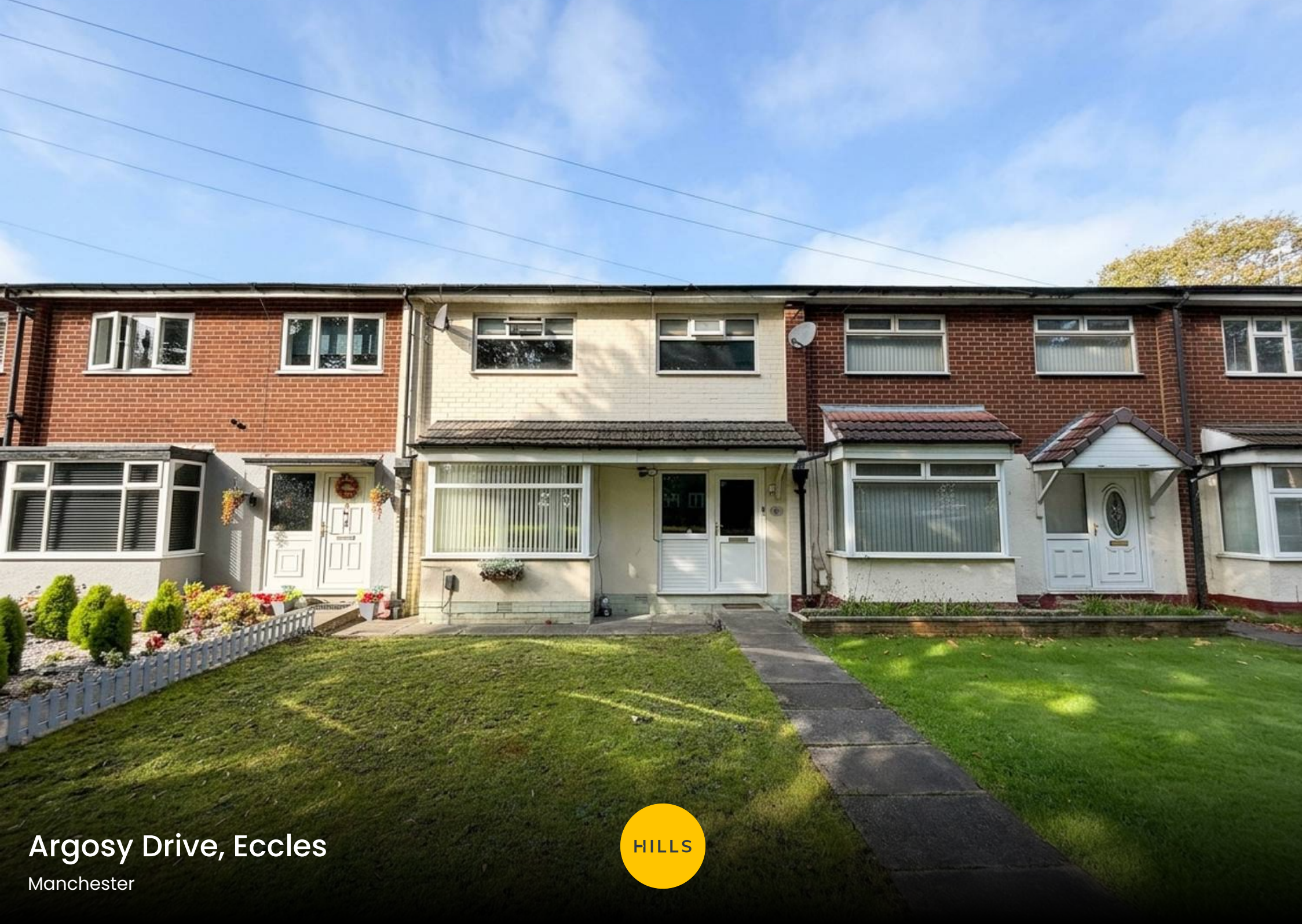




Argosy Drive, Eccles

Manchester

HILLS

Argosy Drive

Eccles, Manchester

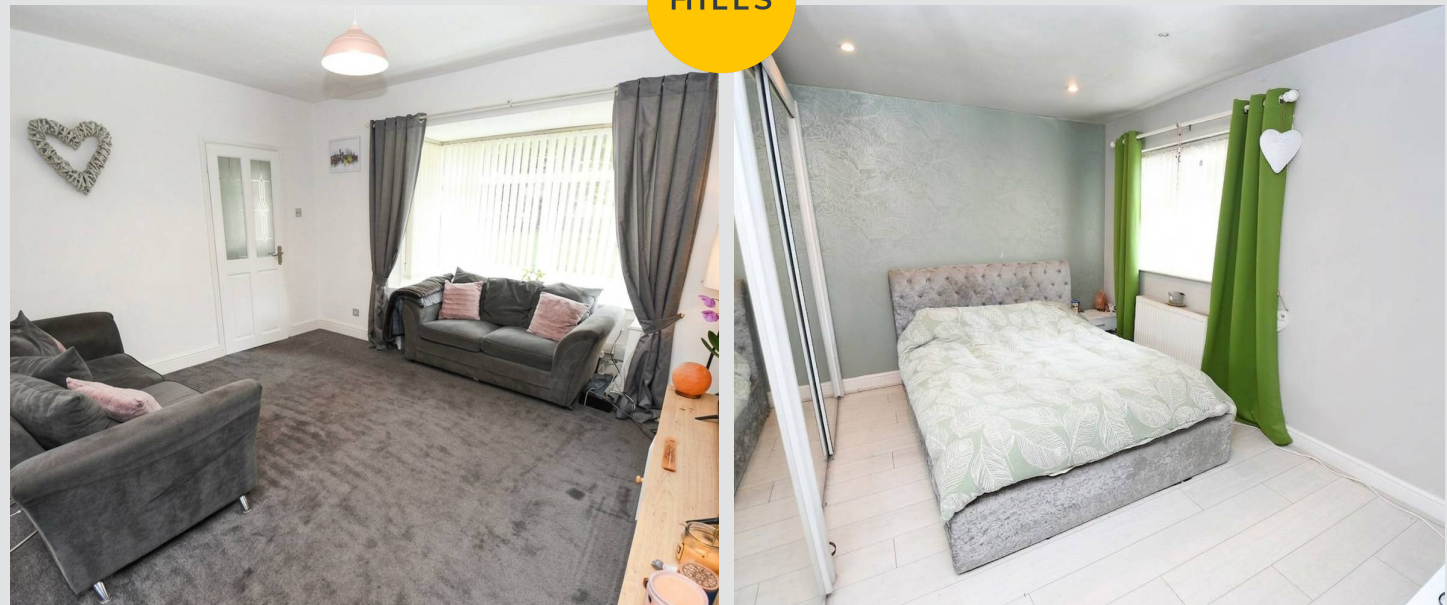
Council Tax band: B

Tenure: Freehold

- Perfect First Time Buy or Family Home
- Bay Fronted Open Plan Lounge Diner With Patio Doors To The Rear
- Spacious Fitted Kitchen
- Utility Room Off The Kitchen
- Three Generously Sized Bedrooms
- Three Piece Bathroom Suite
- Low Maintenance Gardens to the Front & Rear
- Ample On Street Parking
- Excellently Located Close to Amenities & Brilliant Transport Links
- Early Viewing Essential!



