



Eton Hill Road, Manchester, M26 2XQ

£145,000

Nestled on Eton Hill Road in the charming area of Radcliffe, Manchester, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning three floors, this cosy home features a welcoming reception room that invites you to relax and unwind. The well-appointed kitchen on the ground floor is ideal for culinary enthusiasts, providing ample space for meal preparation and family gatherings.

The first floor boasts two inviting bedrooms, perfect for restful nights and personal retreats. A family bathroom is conveniently located on this level, ensuring practicality for everyday living. The property also benefits from a loft conversion on the second floor, which can serve as an additional bedroom, a home office, or a creative space, catering to your individual needs.

This terraced house is not only a comfortable dwelling but also a wonderful opportunity for those seeking a home in a vibrant community. With its charming features and versatile layout, it is sure to appeal to a variety of buyers or renters looking for a place to call home in Radcliffe. Don't miss the chance to make this lovely property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Terraced Home Set Over Three Floors
- Versatile Loft Conversion
- On Street Parking
- Tenure - Leasehold
- Spacious Reception Room
- Family Bathroom
- EPC Rating - TBC
- Modern Fitted Kitchen
- Popular Radcliffe Location
- Council Tax Band - A

Ground Floor

Entrance Vestibule

3'1 x 2'7 (0.94m x 0.79m)

Reception Room

13'9 x 10'7 (4.19m x 3.23m)

Kitchen

10'7 x 9'6 (3.23m x 2.90m)

First Floor

Landing

14'1 x 10'9 (4.29m x 3.28m)

Bedroom One

14'1 x 10'9 (4.29m x 3.28m)

Bedroom Two

9 x 8'7 (2.74m x 2.62m)

Bathroom

9 x 5 (2.74m x 1.52m)

Second Floor

Loft Room

15'7 x 13'2 (4.75m x 4.01m)

External

Front

On street parking.

Rear

Enclosed yard to rear.



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