



Granville Street, Eccles

Manchester

HILLS

Offers Over £350,000

Granville Street

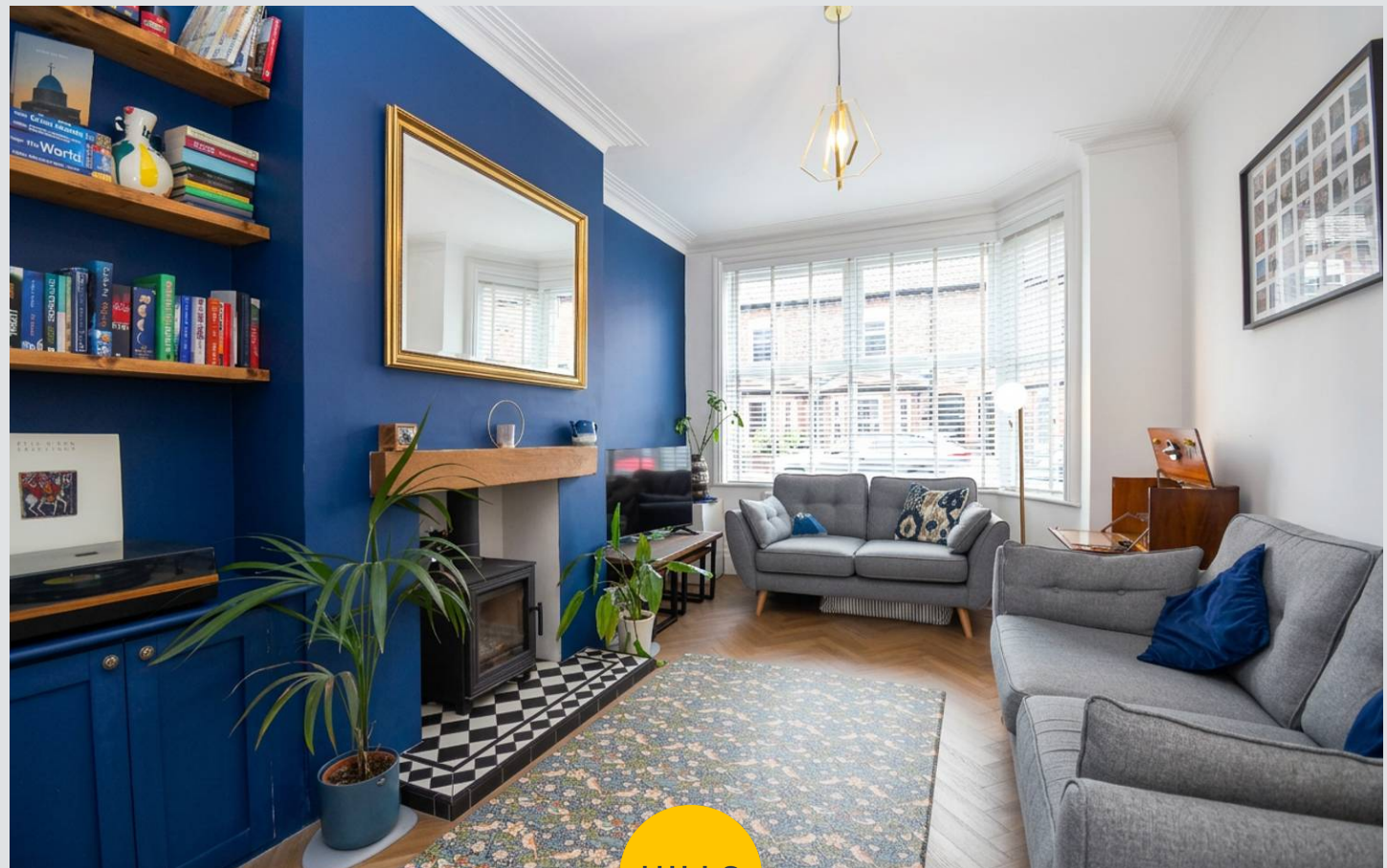
Eccles, Manchester

Stunning three-bedroom home in Monton Village with spacious lounge, stylish kitchen, and bathroom. Close to schools, amenities, and transport. Ideal for families or first-time buyers.

