

**Newlands Avenue, Eccles**

Manchester



Offers in Region of **£300,000**

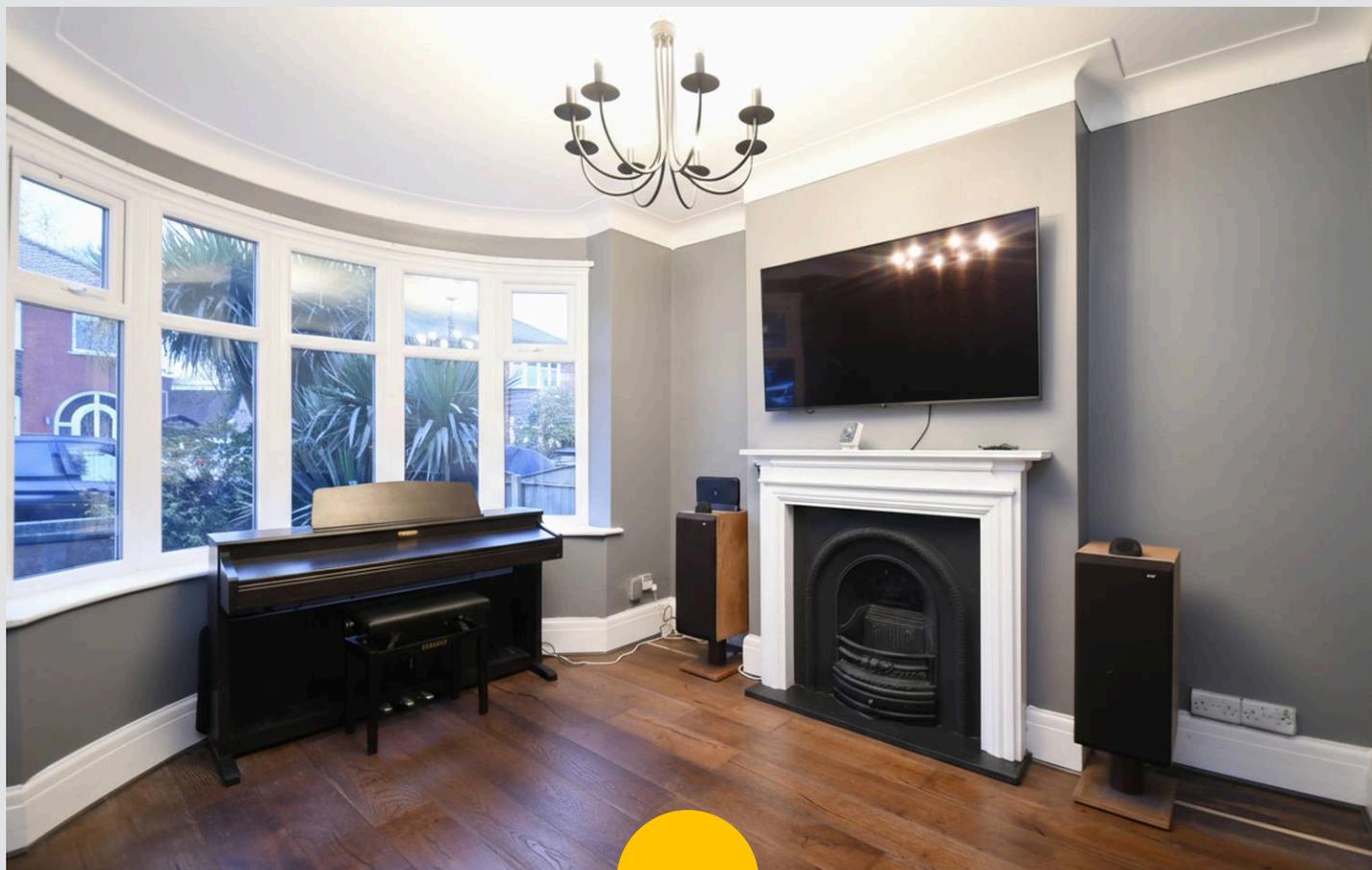
# Newlands Avenue

Eccles, Manchester

Beautifully presented 1930s three-bed semi on a quiet cul-de-sac, blending period features with modern style. Close to schools, shops, parks, transport. Off-road parking.  
Council Tax band: TBD

