



**Parrin Lane, Eccles**

Manchester



In Excess of **£240,000**

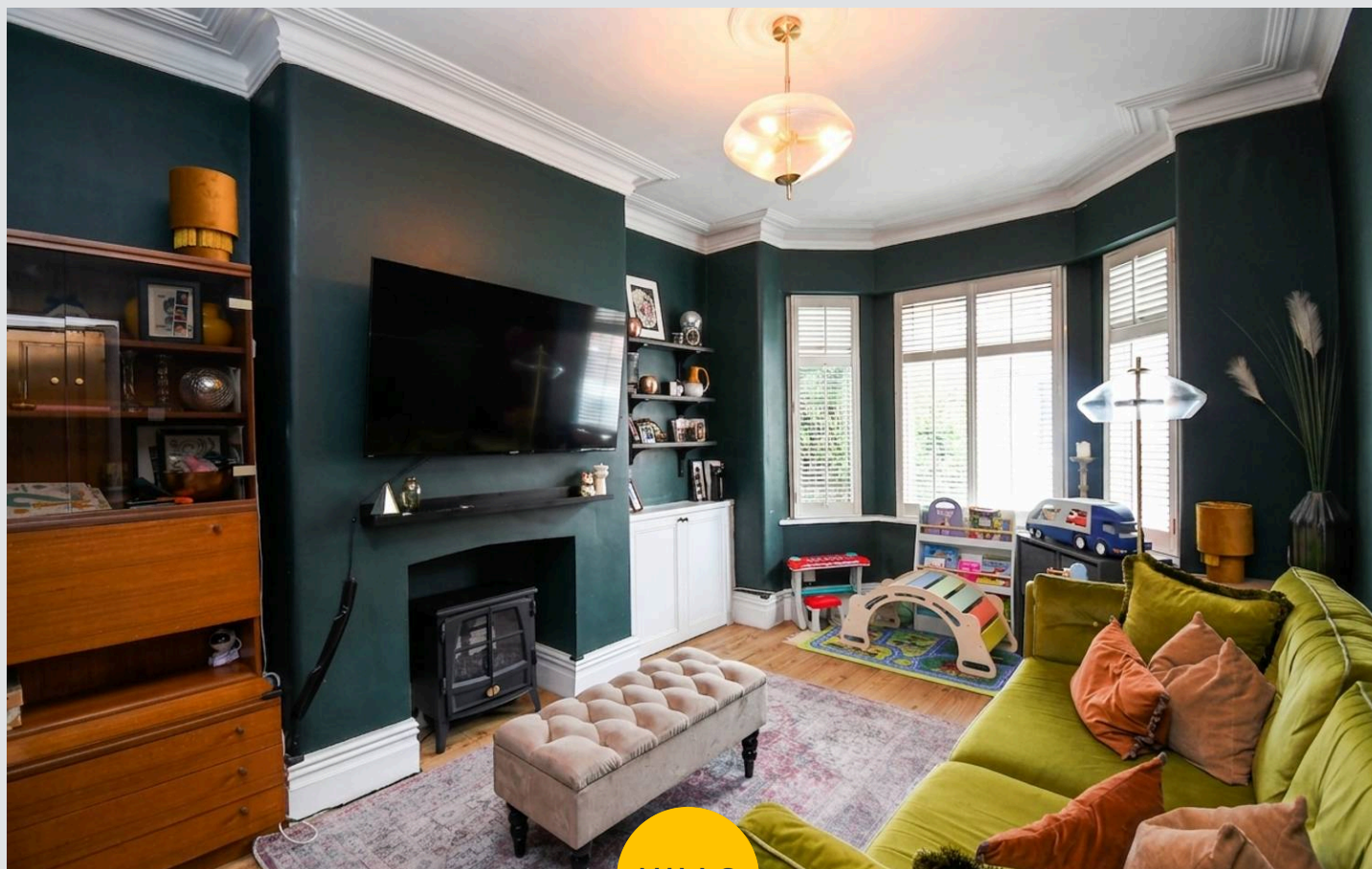
# Parrin Lane

Eccles, Manchester

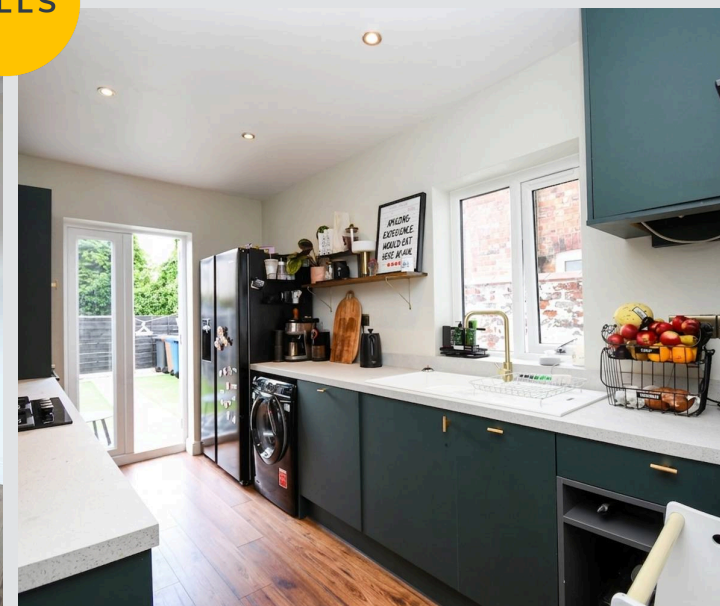
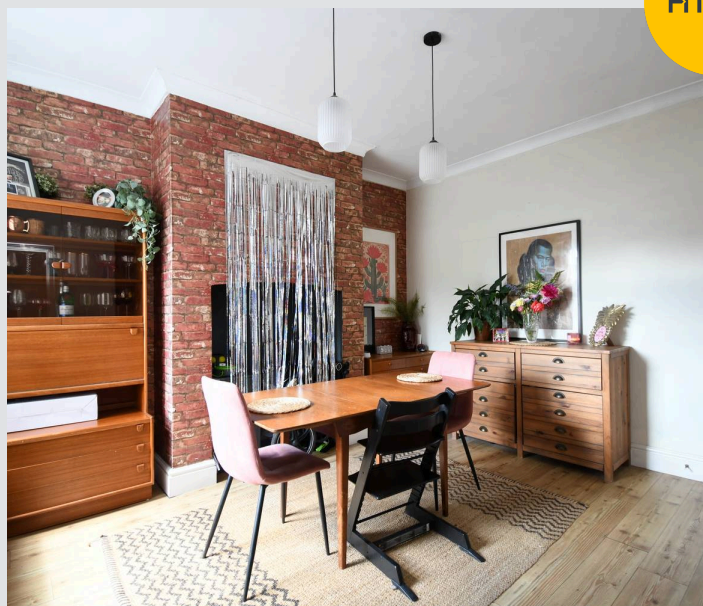
Spacious two-bed terraced home near Monton High Street. Modern kitchen, two receptions, office, stylish bathroom, low-maintenance gardens, great transport links. Ideal for first-time buyers. Council Tax band: A

Tenure: Leasehold

- Well Presented Terrace Property Perfectly Positioned within Winton Village
- Located Just a Short Walk From Monton High Street
- Spacious Bay Fronted Lounge and Second Reception Room
