



Hazelmere Avenue, Eccles  
Manchester



In Excess of £260,000



# Hazelmere Avenue

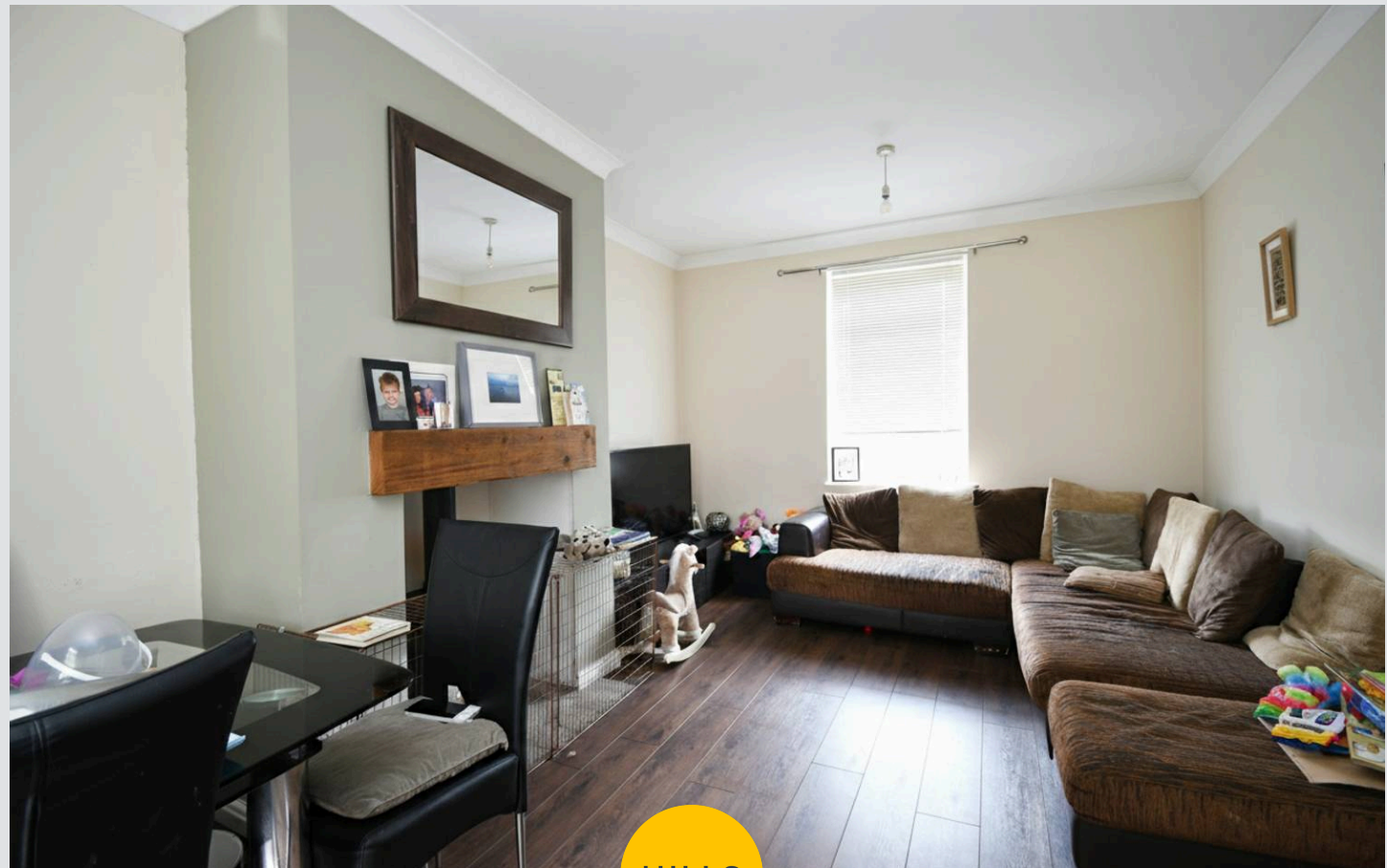
Eccles, Manchester

Three-bedroom mid-terrace on quiet cul de sac near Monton Village. Spacious living, modern kitchen, guest W.C., off-road parking, sun drenched rear garden with development potential.

