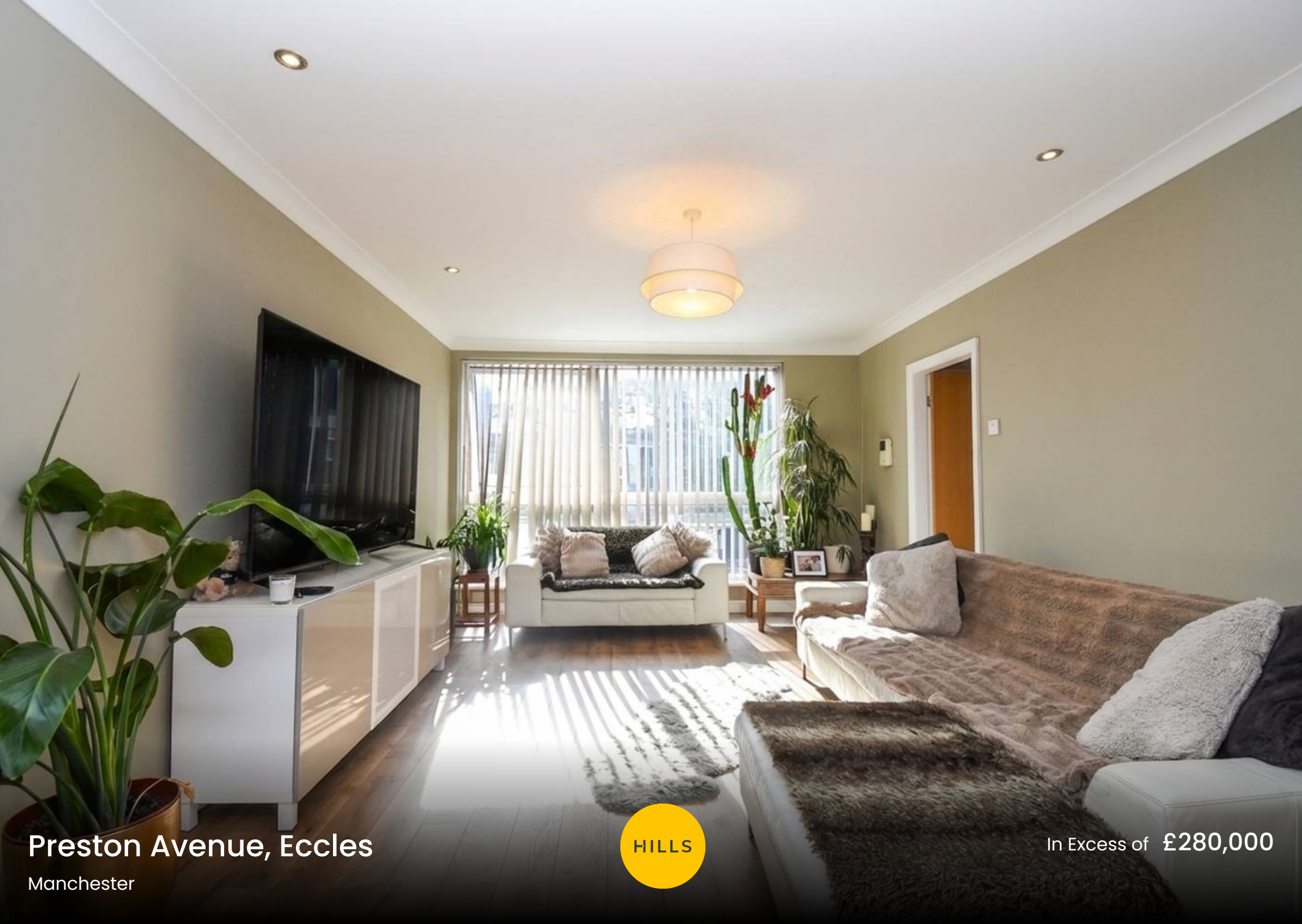




Preston Avenue, Eccles

Manchester

HILLS

In Excess of **£280,000**

Preston Avenue

Eccles, Manchester

Three bedroom terraced house on a quiet cul-de-sac near Salford Royal and Monton Village. Features garage, parking, garden, spacious living, and excellent transport links.

