

19 Ampney Close, Eccles

Miller Metcalfe
Every step of the way

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Eccles, Manchester

* Fabulous Modern Semi-Detached Home, Exceptionally Well Presented Throughout with Landscaped Gardens Front and Rear, Extensive Parking, Detached Garage and Situated Within a Select Cul-de-Sac Location - Early Internal Viewing Strongly Recommended *

This wonderful modern property is situated upon a popular cul-de-sac development and offers superb accommodation that is ideally suited to modern living, coupled with ample off road parking, a detached garage and private landscaped gardens that simply must be viewed in person to be fully appreciated.

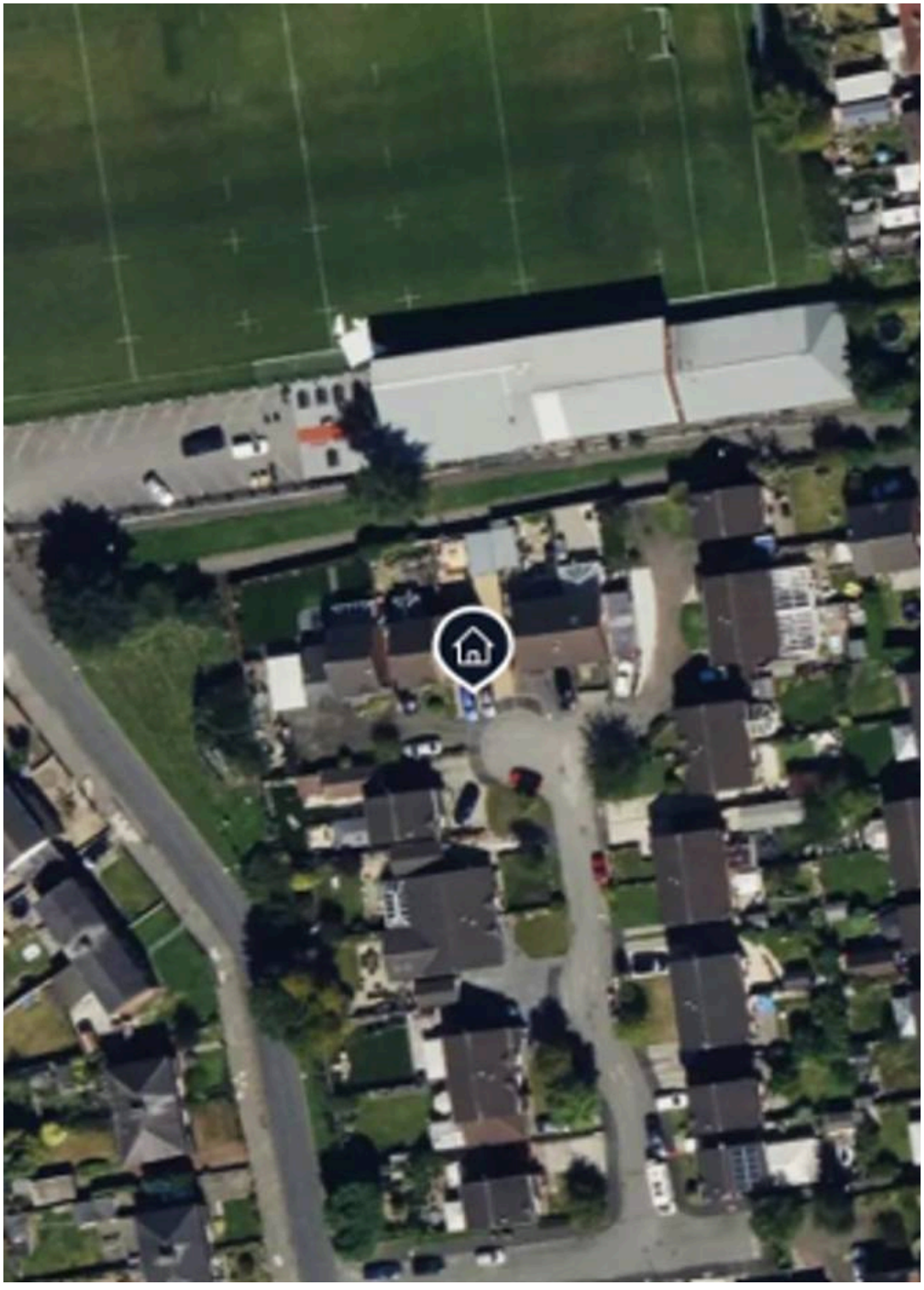
Finished to the highest of standards throughout, the living space comprises an entrance hall, fabulous open plan lounge plus a modern fitted dining kitchen with integrated appliances to the ground floor. On the first floor three bedrooms plus a modern three piece family bathroom can be found which completes the internal living space.

