



Parrin Lane, Eccles

Manchester



In Excess of £210,000

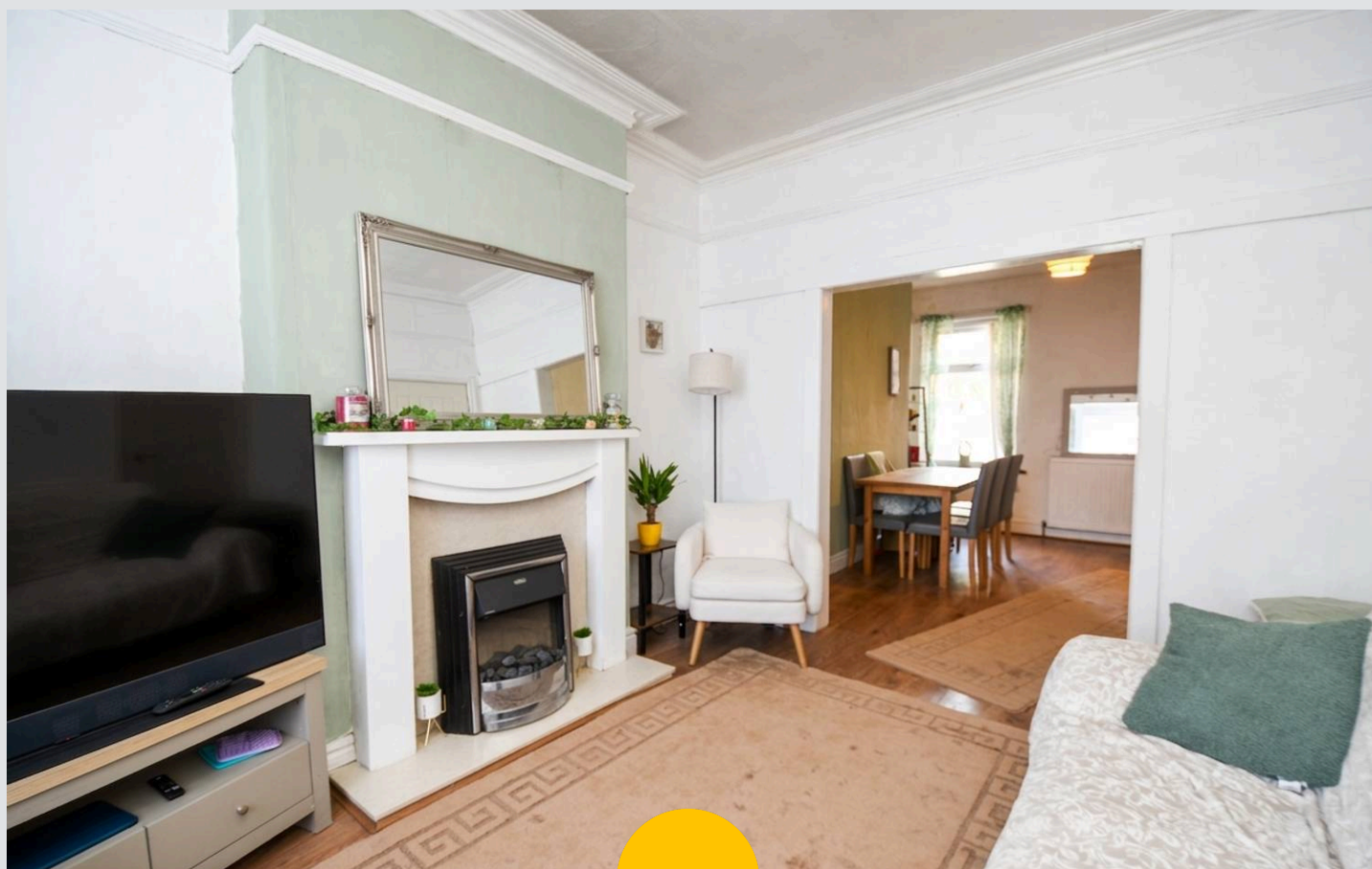
Parrin Lane

Eccles, Manchester

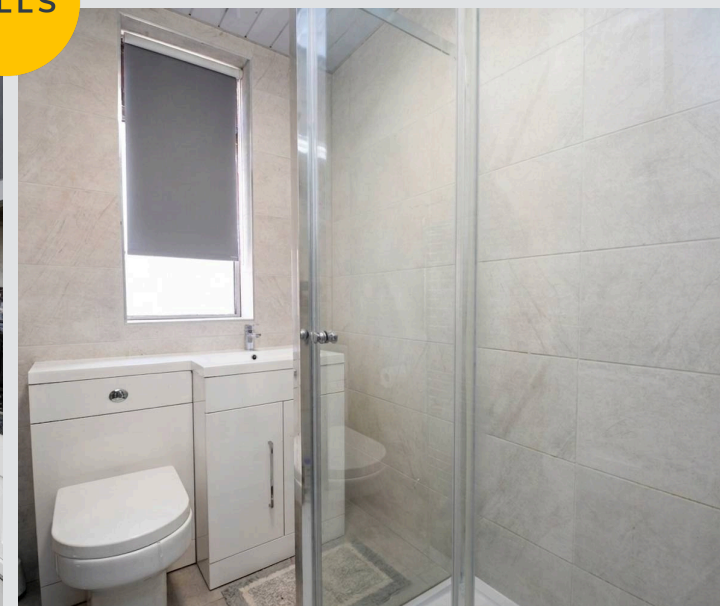
Spacious three bedroom semi-detached property ideally located within walking distance to Monton Village! Featuring two spacious reception rooms and a spacious fitted kitchen and bathroom! Council Tax band: A

Tenure: Leasehold

- Spacious Three Bedroom Semi-Detached Property
- Located just a Short Walk from Monton Village
- Bay Fronted Lounge, Open Plan with the Dining Room
- Generous Fitted Kitchen
