



Westwood Crescent, Eccles

Manchester



Offers Over £220,000

Westwood Crescent

Eccles, Manchester

Council Tax band: A

Tenure: Freehold

- Deceptively Spacious Three Bedroom Semi-Detached Family Home
- Located just a Short Walk into Monton Village
- Three Double Bedrooms With Space For Additional Furniture
- Handy Downstairs WC With Ample Storage
- Benefits From Two Spacious Reception Rooms and A Kitchen/Diner
- Modern Three Piece Family Bathroom With Large Walk-In Shower
- Immaculately Kept Sun Drenched Rear Garden
- Off Road Parking For Multiple Cars
- Perfect For First Time Buyers And Investors Alike
- Early Viewing Essential!



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Entrance Hallway

Reception Room One

11' 9" x 10' 0" (3.59m x 3.04m)

Reception Room Two

15' 0" x 10' 11" (4.57m x 3.34m)

Kitchen / Diner

18' 1" x 7' 5" (5.50m x 2.25m)

Downstairs W.C.

6' 0" x 4' 9" (1.84m x 1.45m)

Landing

Bedroom One

11' 8" x 11' 2" (3.56m x 3.41m)

Bedroom Two

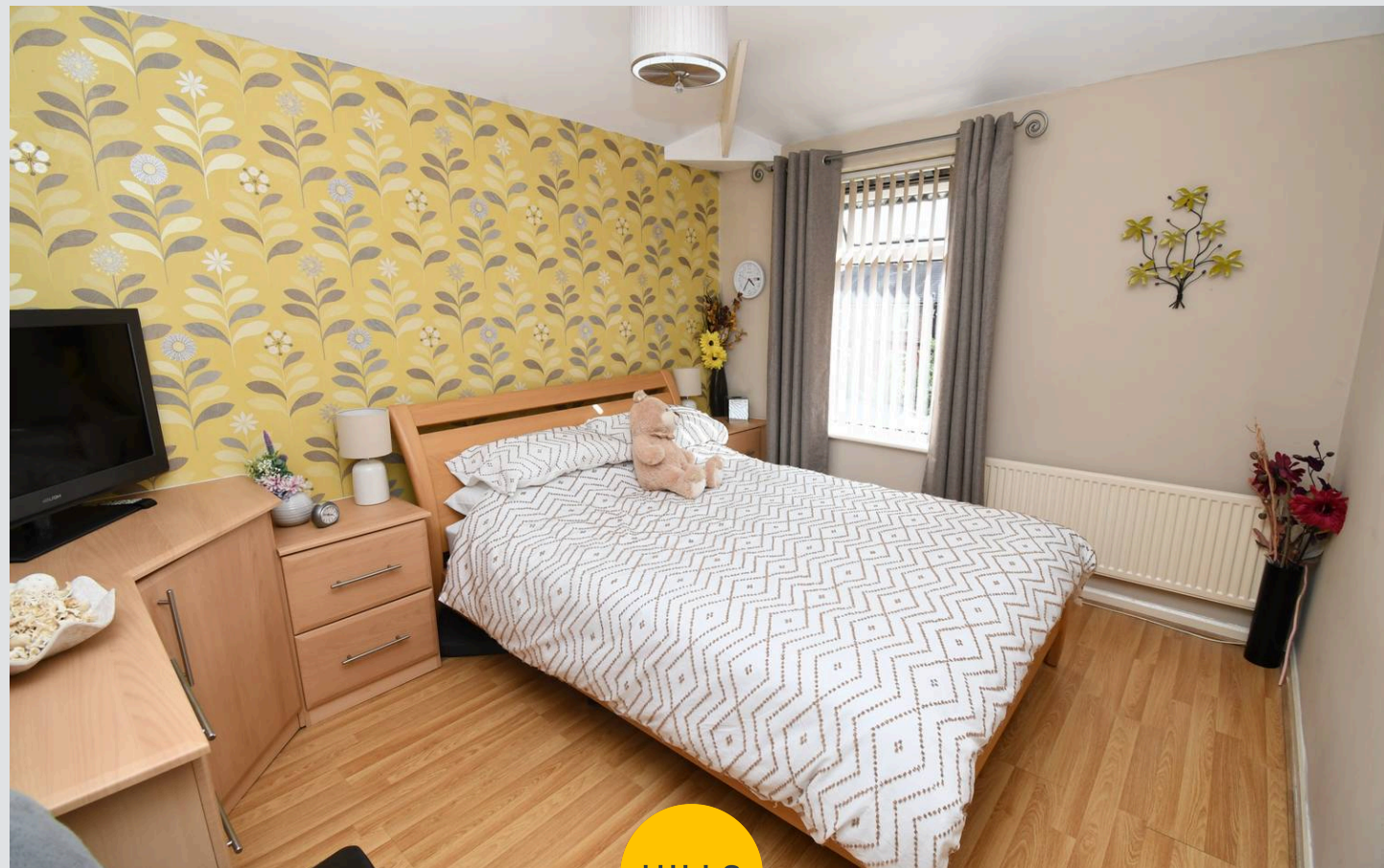
11' 8" x 10' 0" (3.56m x 3.04m)

