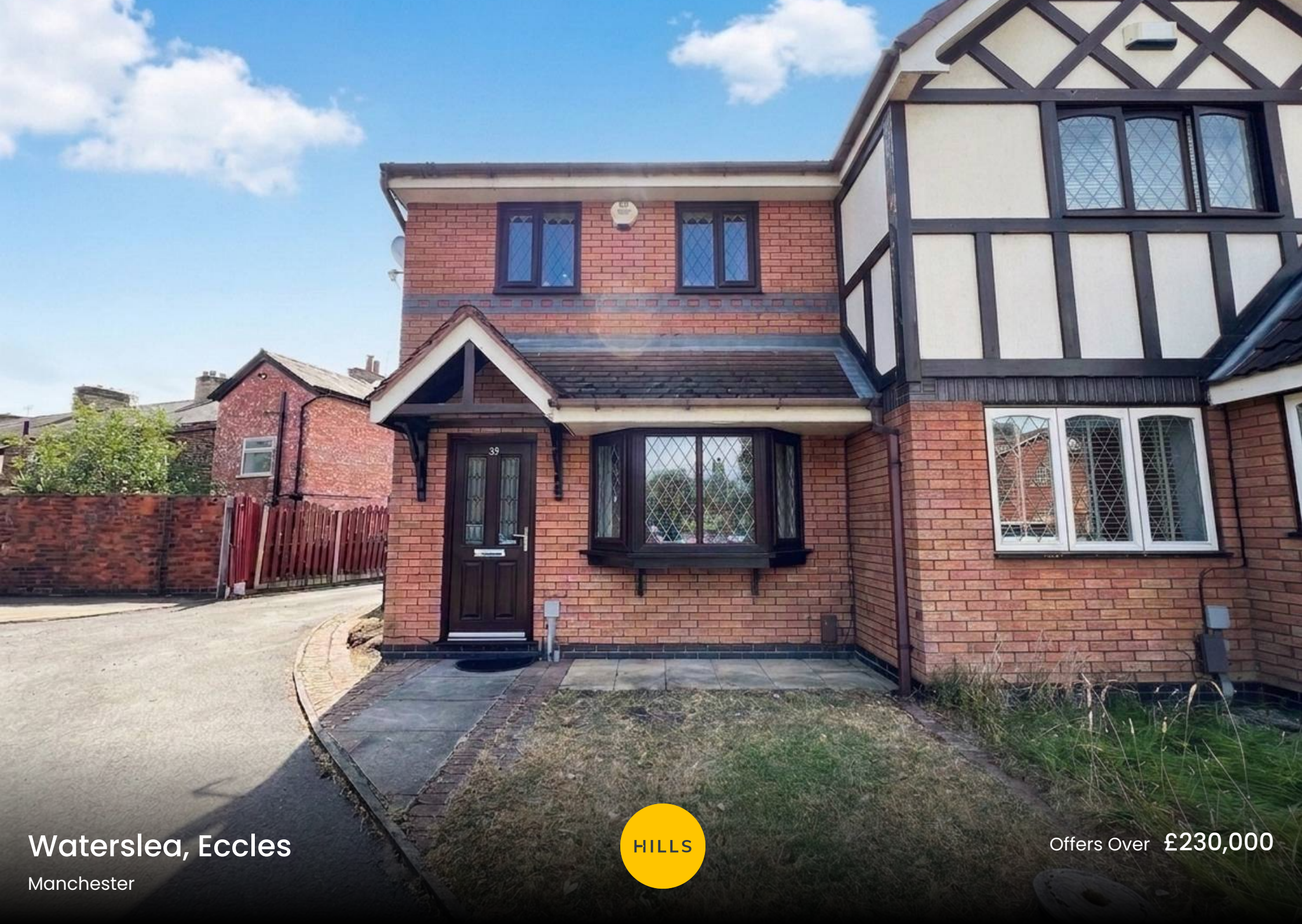




Waterslea, Eccles
Manchester



Offers Over **£230,000**

Waterslea

Eccles, Manchester

Beautiful two-bed semi-detached in a quiet cul de sac near Patricroft station. Features modern interiors, conservatory, off-road parking, and great access to amenities and schools.

