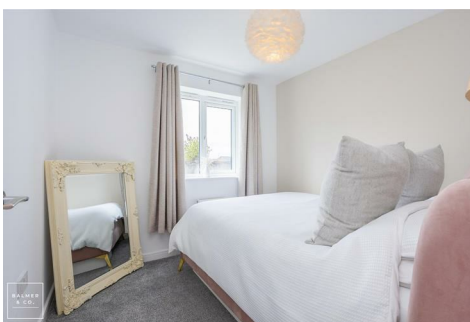
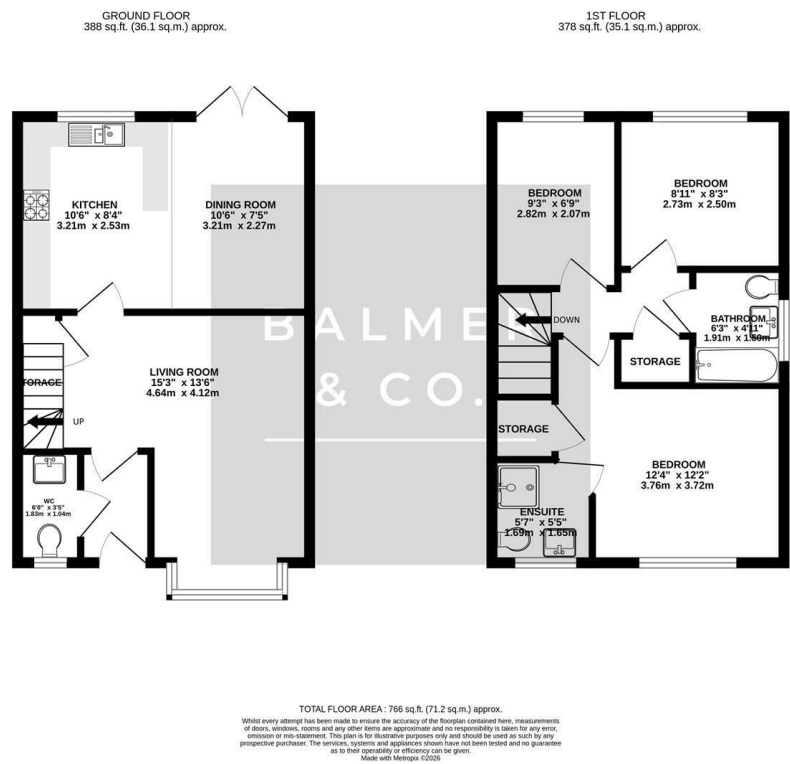


Cassidy Way, Eccles, M30 8EQ
Offers Over £300,000

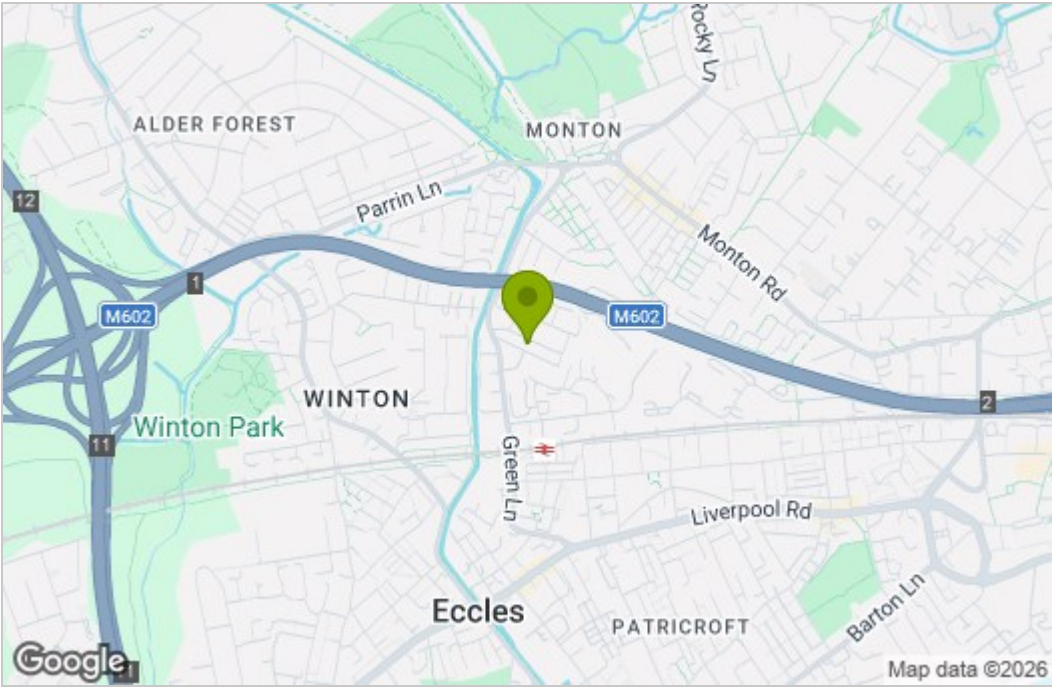


BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom semi detached home located on Cassidy Way, a popular and well regarded residential development close to the ever popular Monton high street. Immaculately presented throughout and conveniently placed within walking distance of Patricroft train station it would suit a wide range of buyers. The ground floor comprising in brief; entrance hallway with w.c, bay fronted living room, modern fitted kitchen with integrated appliances and dining area with French doors leading to the rear garden. To the first floor is a master bedroom with en-suite shower room, a second double bedroom, a single bedroom and a three piece family bathroom suite. Externally, there is a driveway to the front providing off road parking for two vehicles whilst to the rear, there is a private, South facing rear garden which is not overlooked. The property is ideally located within walking distance of Patricroft train station providing direct access to Manchester city centre, Manchester airport and Liverpool. Early viewings highly recommended, all enquiries welcome.

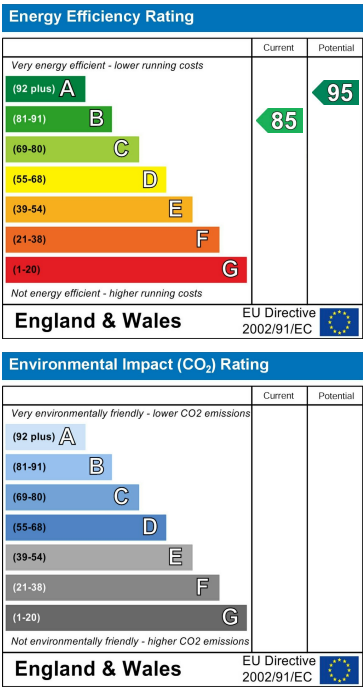
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.