



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Peel Green Road, Eccles, Manchester

£220,000

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**\*\*\*NO CHAIN\*\*\*** Welcome to this enchanting 2-bedroom end-of-terrace cottage, bursting with character and lovingly maintained by its owner. As you step through the entrance, you'll be greeted by a cosy living room that exudes warmth and charm. The large multi-fuel stove serves as the focal point of the room, creating a perfect setting for relaxing evenings by the fire.

The living room seamlessly flows into the farmhouse-style kitchen and dining area, offering a delightful blend of rustic charm and modern convenience. The kitchen is well-equipped, providing ample space for culinary adventures and family meals.

Heading upstairs, you'll find two well-appointed bedrooms. The master bedroom is particularly noteworthy, featuring original exposed floorboards that add to the cottage's historic charm. Additionally, this room includes plentiful storage space over the stairs, ensuring that your living space remains uncluttered and organised. The second bedroom is versatile, suitable for use as a guest room, home office, or nursery.

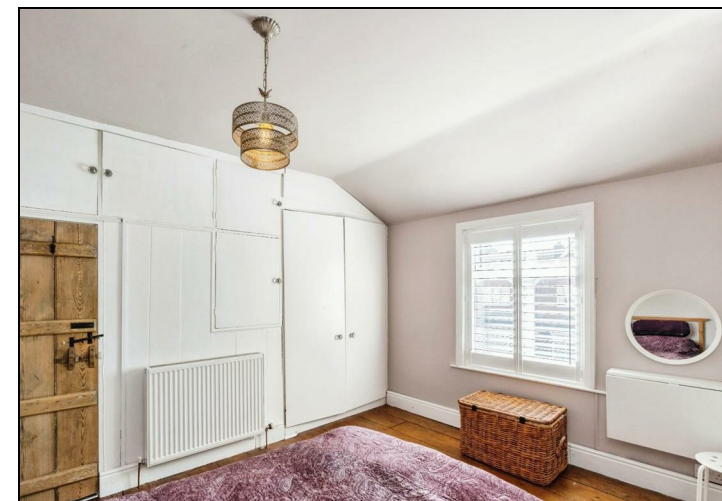
The modern shower room on this floor is sleek and stylish, offering a refreshing contrast to the cottage's traditional elements. It is fitted with contemporary fixtures and provides a comfortable space for your daily routines.

Outside, the property boasts a secluded garden that serves as your personal oasis. This tranquil space is perfect for unwinding after a long day or for working from home in a peaceful environment. The garden is thoughtfully designed to offer privacy and serenity, making it an ideal spot for outdoor dining, gardening, or simply enjoying nature.

Situated in close proximity to the Trafford Centre, this cottage benefits from excellent shopping, dining, and entertainment options just a short distance away. Additionally, major road networks are easily accessible, making commuting and travel convenient.

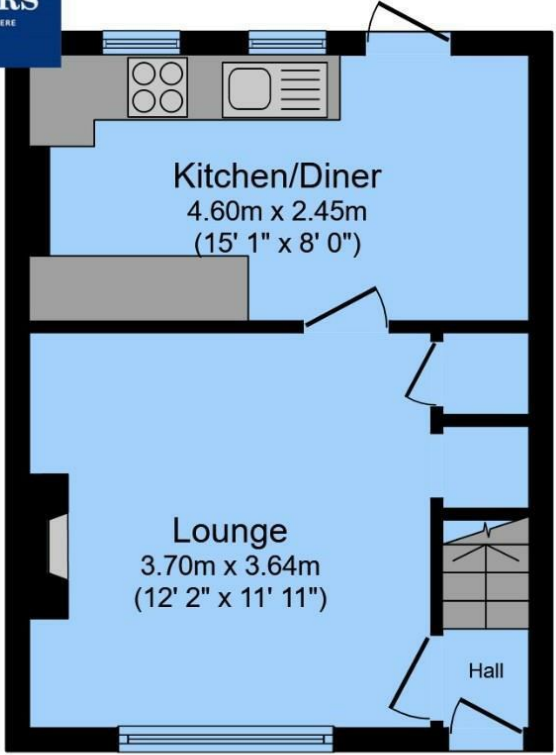
## KEY FEATURES

- PERIOD PROPERTY
  - LOG BURNER
- CLOSE TO MOTORWAY LINKS
  - PRIVATE REAR GARDEN
- MUST BE SEEN TO FULLY APPRECIATE
  - COTTAGE
- PERFECT FOR FIRST TIME BUYERS
  - NO CHAIN