Council Tax band: B

Tenure: Leasehold

- Perfect first time by your family home tucked away on a quiet cul-de-sac
- Laid across three floors
- Spacious lounge with flood ceiling windows flooding the room with natural light
- Open plan kitchen and dining space with separate utility room
- Three spacious bedrooms
- Four piece family bathroom suite with corner tub
- Low maintenance rear garden garage and off-road parking to the front
- Located within waking distance to Salford Royal Hospital and Monton Village
- Surrounded by excellence, amenities, including shops, parks, schools and well served by public transport and motorway links



HILLS

Porch

6' 11" x 5' 7" (2.10m x 1.70m)

Entrance Hallway**Garage**

20' 8" x 8' 10" (6.30m x 2.70m)

Downstairs W.C.

4' 11" x 2' 7" (1.50m x 0.80m)

Landing**Lounge**

18' 1" x 11' 10" (5.50m x 3.60m)

Kitchen/Diner

15' 1" x 8' 6" (4.60m x 2.60m)

Landing**Bedroom One**

14' 5" x 8' 10" (4.40m x 2.70m)

Bedroom Two

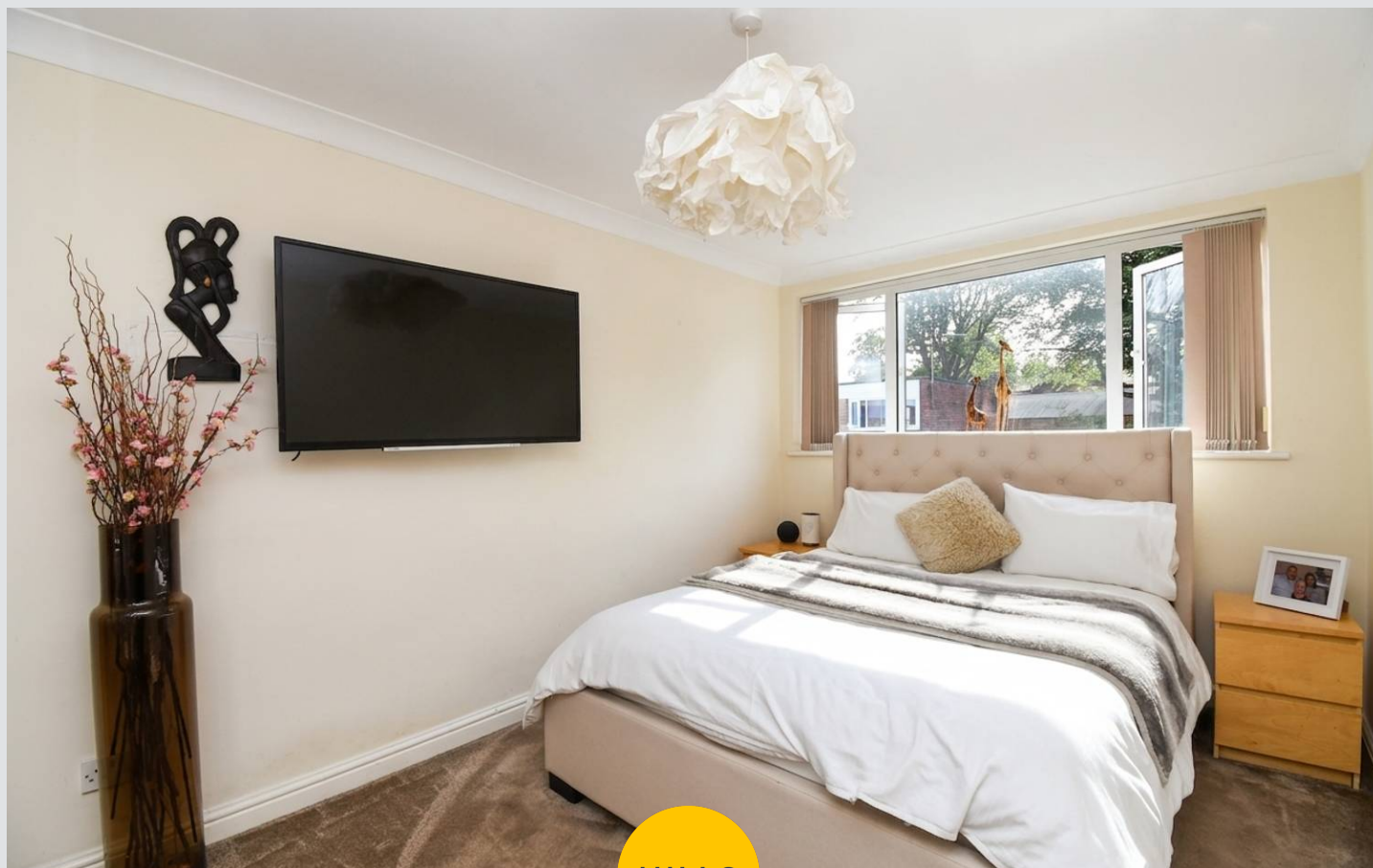
11' 6" x 8' 10" (3.50m x 2.70m)