- Modern Kitchen with French Doors Installed just a Year Ago
- Two Double Bedrooms and Additional Office Space
- Stunning Three Piece Fitted Bathroom Suite
- Low Maintenance Gardens to the Front and Rear
- Perfect First Time Buy
- Surrounded by Excellent Amenities and Brilliant Transport Links



HILLS



**Lounge**

15' 4" x 10' 5" (4.67m x 3.18m)

**Dining Room**

13' 2" x 10' 9" (4.01m x 3.28m)

**Kitchen**

13' 9" x 7' 6" (4.19m x 2.29m)

**Bedroom One**

14' 3" x 12' 7" (4.34m x 3.84m)

**Bedroom Two**

13' 3" x 9' 0" (4.04m x 2.74m)

**Bathroom**

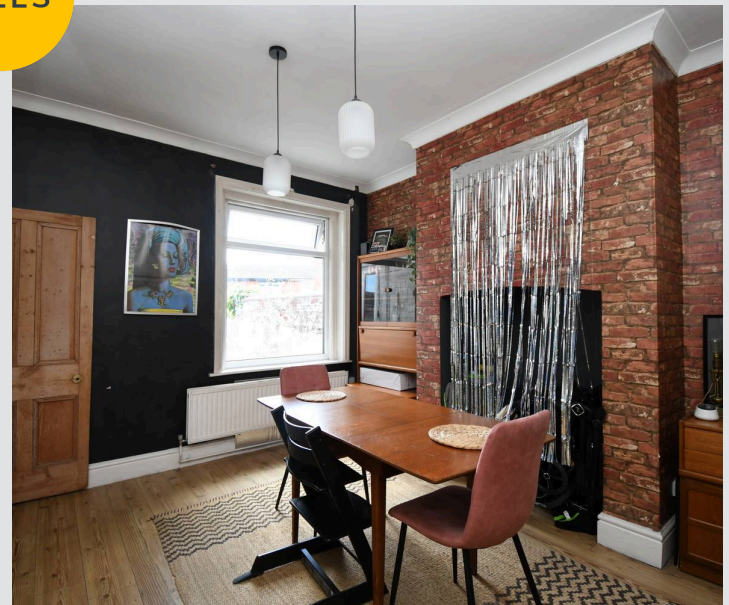
10' 1" x 7' 5" (3.07m x 2.26m)

