

TRADING PLACES

Offers over £315,000
Peel Green Road, Eccles, M30



 3

Bedrooms

 1

Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |
mark@tradingplacesurmston.co.uk

01617470022

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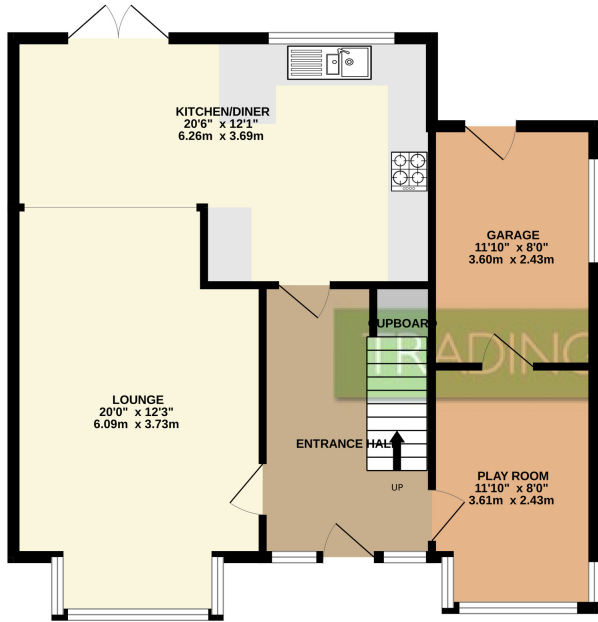


STUNNING THROUGHOUT! TRADING PLACES ESTATE AGENTS are privileged to offer for sale this immaculately presented and generously sized extended three bedroom semi detached family home. The property offers spacious hallway, bay-fronted lounge open with the dining room, stunning high gloss fitted kitchen with integrated appliances, playroom/office with door leading to a storage garage. Shaped landing, three bedrooms and a modern fitted bathroom suite. The property benefits from a brand new gas central heating boiler and double glazing. Externally there is ample off road parking to the front whilst to the rear there is a SOUTH FACING, low maintenance garden with composite decking area and concrete garden with well stocked raised borders. Ideally positioned with great access to the Trafford Centre, the M60 motorway network and Eccles town centre via local transport links.

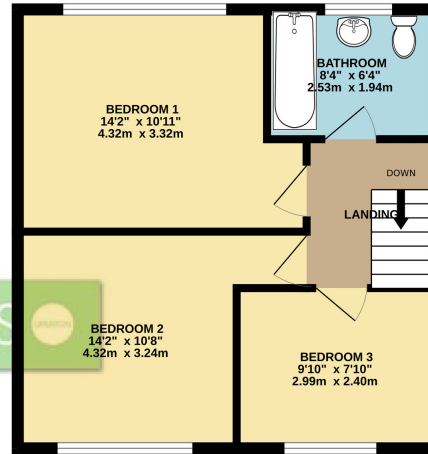
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GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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