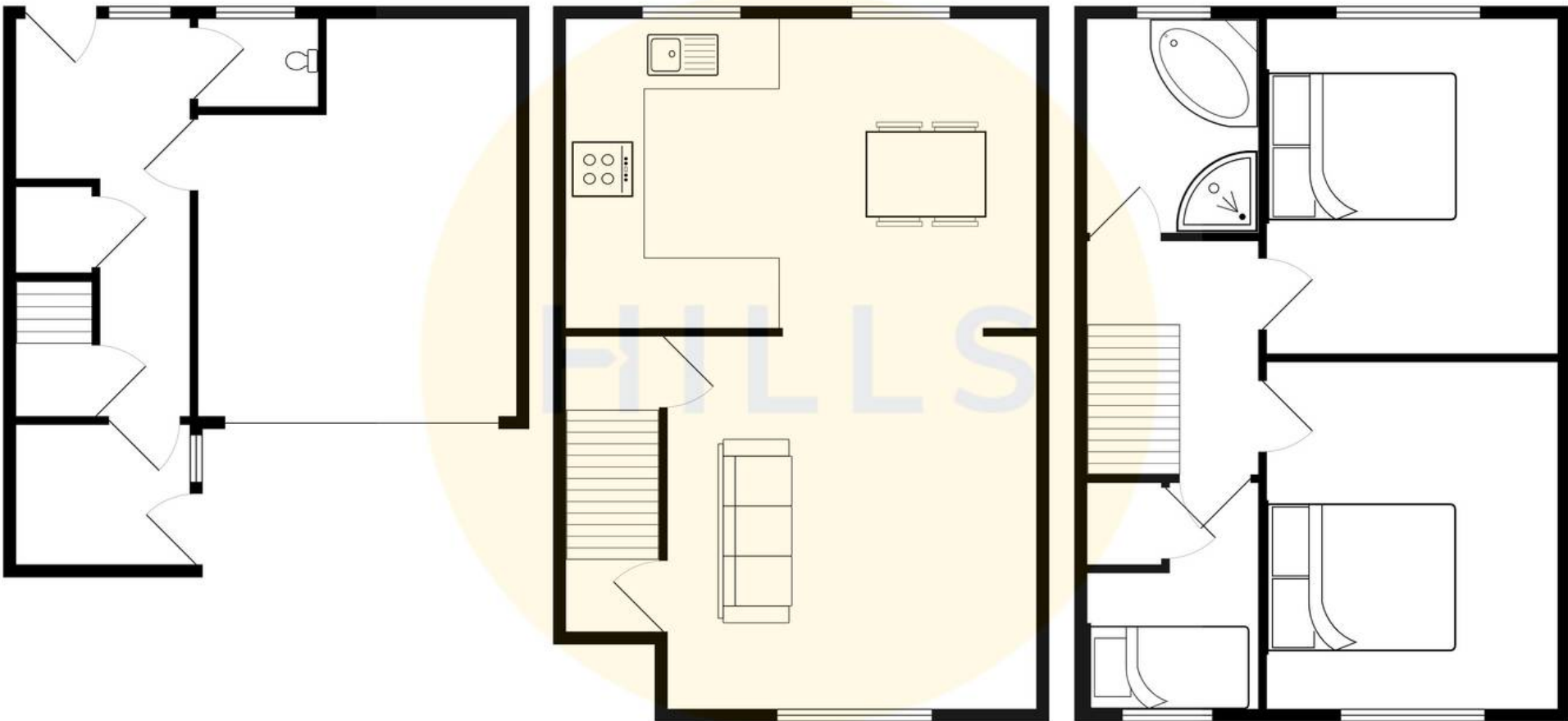
Bedroom Three

9' 10" x 5' 11" (3.00m x 1.80m)

Bathroom

7' 10" x 5' 7" (2.40m x 1.70m)







Hills | Salfords Estate Agent

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