



Weymouth Road, Eccles

Manchester



Offers in Region of **£280,000**

Weymouth Road

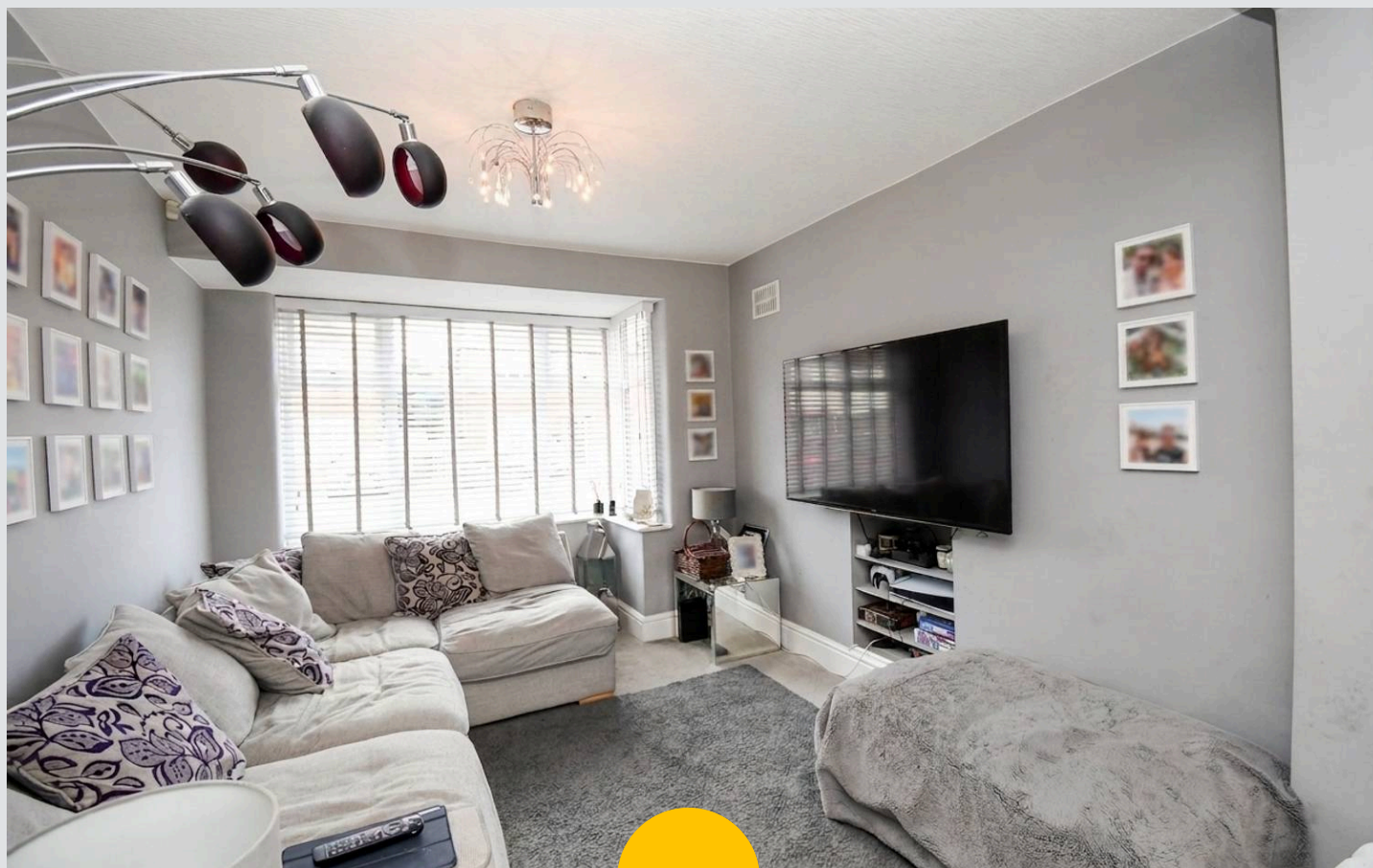
Eccles, Manchester

Extended three bed semi in Winton, near Monton and Worsley. Off-road parking, modern kitchen, open plan living, fitted wardrobes, summer house, low maintenance garden. Close to top schools and amenities.