- Three Generously Sized Double Bedrooms
- Modern Bathroom Suite
- Low Maintenance Garden to the Rear which Benefits from the Sun
- Surrounded by a Plethora of Amenities and Excellent Transport Links
- Fabulous First Time Buy or Family Home



HILLS



Entrance Hallway

11' 5" x 3' 8" (3.49m x 1.12m)

Lounge

15' 1" x 10' 6" (4.59m x 3.21m)

Dining Room

13' 11" x 11' 10" (4.25m x 3.60m)

Kitchen

13' 9" x 10' 2" (4.19m x 3.09m)

Landing

Bedroom One

14' 6" x 11' 5" (4.42m x 3.49m)

Bedroom Two

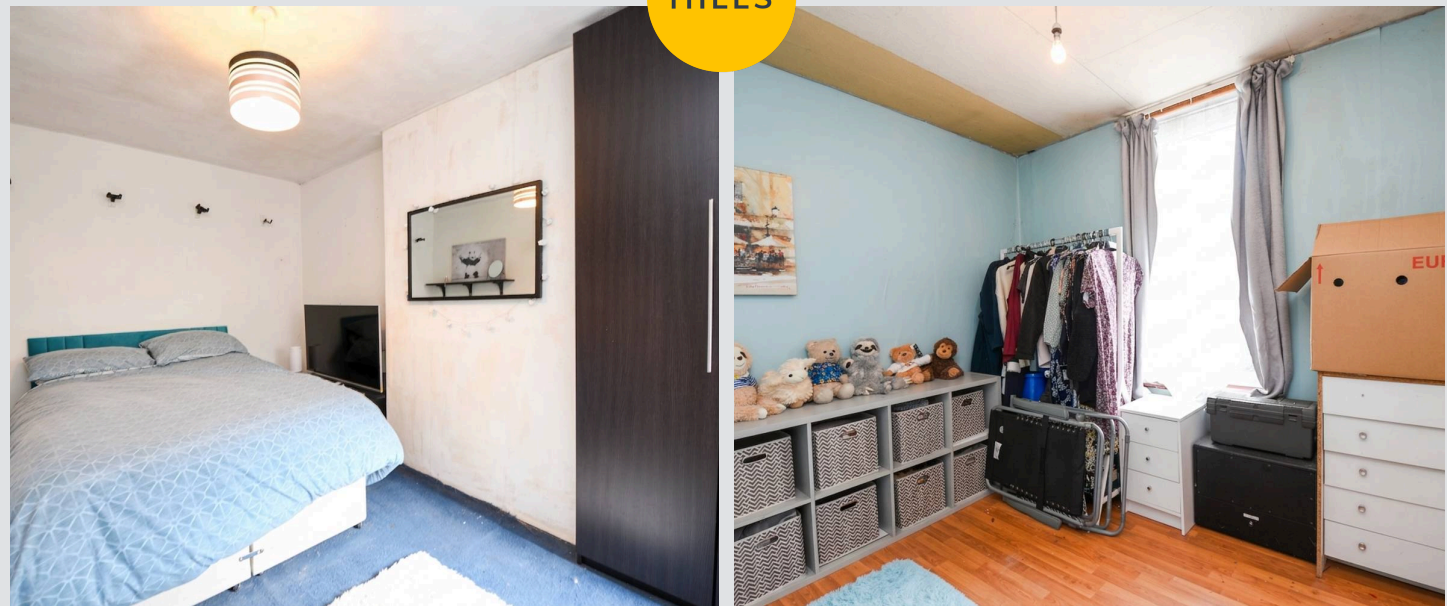
13' 2" x 9' 1" (4.02m x 2.76m)