Bedroom Three

11' 1" x 6' 1" (3.38m x 1.86m)

Bathroom

8' 9" x 6' 1" (2.66m x 1.86m)



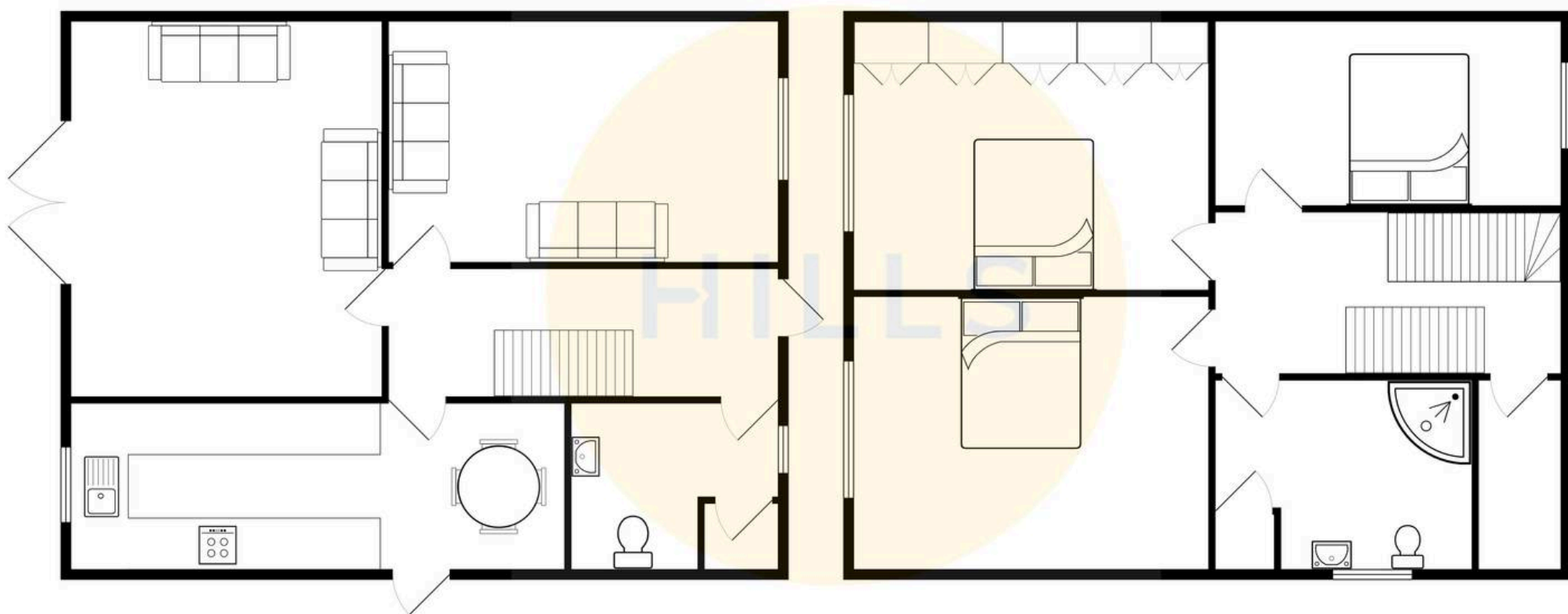
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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.