The property is garden fronted with a double paved driveway providing ample off road parking. A further gated driveway provides yet more secure parking and access to the detached garage. To the rear an enclosed garden can be found which has been tastefully landscaped with low maintenance in mind, providing superb outside space ideal for children's play and al-fresco entertaining.

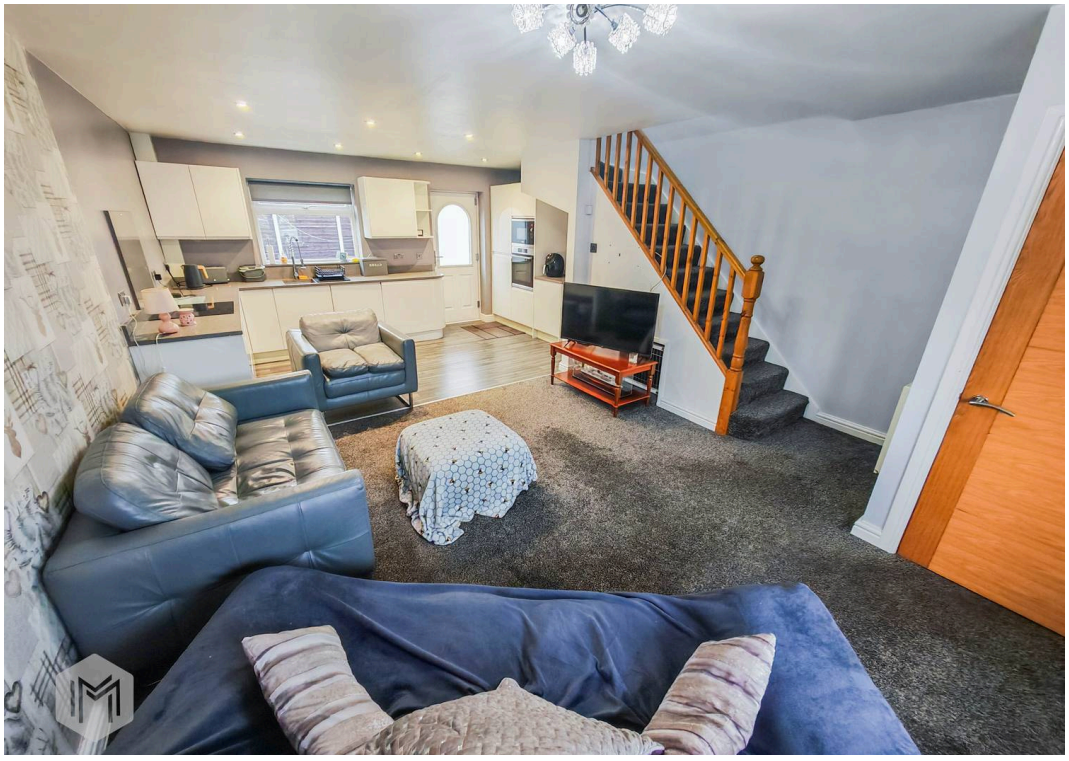
The property further benefits from planning permission passed for conversion of the roof space with rear dormer and three skylights to the front to add further accommodation if required.

The popular location is within easy access to the many shops and amenities Eccles has to offer. It is also well placed for major transport links making it easy to commute into Manchester and across the North West.

Homes in this location rarely stay on the market for very long and as such an early internal viewing is strongly recommended to avoid disappointment.



