



Grand Union Way, Eccles

Manchester

HILLS

Offers in Region of £170,000

# 35 Grand Union Way

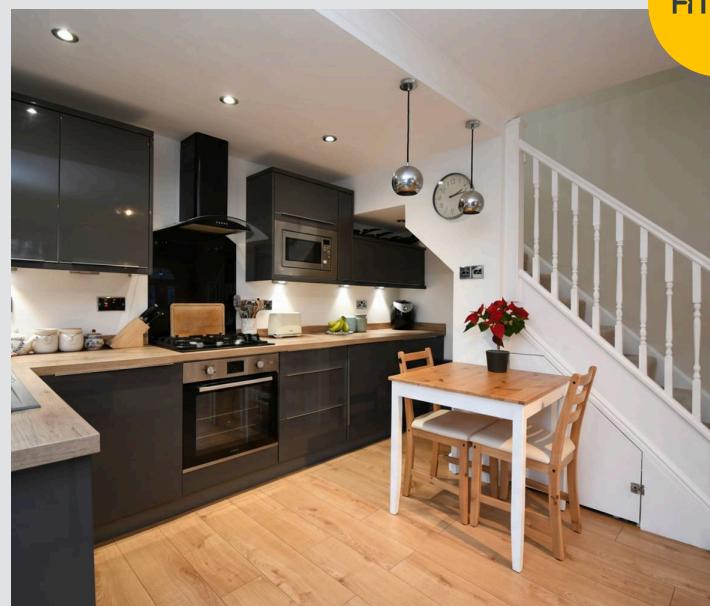
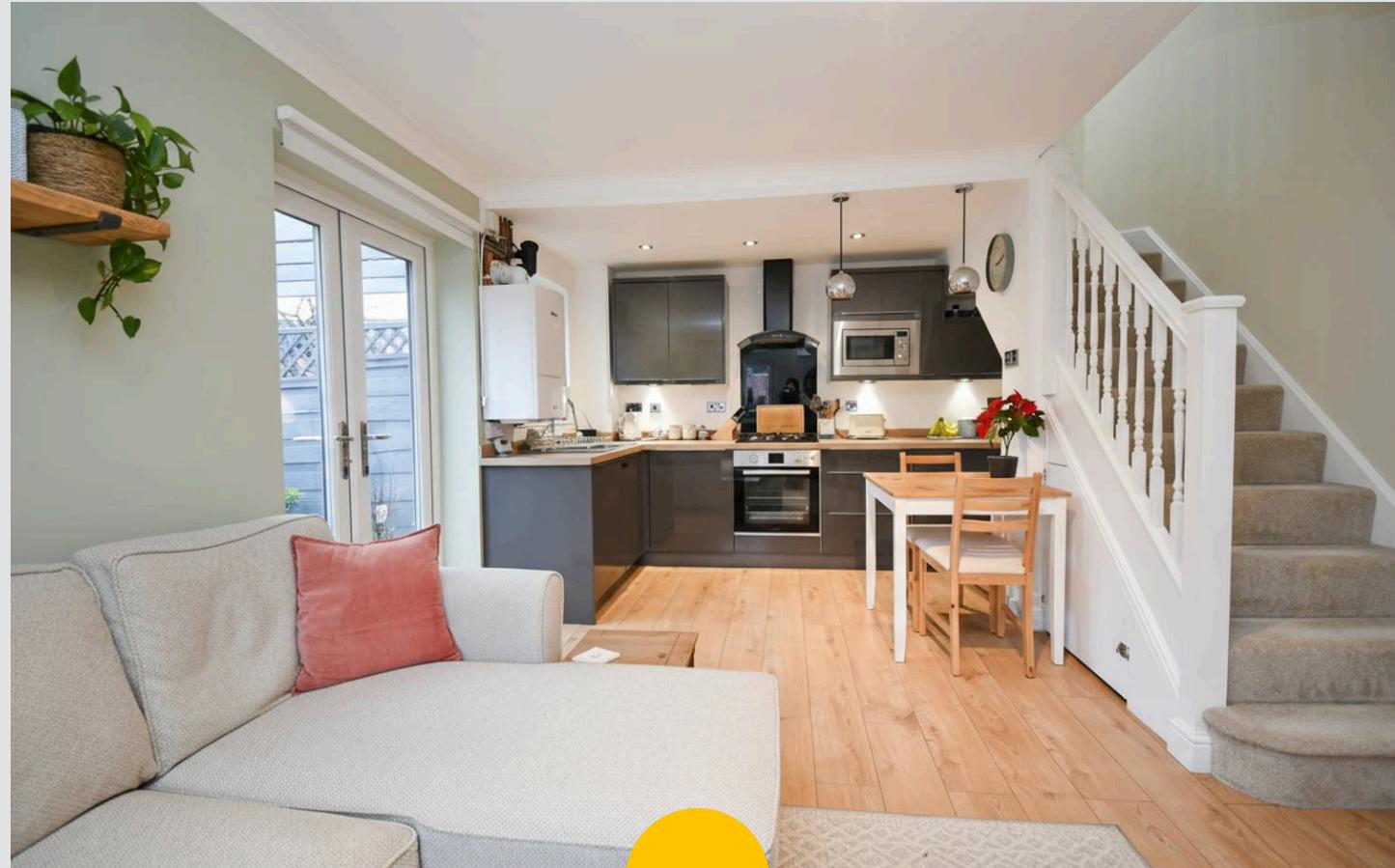
Eccles, Manchester