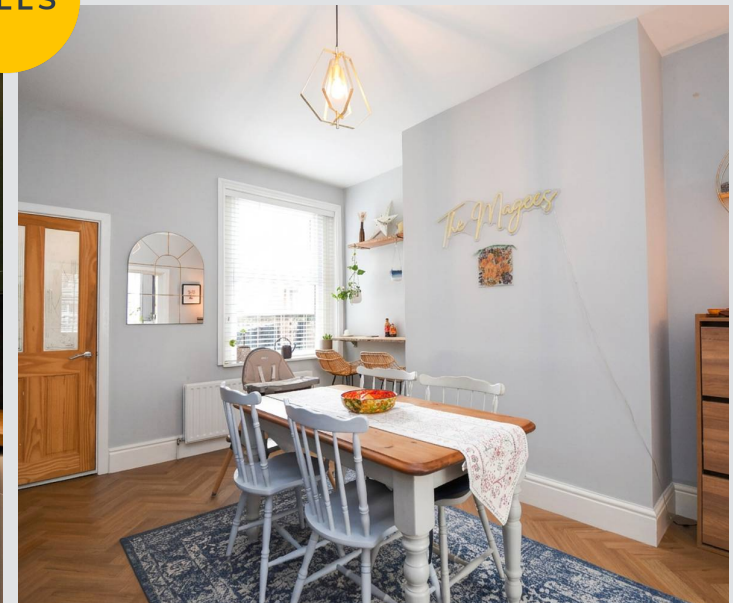
Council Tax band: B

Tenure: Leasehold

- Located in the Heart of Monton Village Surrounded by Excellent Amenities
- Beautifully Presented Throughout and Ready to Move Straight Into
- Perfect First Time Buy or Family Home
- Spacious Lounge with Log Burner Opening onto the Second Reception Room
- Stylish Fitted Kitchen with Range Cooker and Ample Storage
- Three Generously Sized Bedrooms
- Three Piece Bathroom Suite
- Lovely Sun Drenched Rear Garden with Lawn and Seating Area



HILLS



Entrance Hallway

Reception Room One

14' 7" x 10' 5" (4.45m x 3.18m)

Reception Room Two

13' 8" x 10' 6" (4.17m x 3.20m)

Kitchen / Diner

15' 5" x 8' 4" (4.70m x 2.54m)

Landing

Bedroom One

14' 2" x 11' 9" (4.32m x 3.58m)

Bedroom Two

13' 9" x 8' 9" (4.19m x 2.67m)

Bedroom Three

9' 0" x 8' 3" (2.74m x 2.52m)

Bathroom

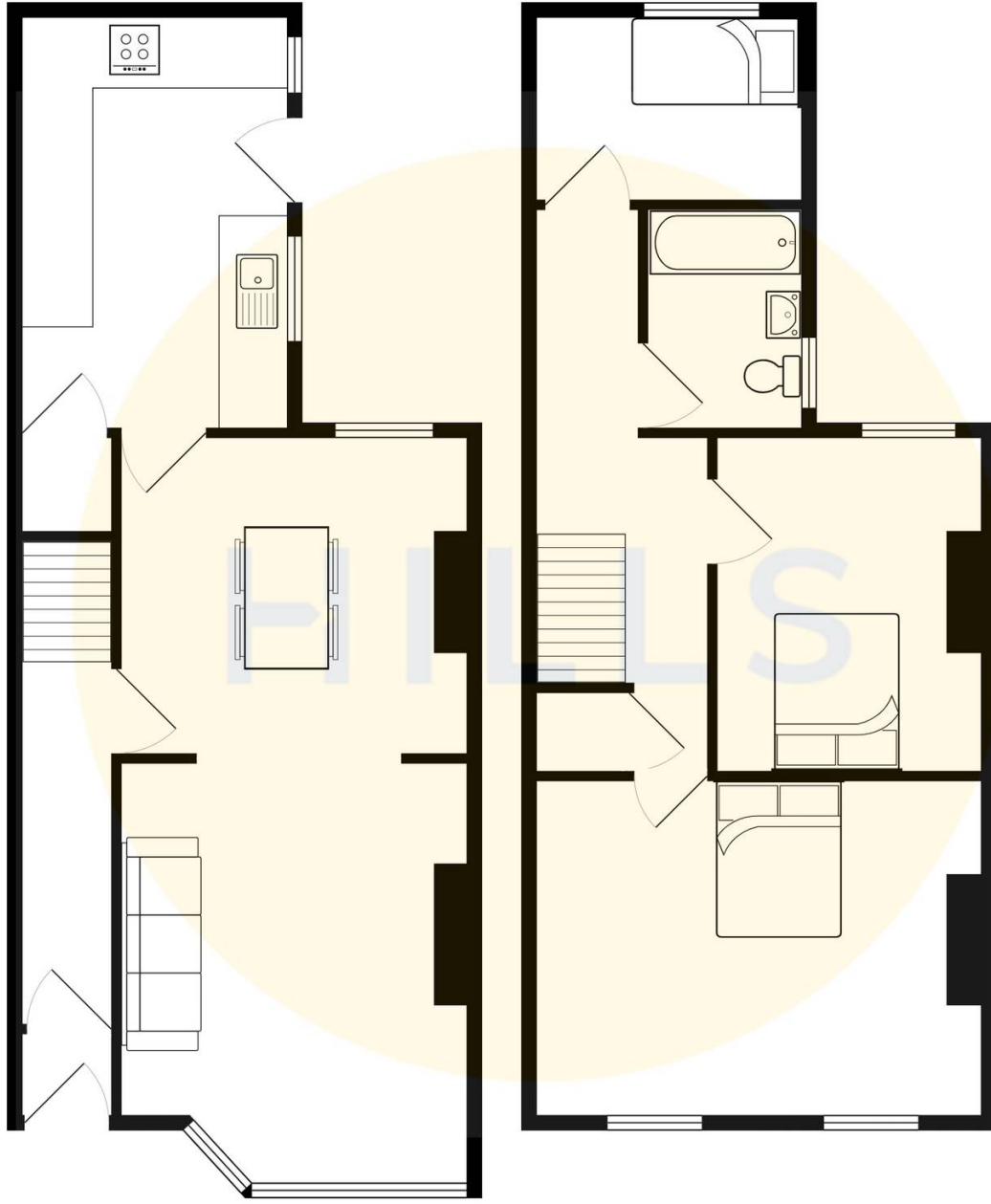
7' 6" x 5' 3" (2.29m x 1.60m)





HILLS







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.