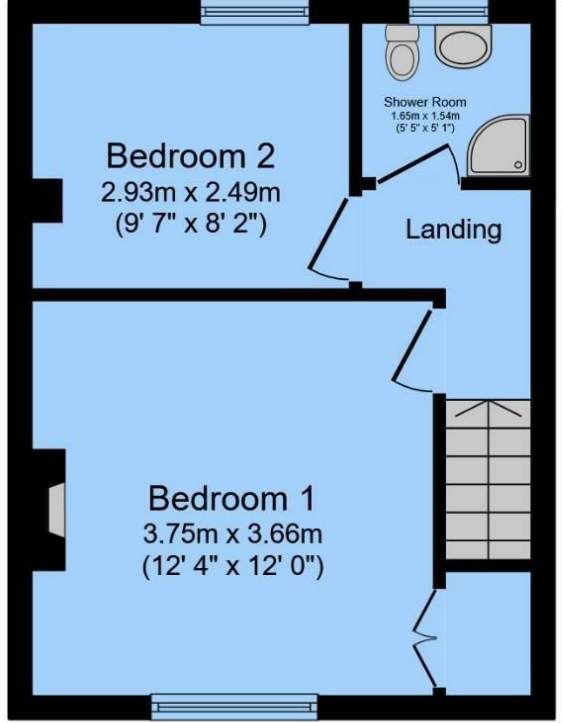








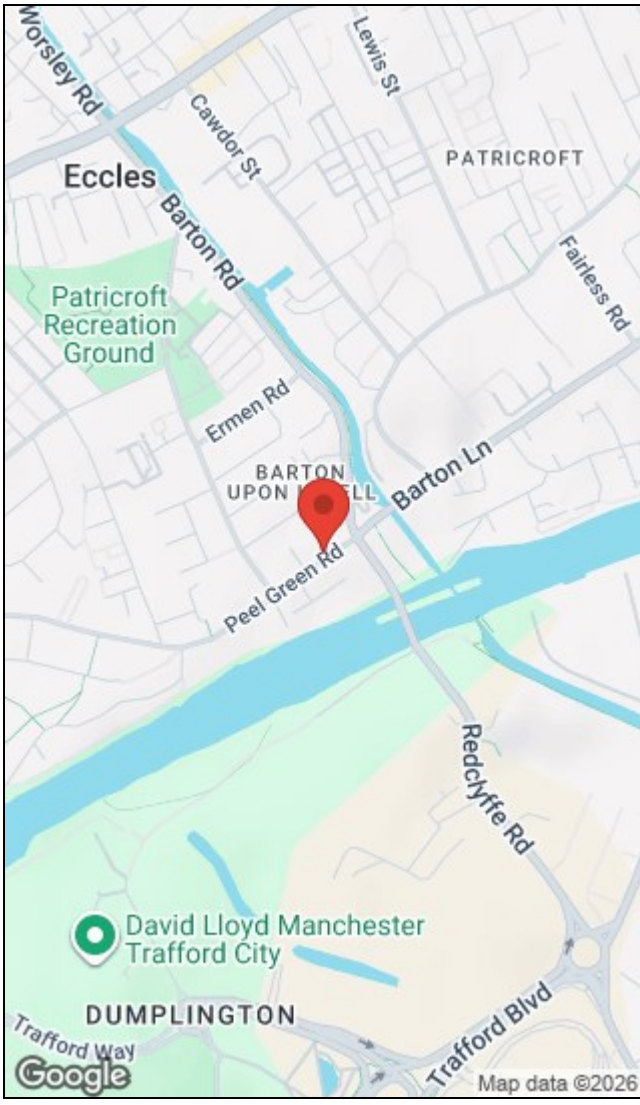
**Ground Floor**



**First Floor**

Total floor area 56.9 sq.m. (613 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	<b>92</b>		
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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