Immaculate one-bed home in sought-after M30. Open plan living, modern kitchen, stylish bathroom, garden, parking. Close to schools, amenities, and transport links. Ideal first buy or downsize.

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy or Perfect Downsize
- Presented to a Show Home Standard Throughout
- Located Within a Popular Development of M30
- Open Plan Layout to the Ground Floor
- Contemporary Fitted Kitchen with Integral Appliances
- Spacious Light & Airy Bedroom
- Newly Fitted Bathroom
- Well Maintained Low Maintenance Garden and Allocated Parking Space
- Surrounded by Excellent Amenities & Transport Links



## Entrance Hallway

## Lounge

12' 5" x 17' 3" (3.78m x 5.26m)

## Kitchen / Diner

12' 4" x 5' 11" (3.76m x 1.80m)

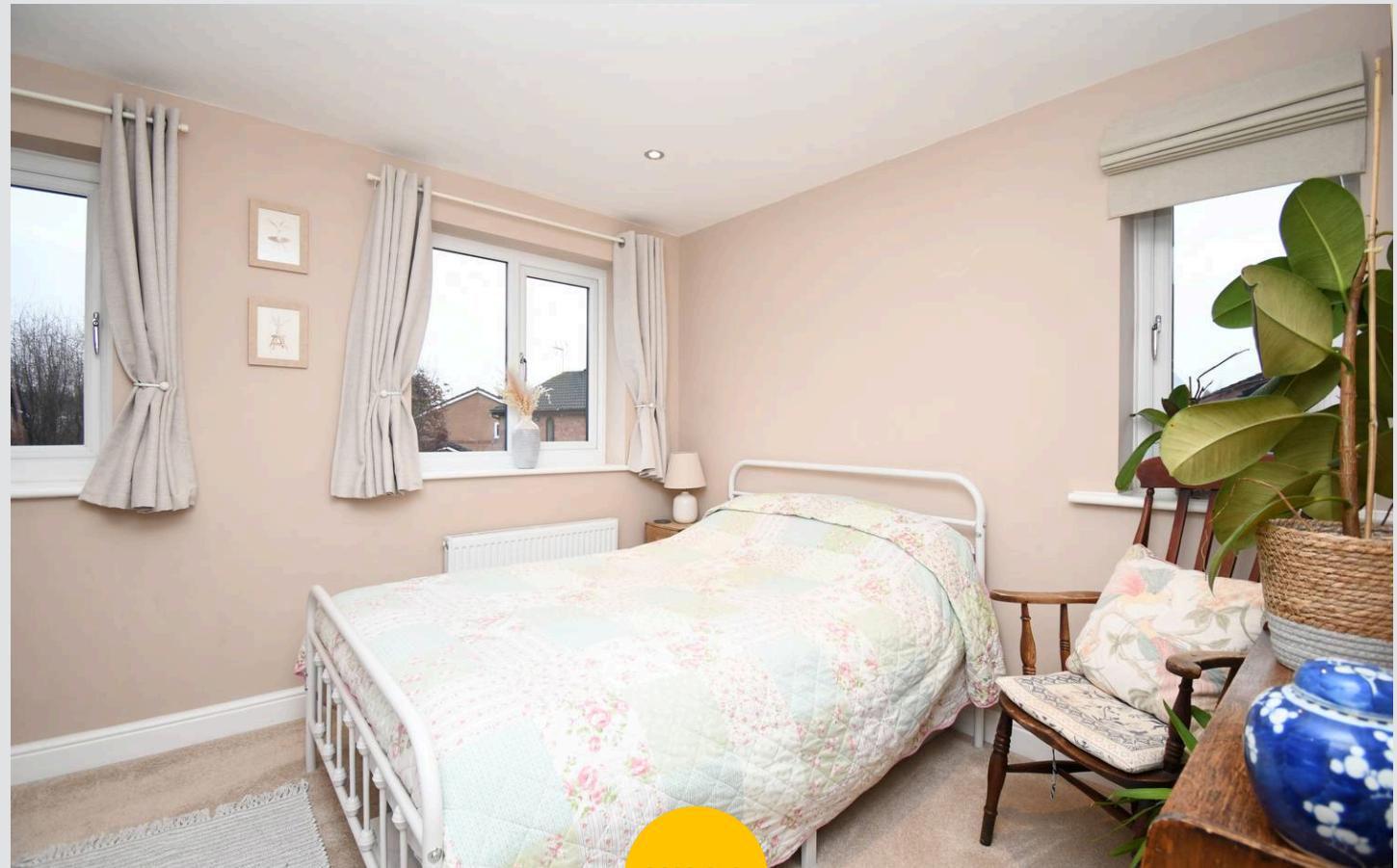
## Landing

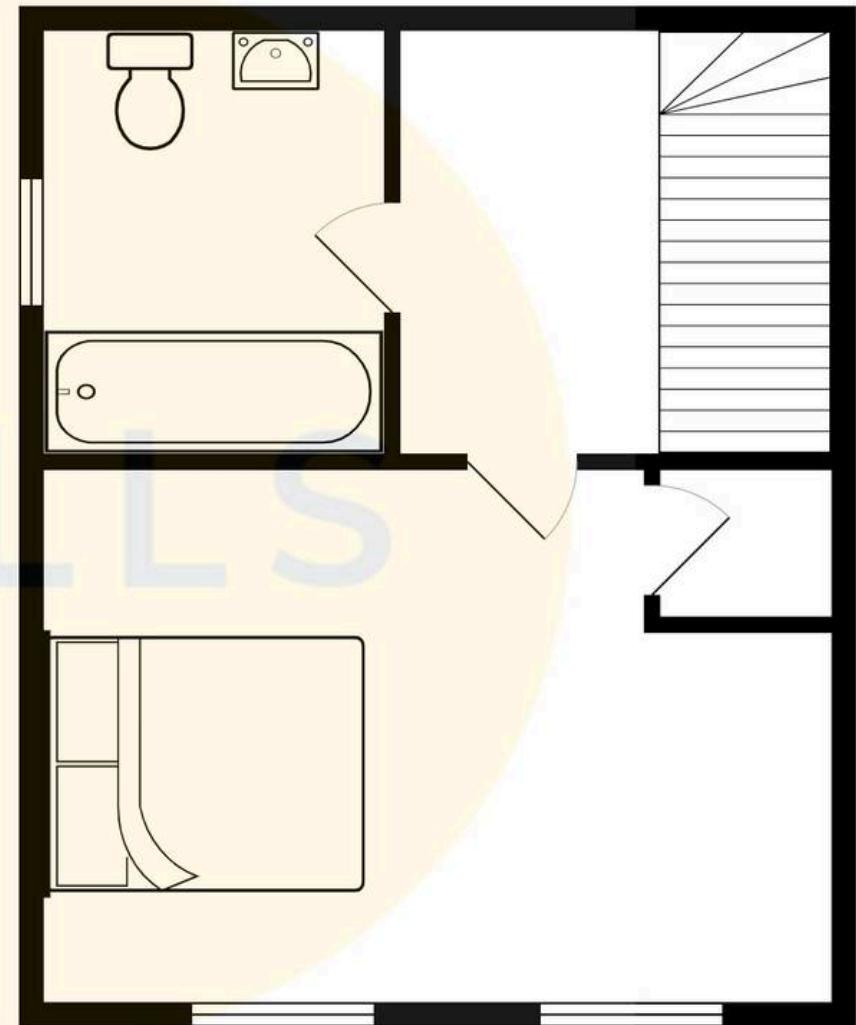
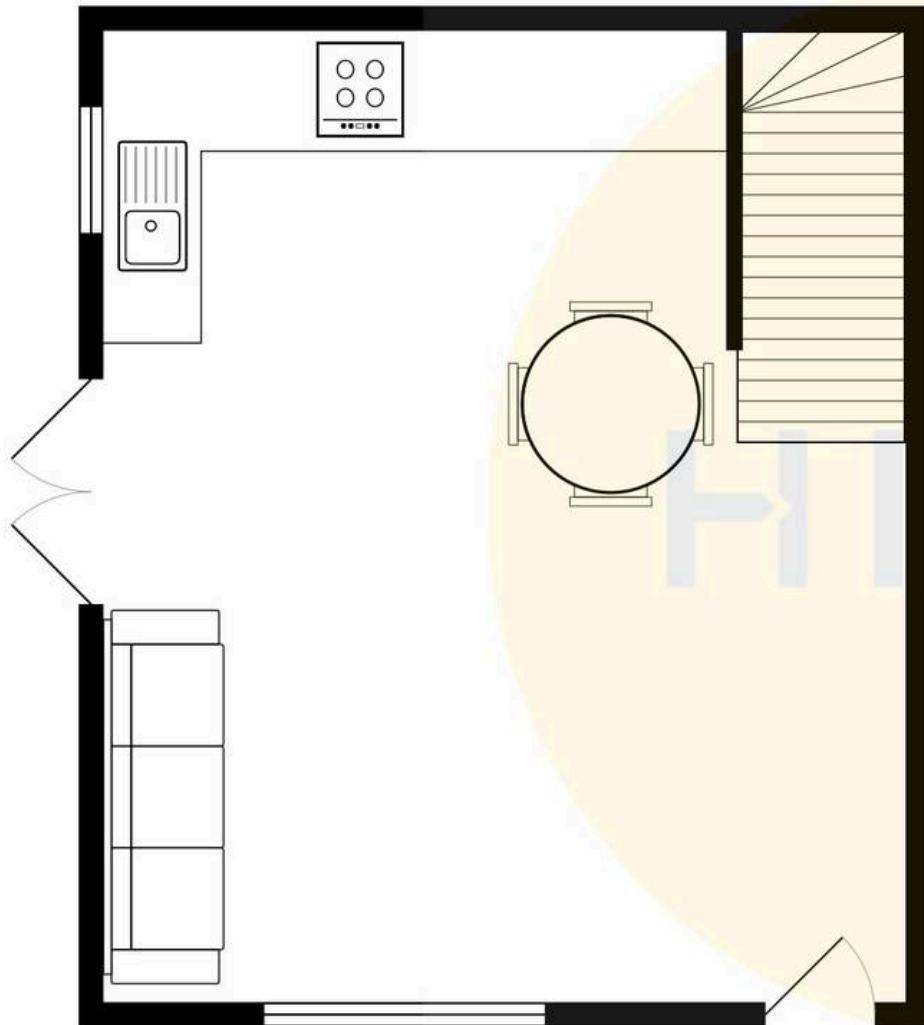
## Bedroom One

9' 9" x 12' 5" (2.97m x 3.78m)

## Bathroom

7' 6" x 6' 3" (2.29m x 1.91m)







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