Council Tax band: B

Tenure: Leasehold

- Perfectly positioned on a lovely quiet Cul de sac
- Fabulous first time buy or downsize
- Spacious lounge and additional conservatory
- Open plan fitted kitchen and dining space
- Two double bedrooms
- Modern shower room
- Garden to the rear with paved seating area and lawn benefiting from the Sun all day
- Gated off roadparking for multiple vehicles
- Short walk to Patricroft train station taking you direct to Manchester Centre in 15 Minutes
- Surrounded by excellent communities and brilliant transport links



HILLS



Entrance Hallway

Lounge

12' 8" x 11' 2" (3.87m x 3.41m)

Kitchen/Diner

14' 2" x 7' 2" (4.32m x 2.19m)

Conservatory

9' 2" x 7' 5" (2.80m x 2.25m)

Lino flooring & French doors to the rear.

Bedroom One

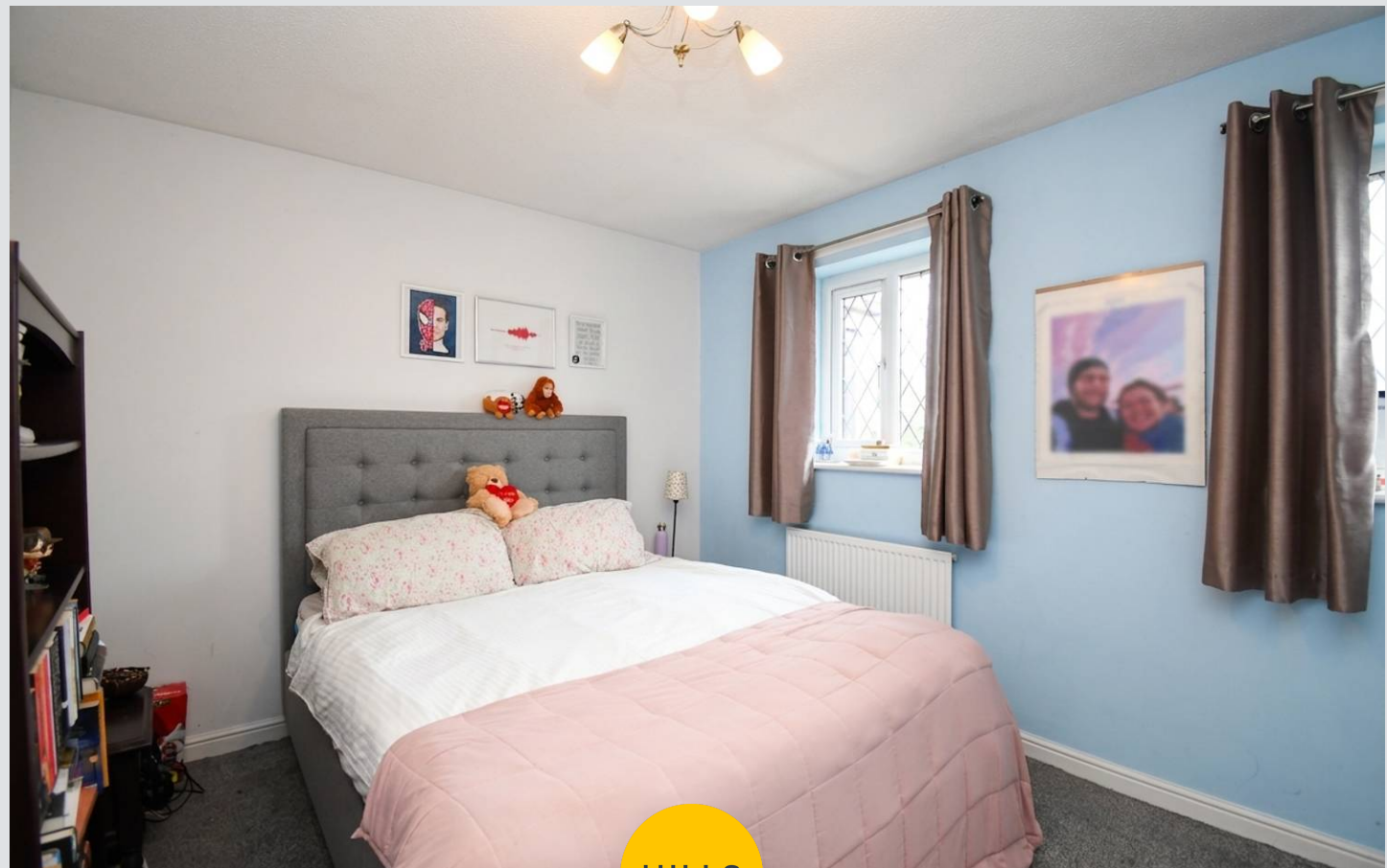
14' 3" x 9' 8" (4.35m x 2.95m)