Tenure: Leasehold

- Beautiful 1930's Semi Detached Property Located on a Quiet Cul De Sac
- Bay Fronted Lounge and Second Reception Room
- Stunning Period Features Throughout with a Lovely Modern Finnish
- Timeless Shaker Style Sitted Kitchen
- Three Spacious Bedrooms
- Family Bathroom Suite along with Separate W.C.
- Off Road Parking and Gardens to the Front and Rear
- Located Close to Excellent Amenities including Educational Settings, Shops and Local Paying Fields
- Well Served by Brilliant Transport Links



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**Entrance Hallway**

**Reception Room One**

12' 5" x 11' 1" (3.78m x 3.38m)

**Reception Room Two**

13' 2" x 11' 3" (4.01m x 3.43m)

**Kitchen**

19' 6" x 5' 9" (5.94m x 1.75m)

**Landing**

**Bedroom One**

13' 0" x 10' 2" (3.96m x 3.10m)

**Bedroom Two**

13' 9" x 9' 9" (4.19m x 2.97m)

**Bedroom Three**

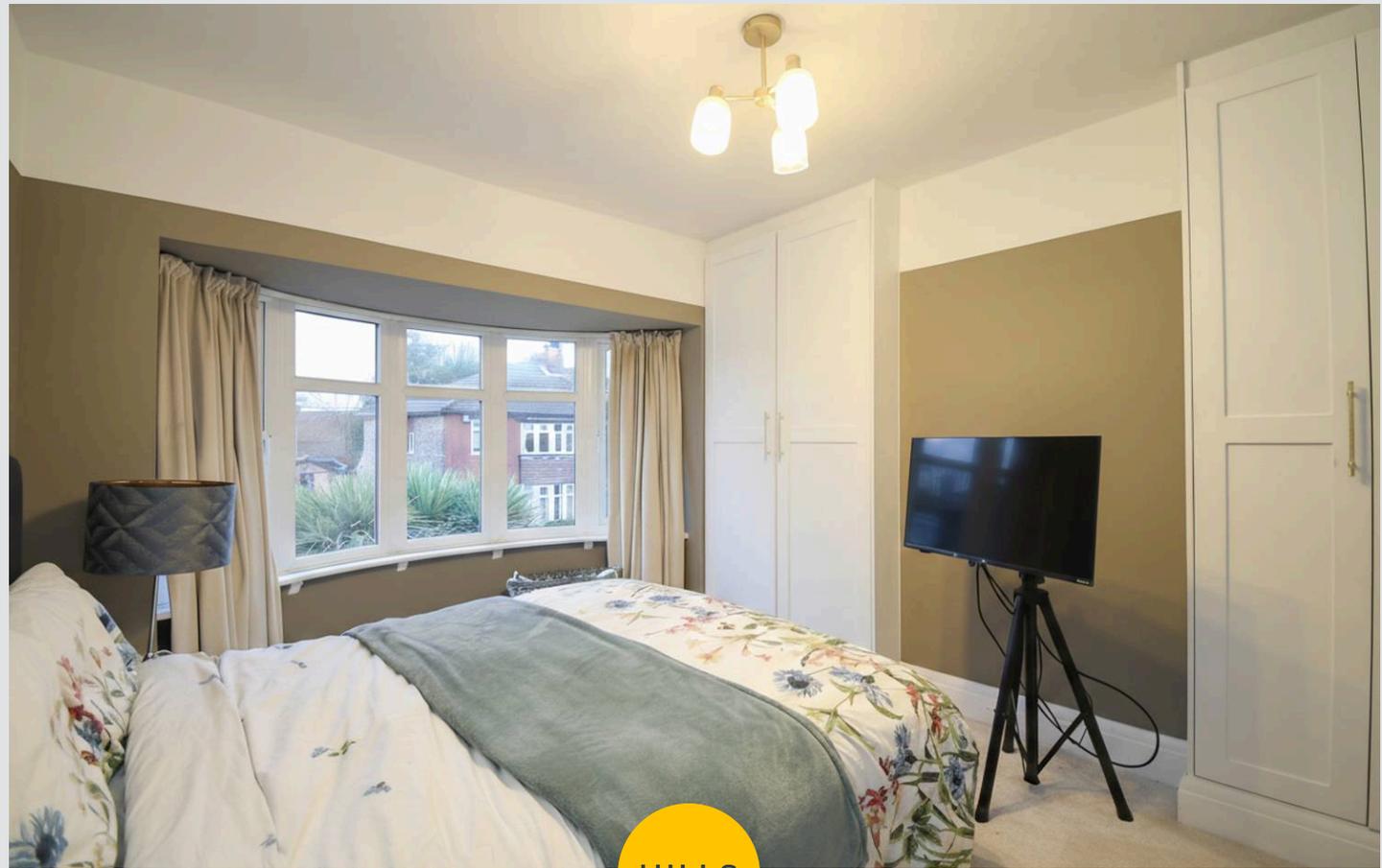
6' 7" x 6' 5" (2.01m x 1.96m)

