

Woodfield Grove, Eccles

Manchester



Offers Over £170,000

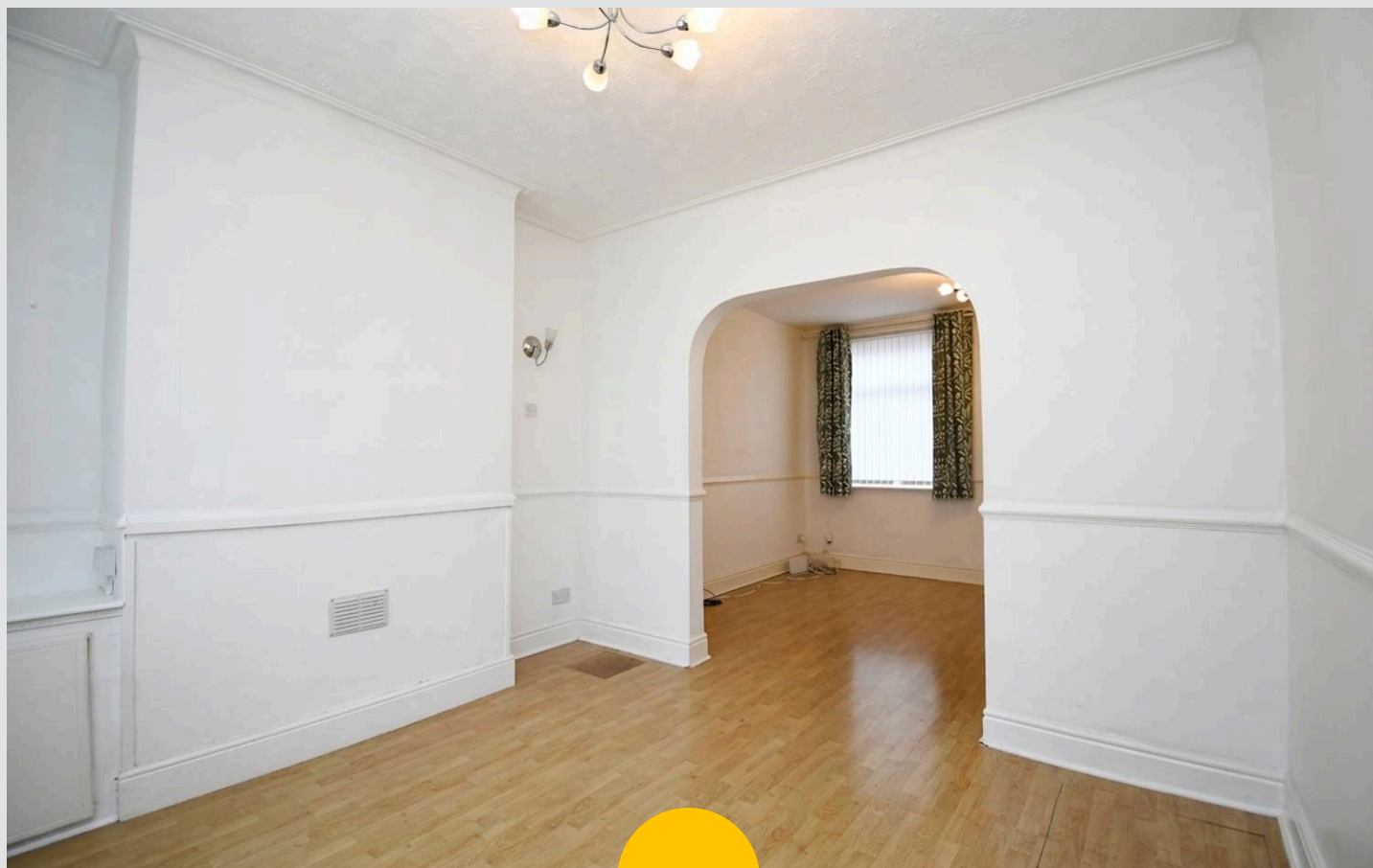
Woodfield Grove

Eccles, Manchester

Council Tax band: A

Tenure: Freehold

- Offered to the Market with No Onward Chain
- Two Bed Terrace Located on a Quiet Cul De Sac
- Lounge and Spacious Second Reception Room
- Two Double Bedrooms
- Three Piece Bathroom Suite
- Low Maintenance Yard to the Rear
- Excellently Located Close to Amenities and Transport Links
- Perfect First Time Buy or Investment