HILLS



Lounge/Diner

22' 11" x 13' 0" (6.98m x 3.96m)

Kitchen

10' 5" x 10' 4" (3.18m x 3.15m)

Utility Room

7' 0" x 6' 5" (2.13m x 1.96m)

Bedroom One

13' 2" x 10' 10" (4.01m x 3.29m)

Bedroom Two

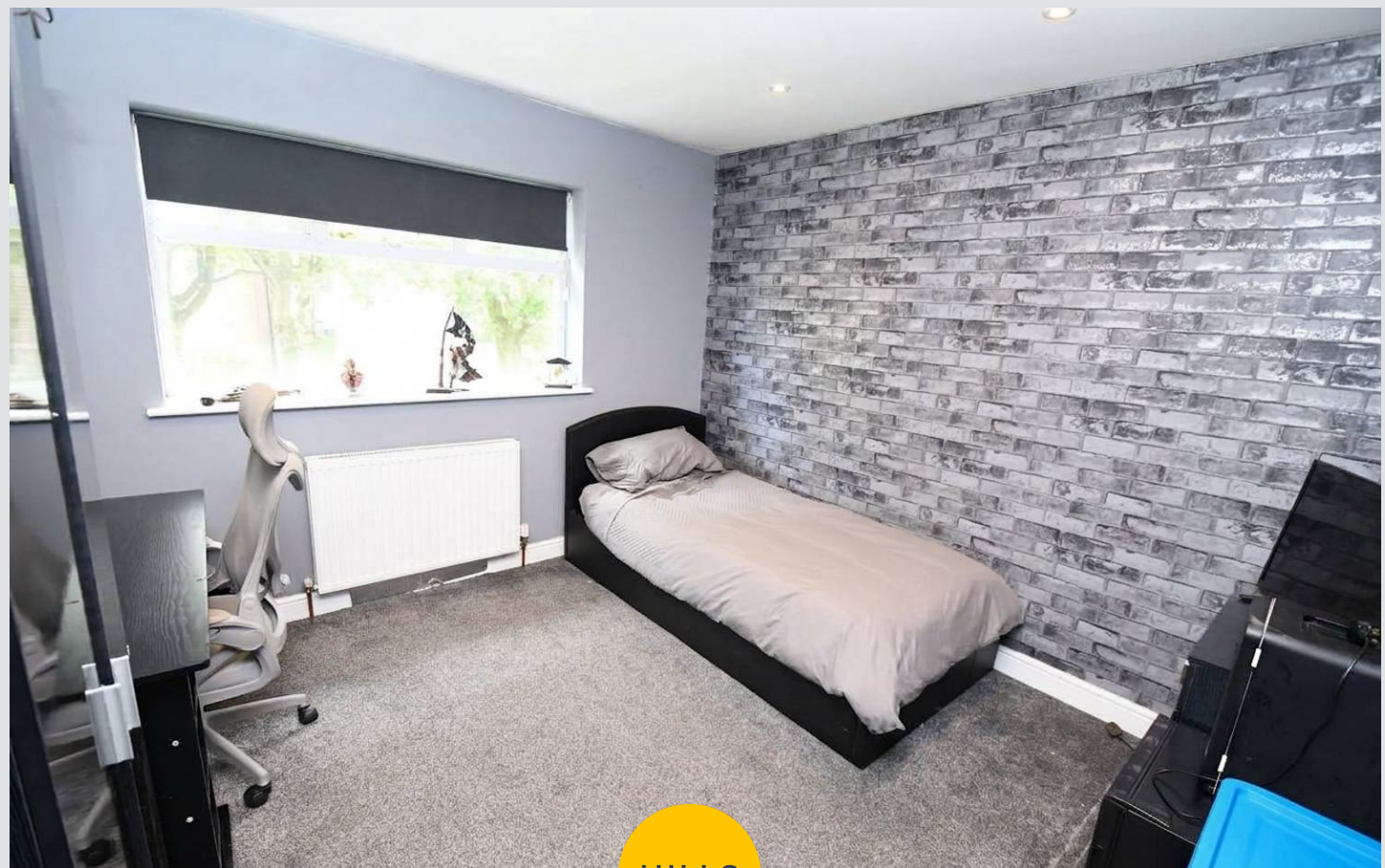
11' 9" x 11' 0" (3.58m x 3.36m)

Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

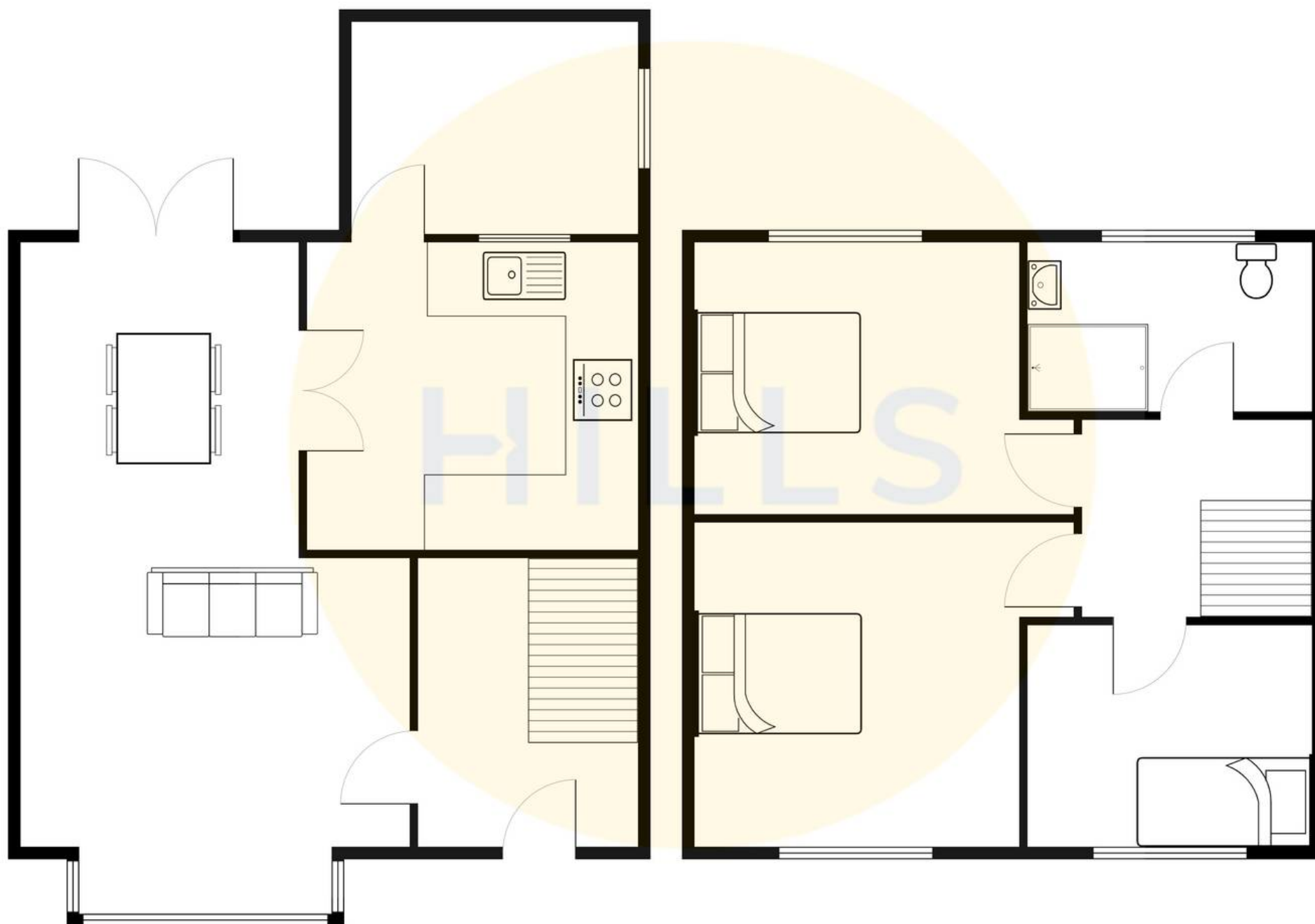
Bathroom

9' 5" x 6' 6" (2.87m x 1.97m)



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Hills | Salfords Estate Agent

Salford Guitar Lessons, 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.