



Leamington Road, Eccles

Manchester



In Excess of £300,000

# Leamington Road

Eccles, Manchester

Take a look at this EXTENDED THREE BEDROOM SEMI-DETACHED HOME! Benefitting from a bay fronted lounge diner, contemporary kitchen complete with a centre island, and a single story wrap around extension

Council Tax band: B

Tenure: Leasehold

- Spacious three bedroom semi-detached family home!
- Located close to excellent schooling, good transport links and Monton Village
- Benefitting from a single story wrap around extension
- Contemporary fitted kitchen complete with a centre island
- Bay fronted lounge diner and separate conservatory
- Off-road parking to the front for multiple cars
- Modern three piece bathroom suite
- Well-presented throughout
- Perfect family home
- Early viewing is essential!



**Porch**

3' 10" x 8' 9" (1.18m x 2.66m)

**Entrance Hallway**

8' 10" x 7' 10" (2.68m x 2.40m)

**Lounge / Diner**

23' 9" x 11' 1" (7.25m x 3.37m)

**Kitchen**

16' 1" x 14' 11" (4.90m x 4.55m)

**Conservatory**

13' 9" x 12' 6" (4.20m x 3.82m)

**Landing**

**Bedroom One**

12' 1" x 11' 1" (3.69m x 3.39m)

**Bedroom Two**

11' 9" x 8' 6" (3.58m x 2.60m)

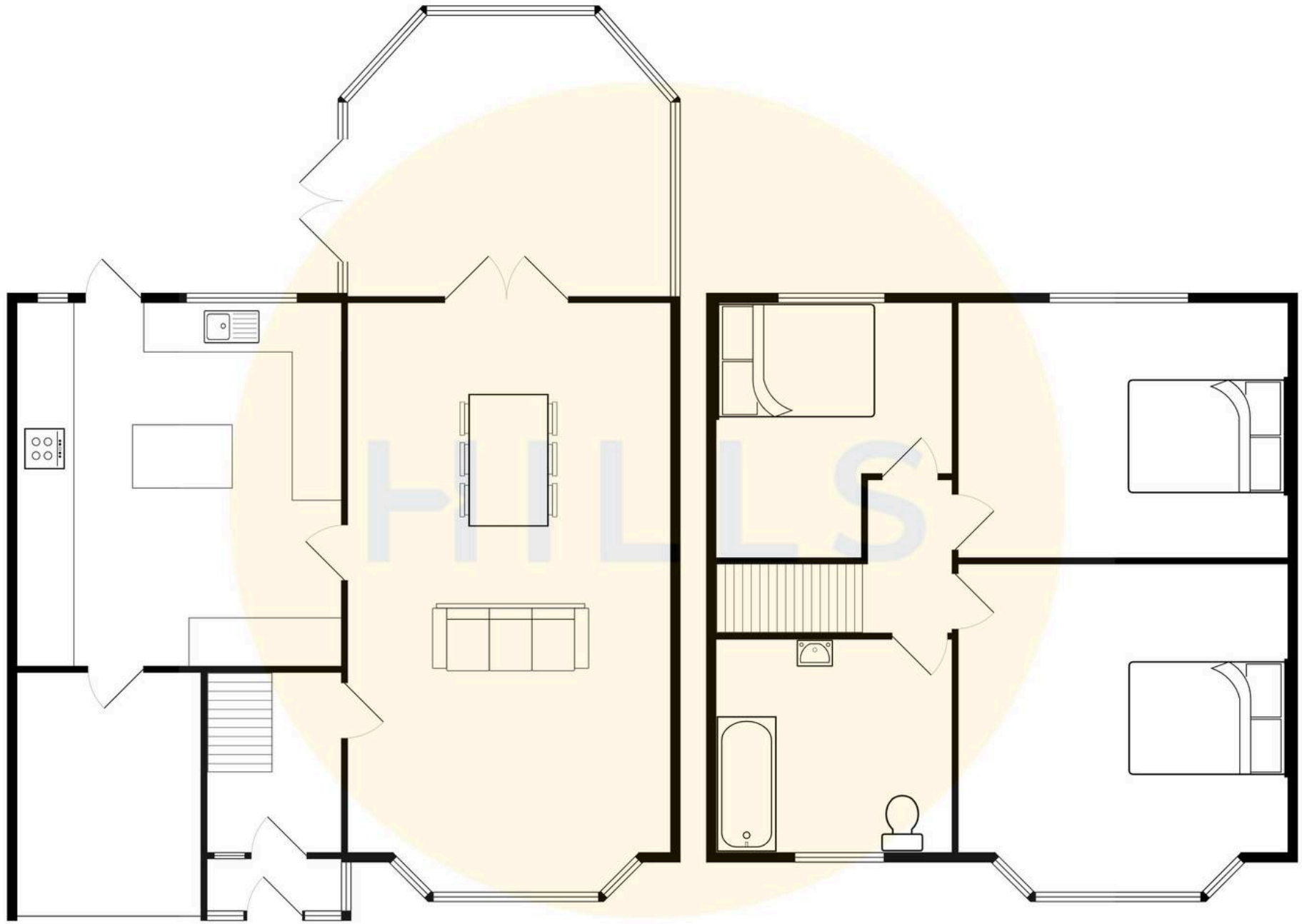
**Bedroom Three**

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

**Bathroom**

6' 10" x 7' 9" (2.08m x 2.36m)







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