HILLS



Entrance Hallway

Reception Room One

11' 8" x 10' 9" (3.56m x 3.28m)

Reception Room Two

14' 8" x 11' 0" (4.47m x 3.35m)

Kitchen

11' 9" x 8' 2" (3.58m x 2.49m)

Landing

Bedroom One

14' 8" x 10' 9" (4.47m x 3.28m)

Bedroom Two

11' 0" x 9' 2" (3.35m x 2.79m)

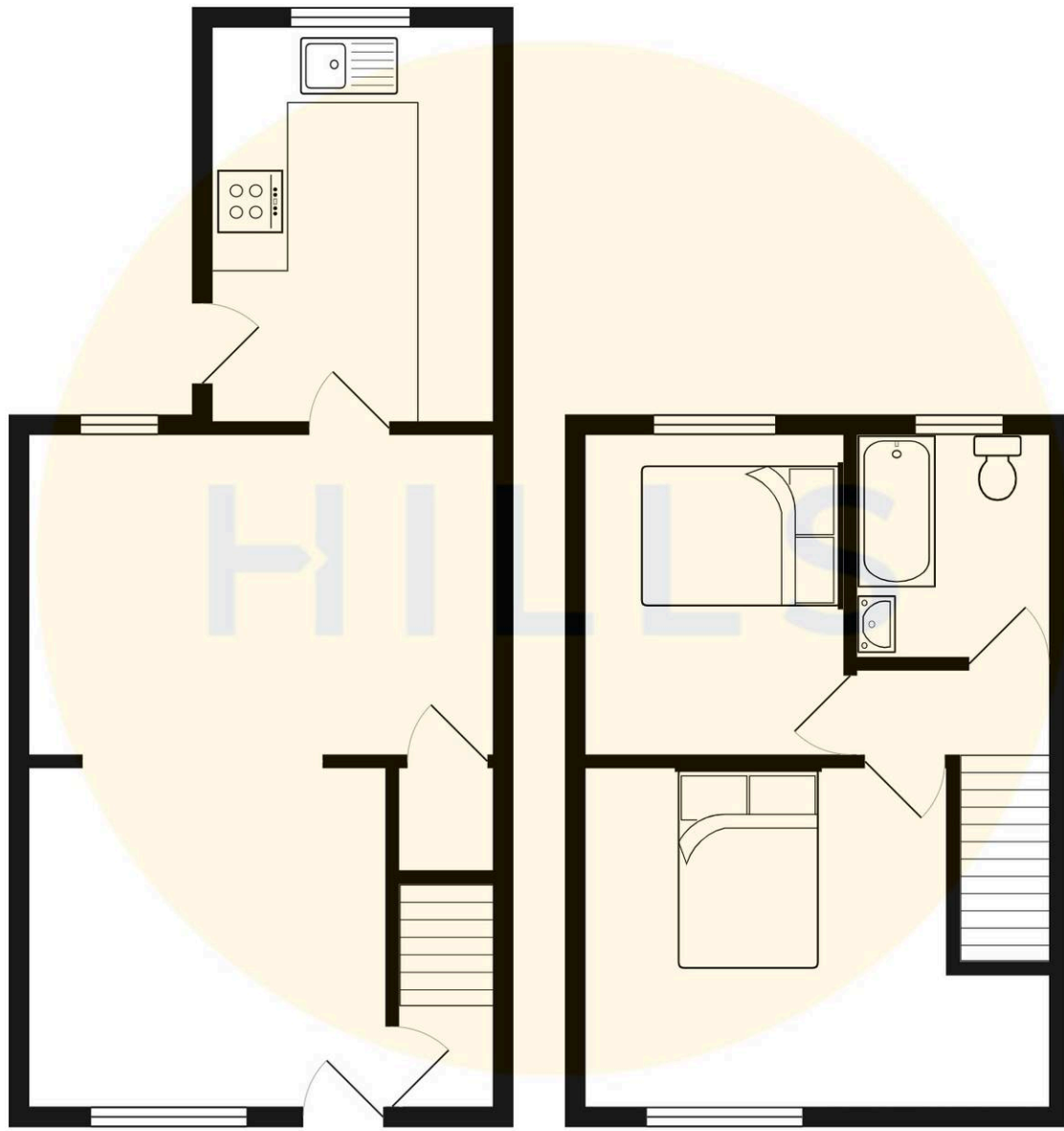
Bathroom

7' 8" x 4' 9" (2.34m x 1.45m)



HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.