Council Tax band: A

Tenure: Freehold

- Located on a Quiet Cul De Sac within Walking Distance to Monton Village
- Occupying a Generous Plot
- Spacious Lounge and Dining Space with Log Burner
- Open Plan Kitchen and Dining Space
- Three Generously Sized Bedrooms
- Modern Three Piece Family Bathroom Suite & Guest W.C.
- Off Road Parking to the Front
- Sun Drenched Rear Garden offering Potential for Further Development
- Surrounded by Excellent Amenities & Brilliant Transport Links



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**Entrance Hallway****Lounge**

17' 2" x 11' 1" (5.23m x 3.38m)

**Kitchen / Diner**

17' 1" x 8' 3" (5.21m x 2.51m)

**Downstairs W.C.**

4' 9" x 2' 6" (1.45m x 0.76m)

**Landing****Bedroom One**

17' 1" x 11' 1" (5.21m x 3.38m)

**Bedroom Two**

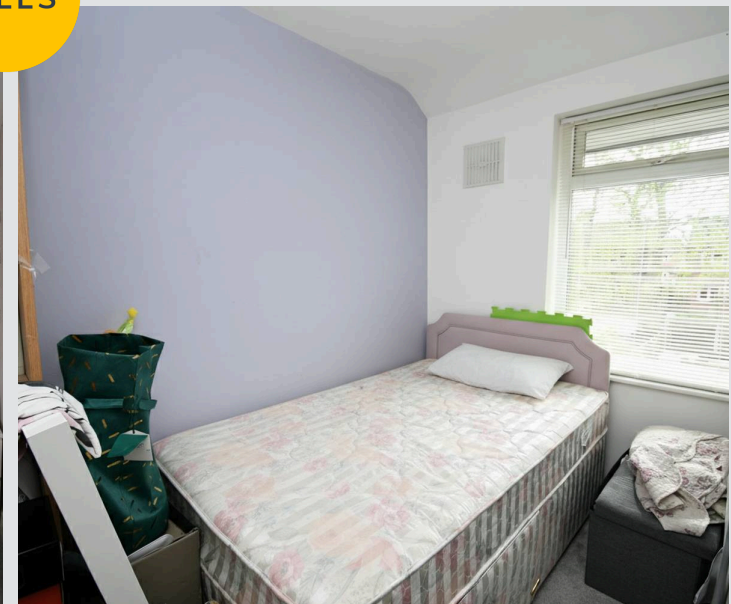
12' 9" x 7' 9" (3.89m x 2.36m)

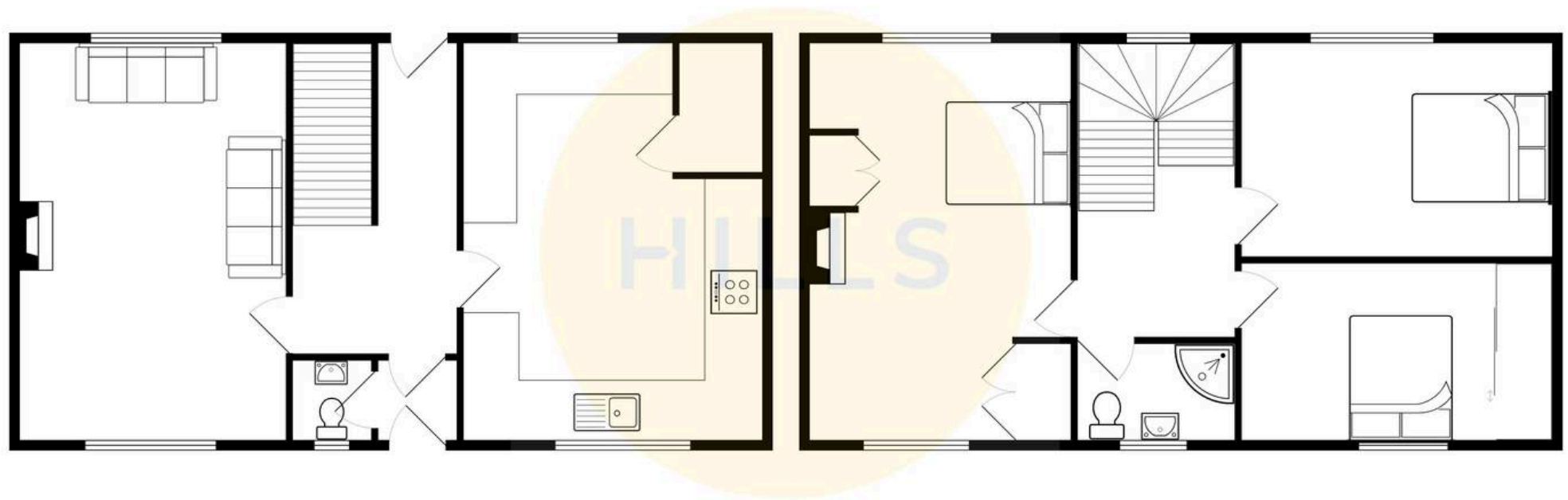
**Bedroom Three**

8' 9" x 8' 3" (2.67m x 2.51m)

**Bathroom**

6' 0" x 5' 5" (1.83m x 1.65m)









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