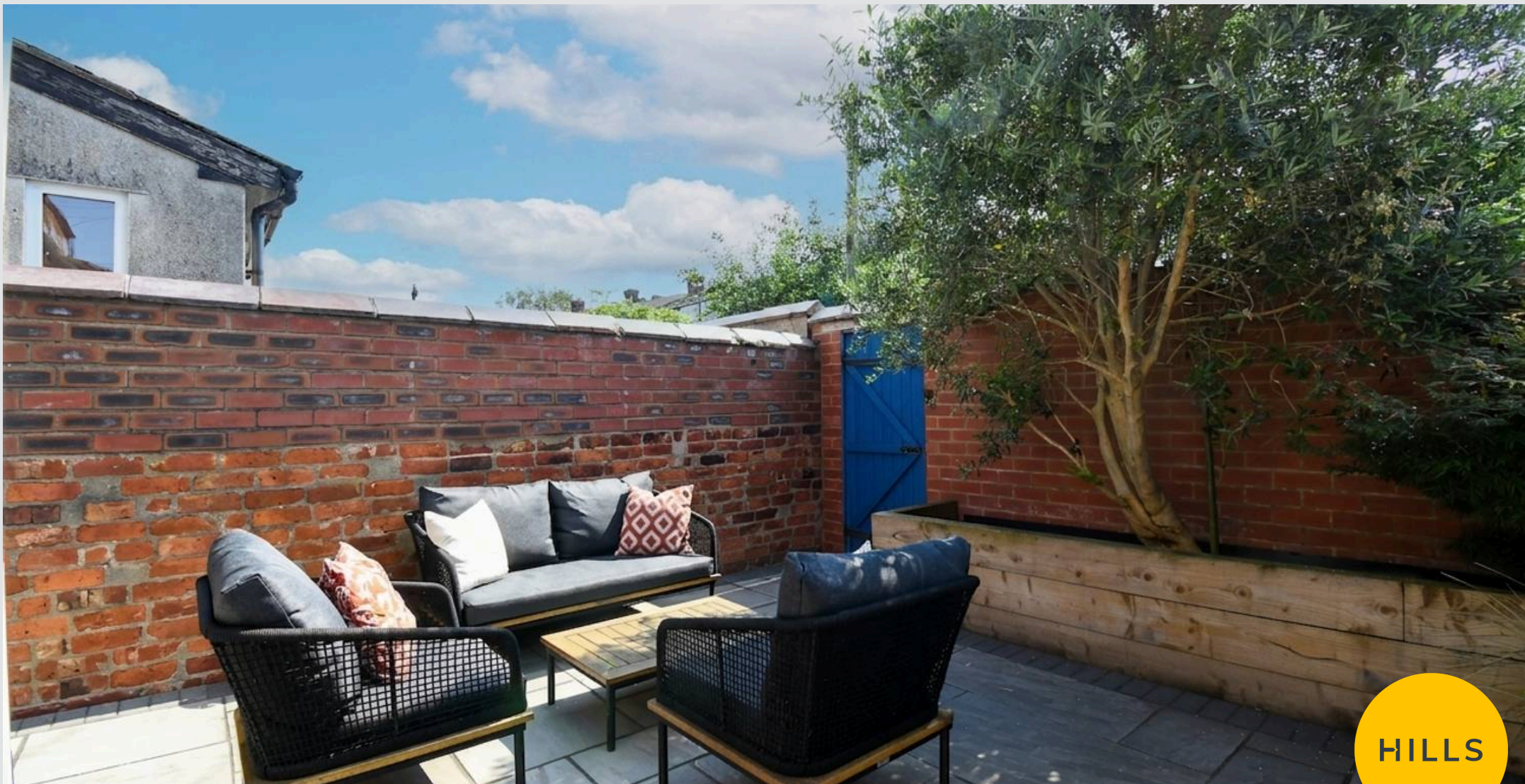




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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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.