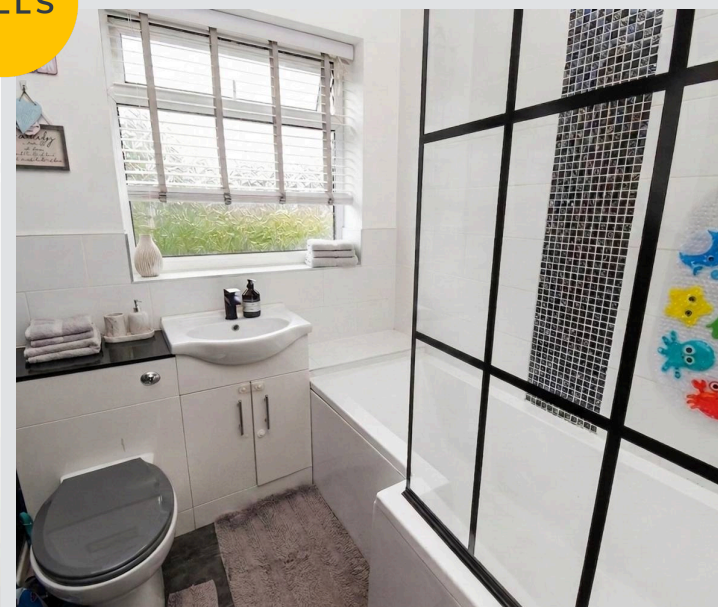
Council Tax band: B

Tenure: Freehold

- Perfectly positioned within Winton sandwich between both Worsley and Monton Villages
- Extended three bedroom semi detached property
- Off-road parking for multiple cars
- Bay fronted Lounge opening onto the spacious dining area
- Modern kitchen with ample storage and workspace
- Three well proportion bedrooms, both master and box room complete with fitted wardrobes
- Sundrenched low maintenance rear garden, complete with a fabulous summer house offering a gym space storage and a bar area with a log burner
- Within catchment for outstanding schooling



HILLS



Entrance Hallway

Reception Room One

11' 8" x 9' 7" (3.56m x 2.92m)

Reception Room Two

11' 5" x 9' 8" (3.48m x 2.95m)

Kitchen

15' 7" x 5' 3" (4.75m x 1.60m)

Landing

Bedroom One

12' 5" x 9' 3" (3.79m x 2.82m)

Bedroom Two

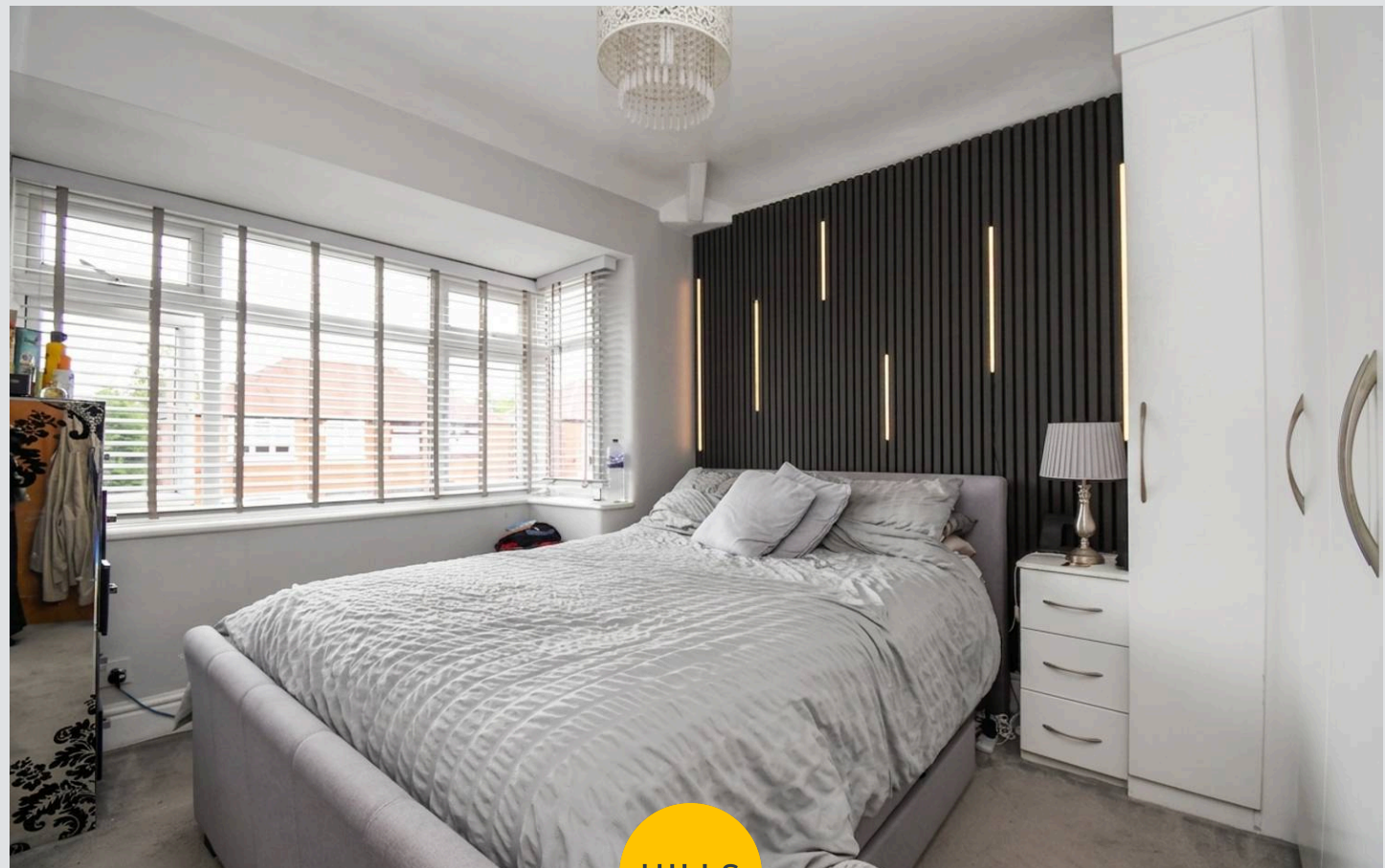
10' 9" x 9' 4" (3.28m x 2.85m)