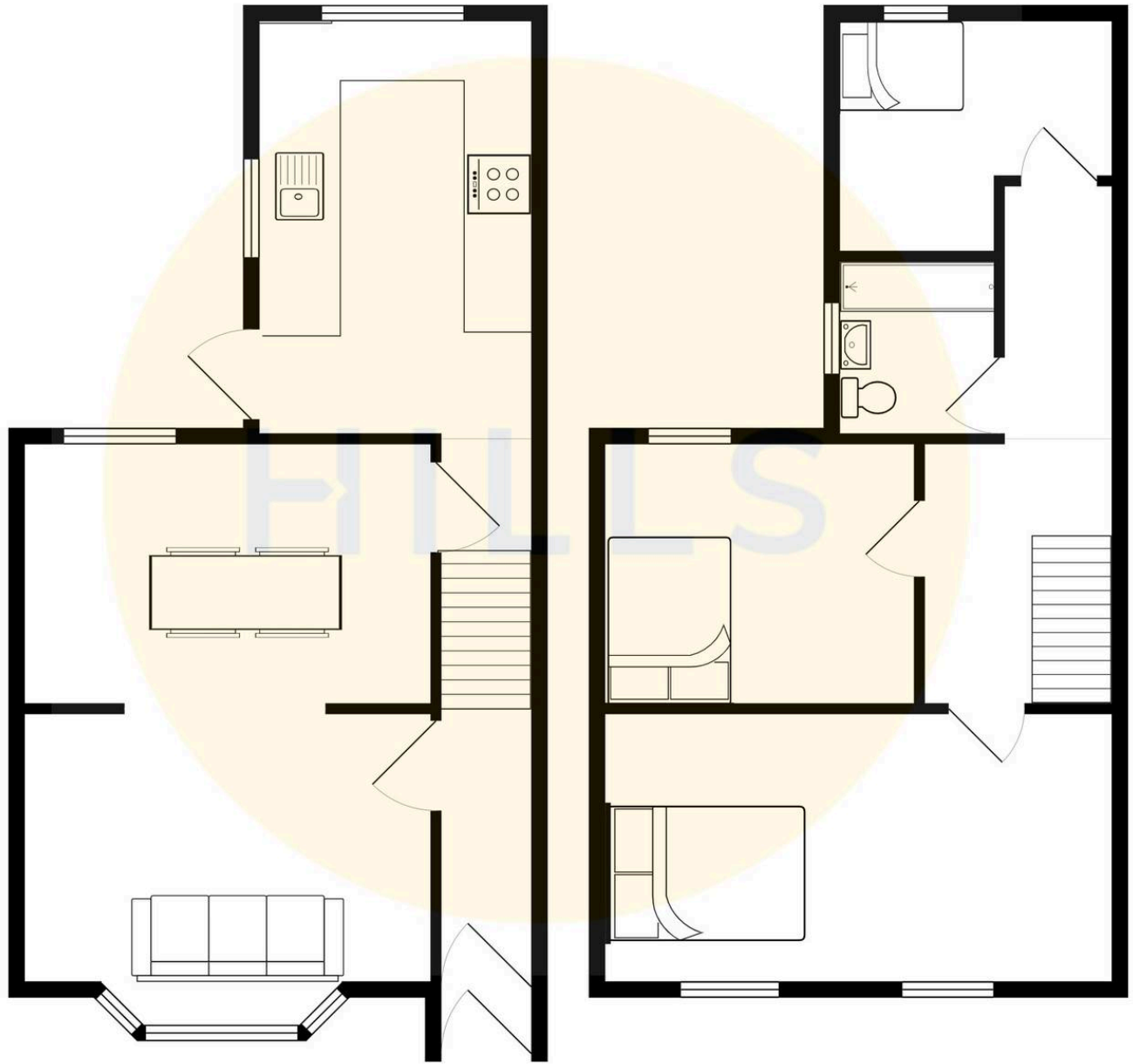
Bedroom Three

8' 10" x 9' 10" (2.69m x 2.99m)

Bathroom

8' 2" x 4' 11" (2.48m x 1.50m)







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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.