**Bathroom**

7' 8" x 6' 5" (2.34m x 1.96m)

**W.C**

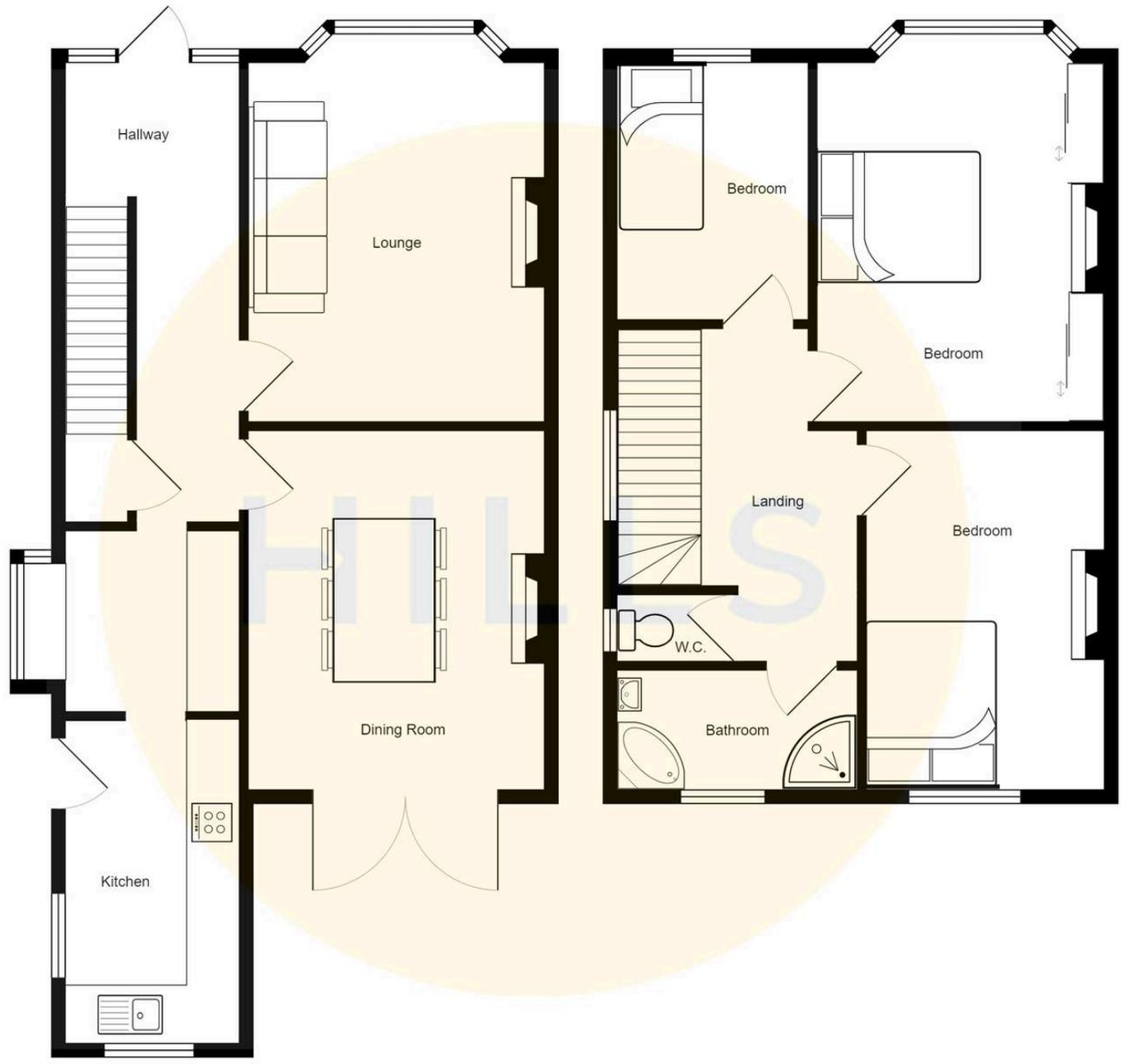
4' 6" x 2' 8" (1.37m x 0.81m)





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