Bedroom Three

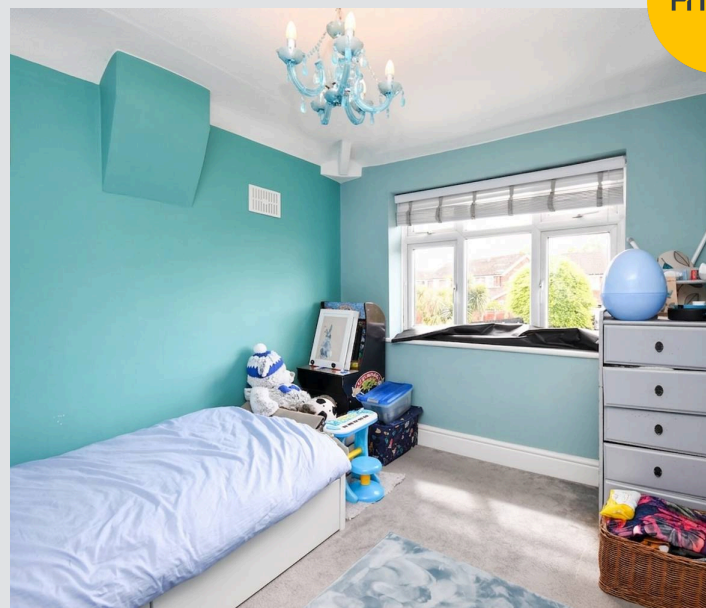
9' 3" x 5' 9" (2.82m x 1.75m)