Council Tax band: B











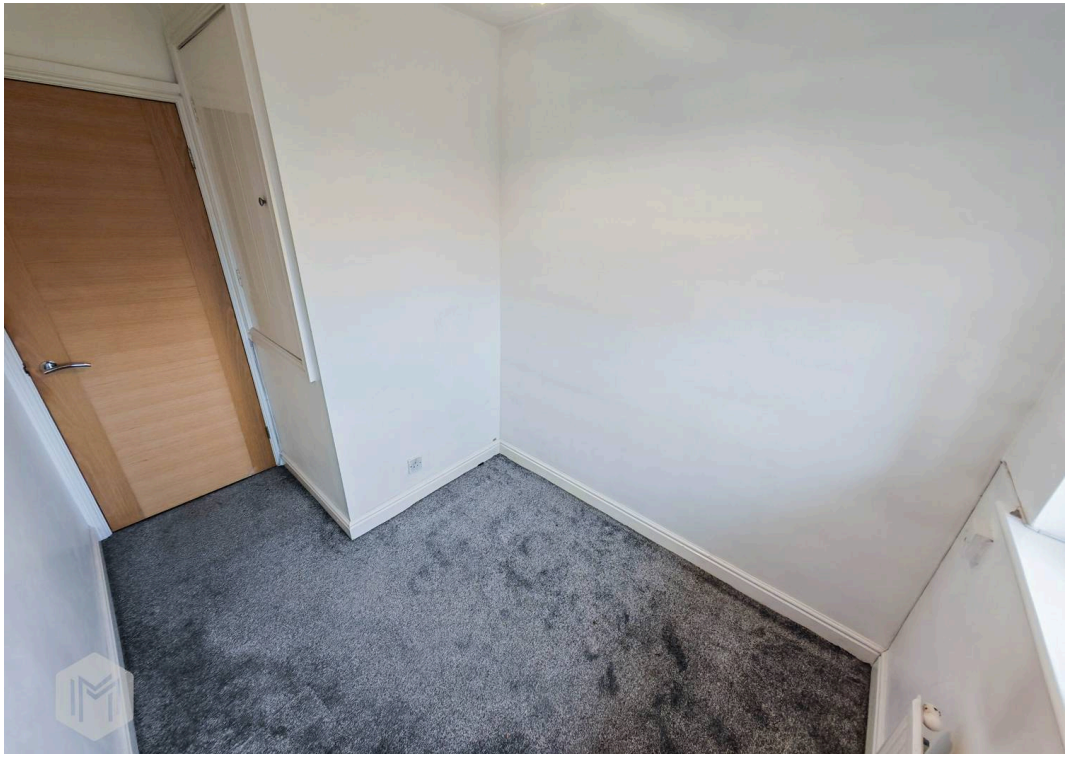






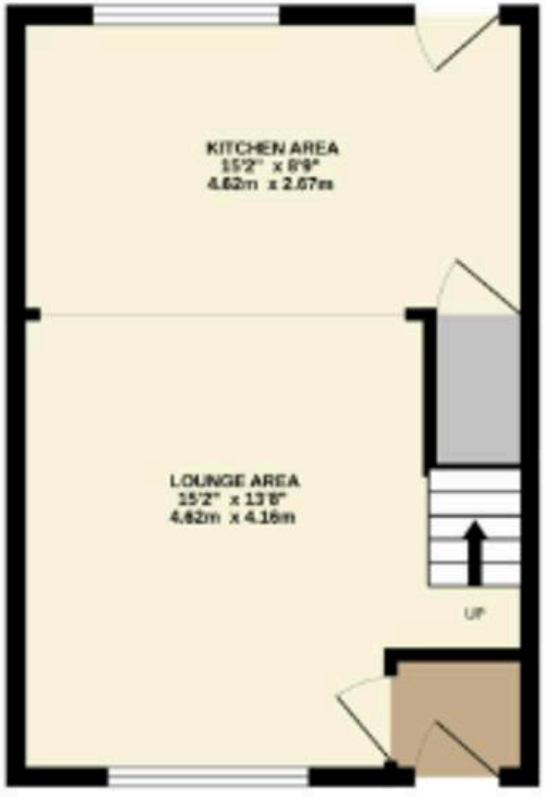




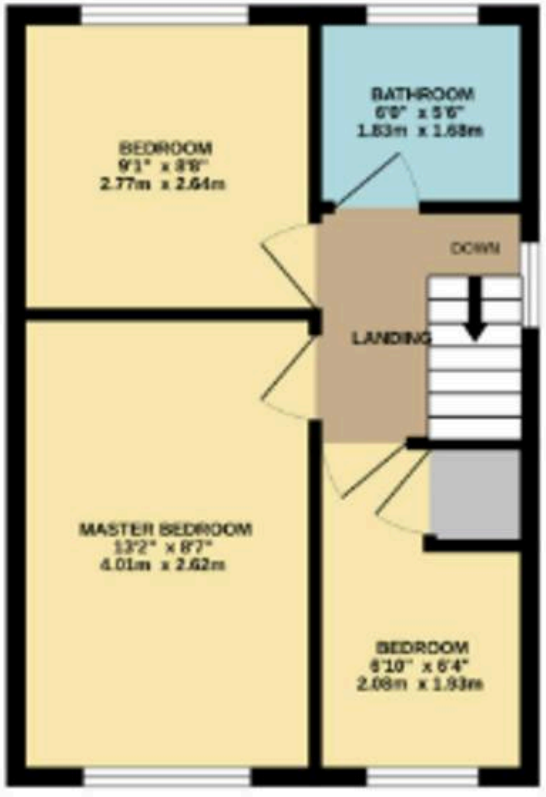




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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