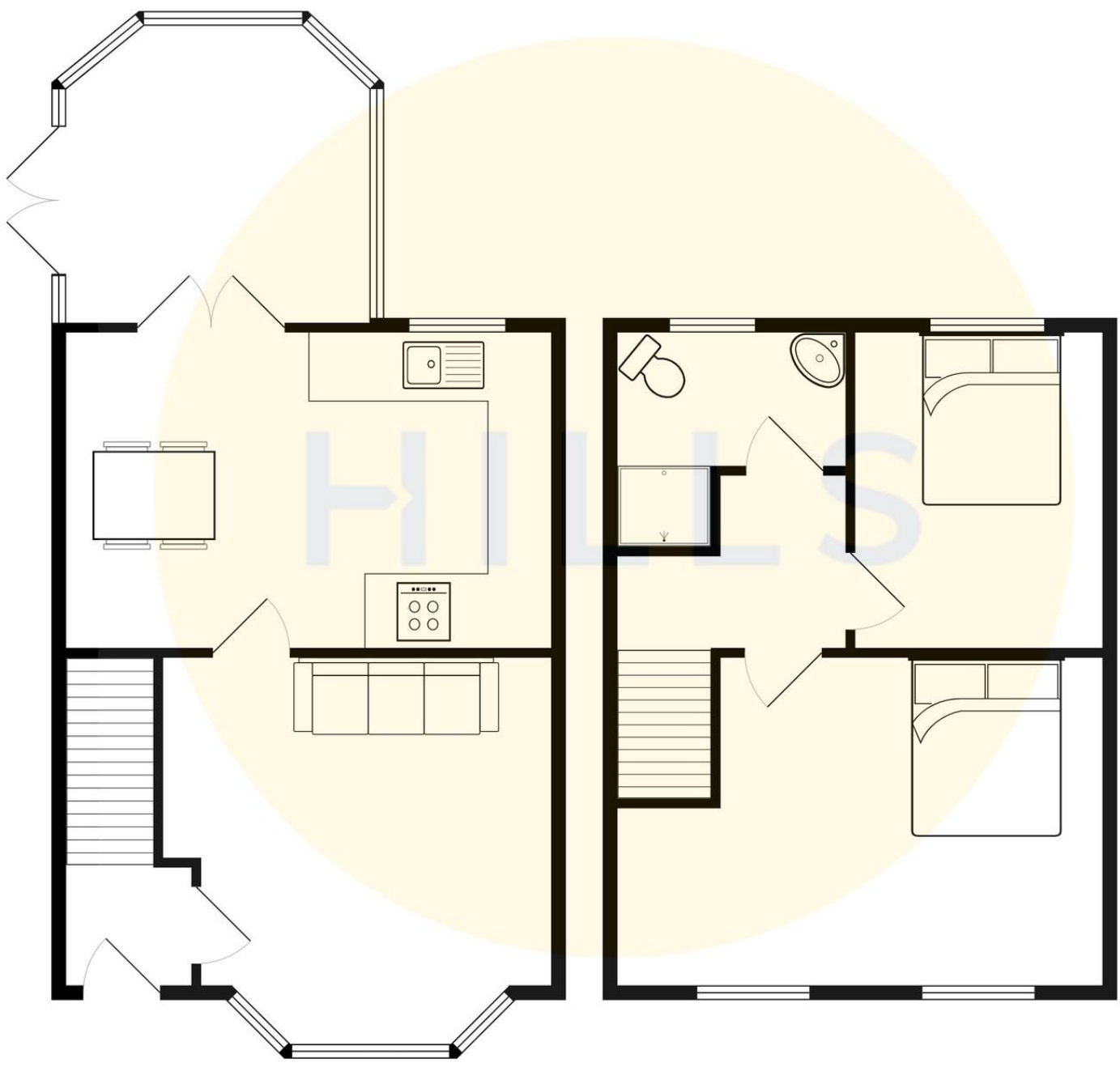
Bedroom Two

10' 6" x 8' 0" (3.20m x 2.43m)

Bathroom

7' 5" x 5' 10" (2.25m x 1.79m)







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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