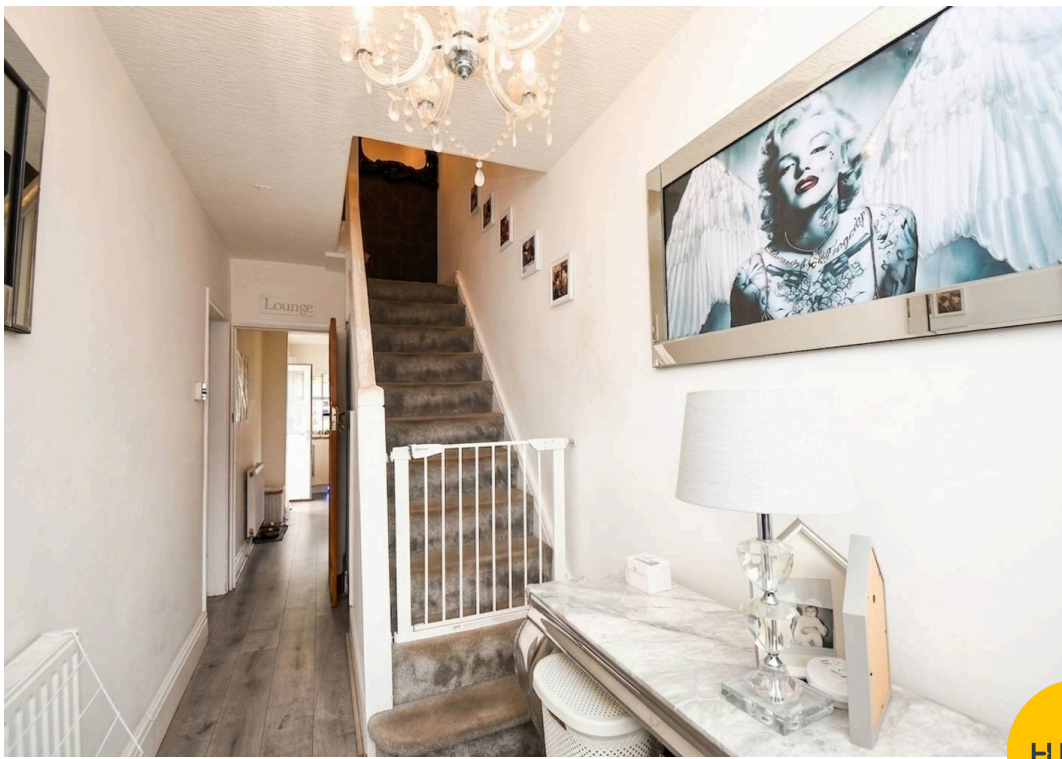
Bathroom

6' 3" x 5' 9" (1.91m x 1.75m)

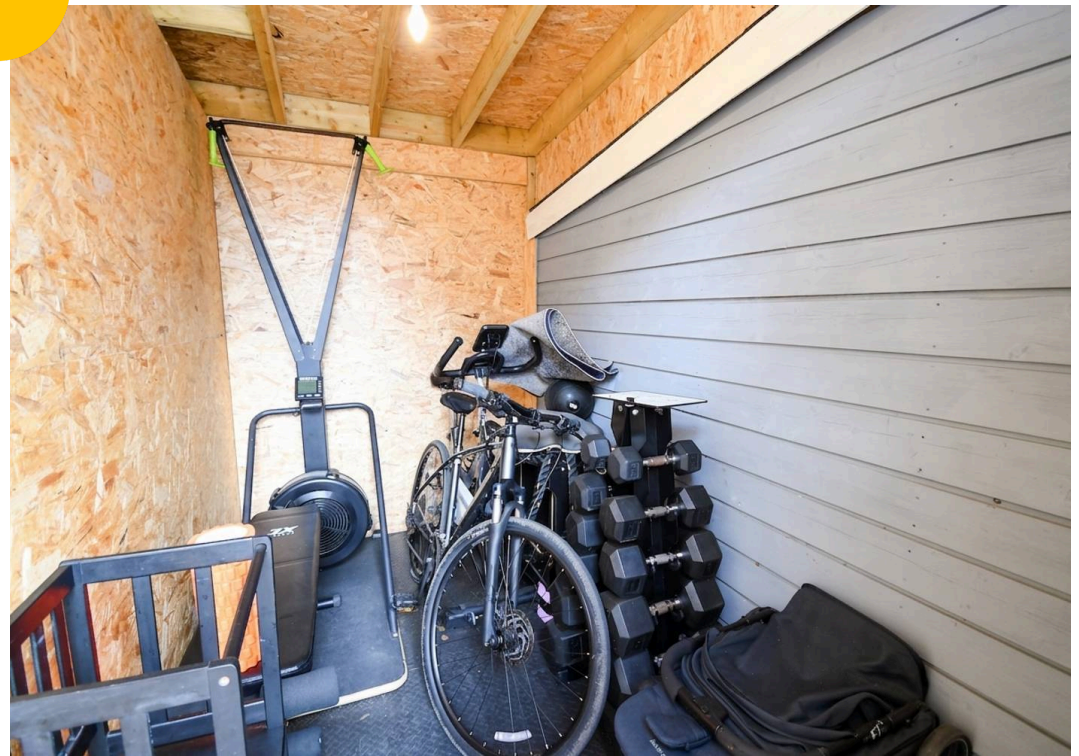


HILLS





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.