**Office**

5' 4" x 4' 8" (1.63m x 1.42m)



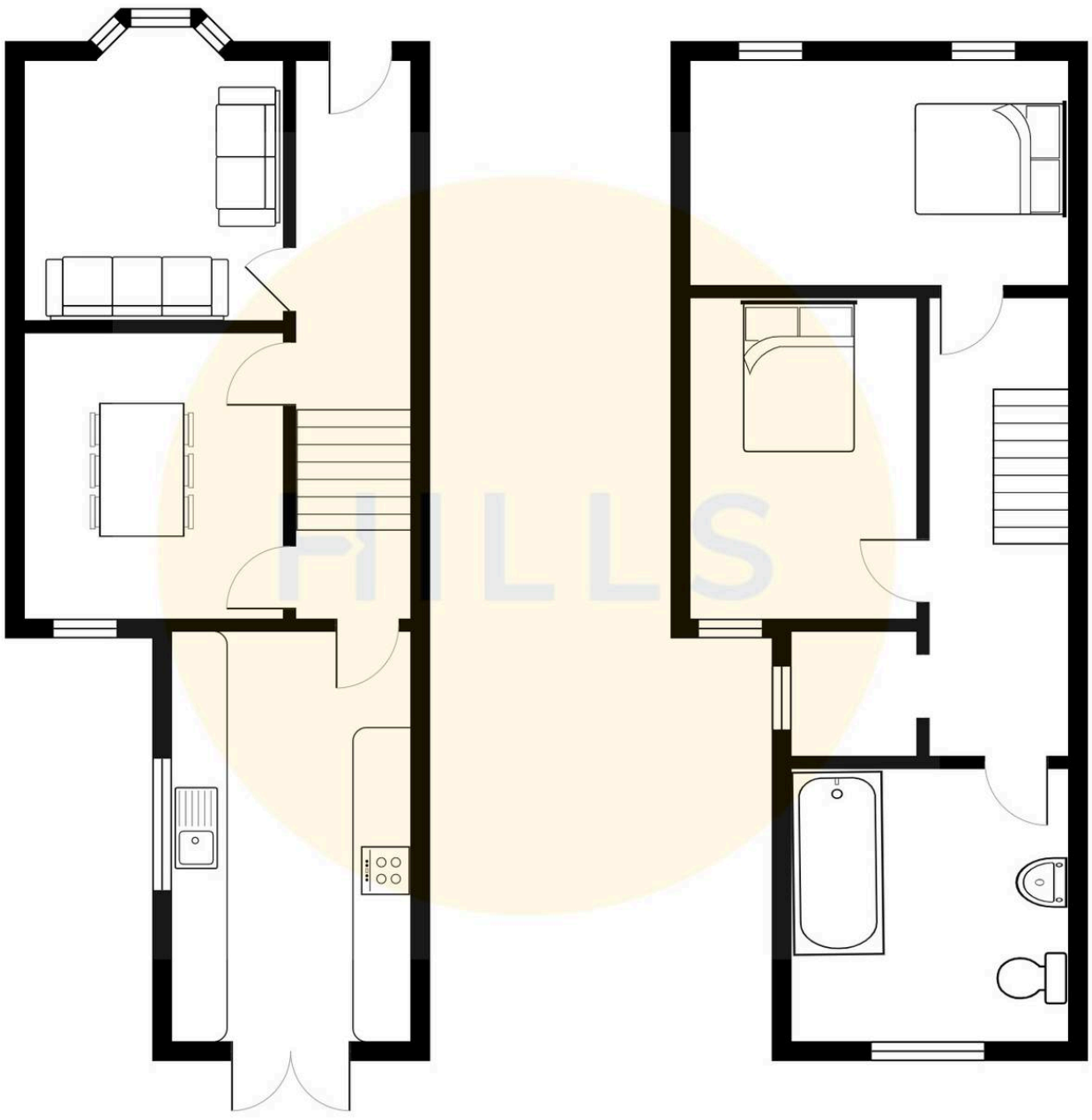
HILLS





HILLS







HILLS

## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.