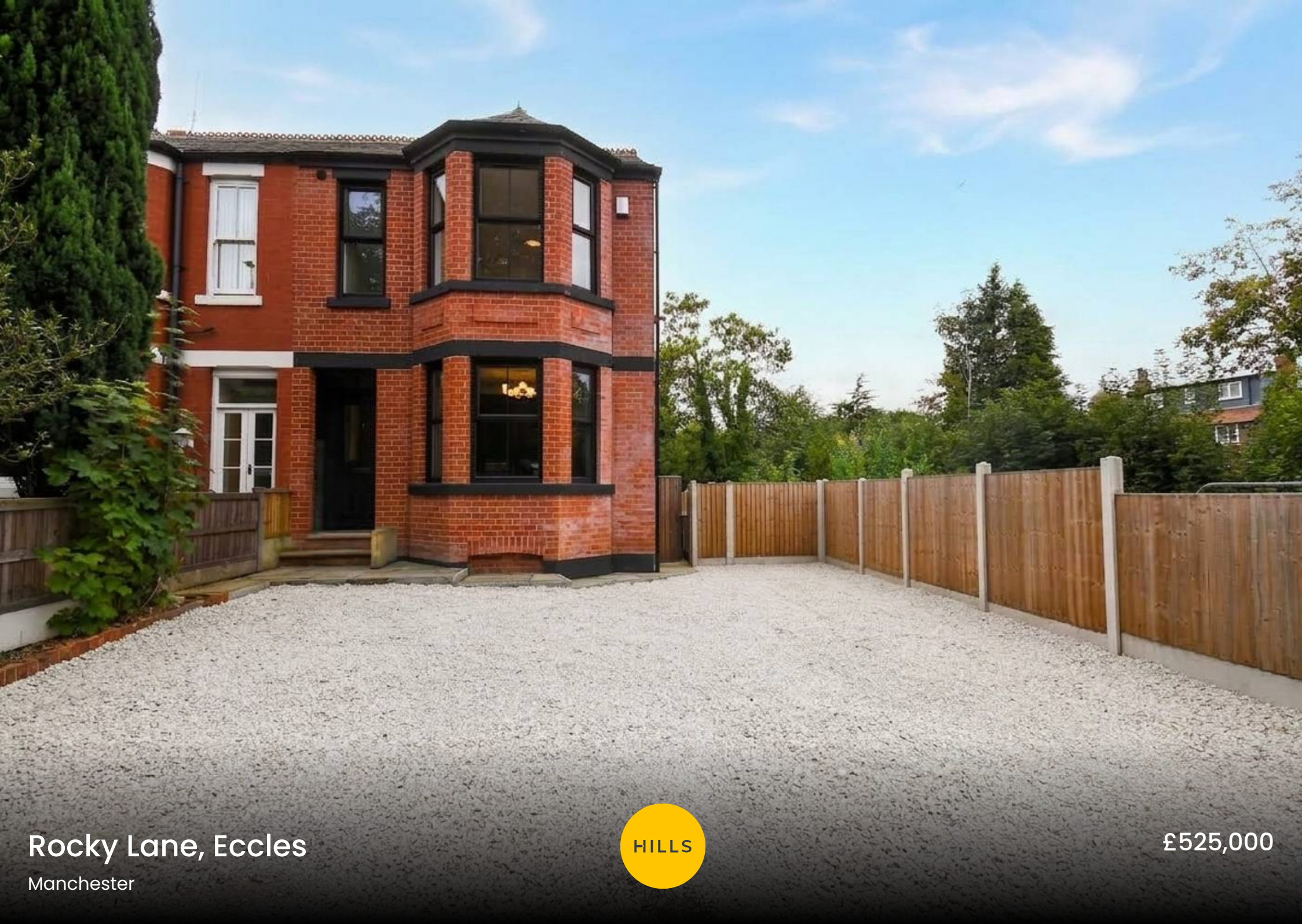




Rocky Lane, Eccles

Manchester

HILLS

£525,000

Rocky Lane

Eccles, Manchester

Immaculate three bed period semi in Monton Village. Spacious, modern kitchen, cellar, en suite, guest W.C., low maintenance garden, off road parking, great schools, no chain, superb transport links.

Council Tax band: D

Tenure: Leasehold

- Beautifully Presented, Period Semi Detached Home Located within Monton Village and Offered to the Market with No Onward Chain
- Bay Fronted Lounge
- Timeless Shaker Style Fitted Kitchen and Open Plan Dining Space
- Cellars Suitable as Storage and Utility Room
- Three Generously Sized Double Bedrooms
- Modern Bathroom Suite, En Suite and Guest W.C.
- Low Maintenance Garden to the Rear and Off Road Parking for Multiple Cars to the Front
- Within Catchment for Monton Green Primary School
- Surrounded by Excellent Local Amenities that the Village has to offer as well as Brilliant Transport Links



HILLS

Entrance Hallway

Lounge

14' 9" x 12' 2" (4.50m x 3.70m)

Kitchen

12' 6" x 10' 6" (3.80m x 3.20m)

Dining Room

10' 10" x 9' 6" (3.30m x 2.90m)

Utility

5' 11" x 5' 7" (1.80m x 1.70m)

Downstairs W.C

5' 11" x 3' 3" (1.80m x 1.00m)

Landing

Bedroom One

16' 5" x 14' 9" (5.00m x 4.50m)

En-Suite

6' 11" x 4' 3" (2.10m x 1.30m)

Bedroom Two

12' 6" x 10' 10" (3.80m x 3.30m)

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)

Bathroom

6' 11" x 6' 7" (2.10m x 2.00m)

Cellar

Chamber One - 8.4m x 5.0m Chamber Two - 3.2m x 2.8m

Chamber Three - 1.7m x 2.8m



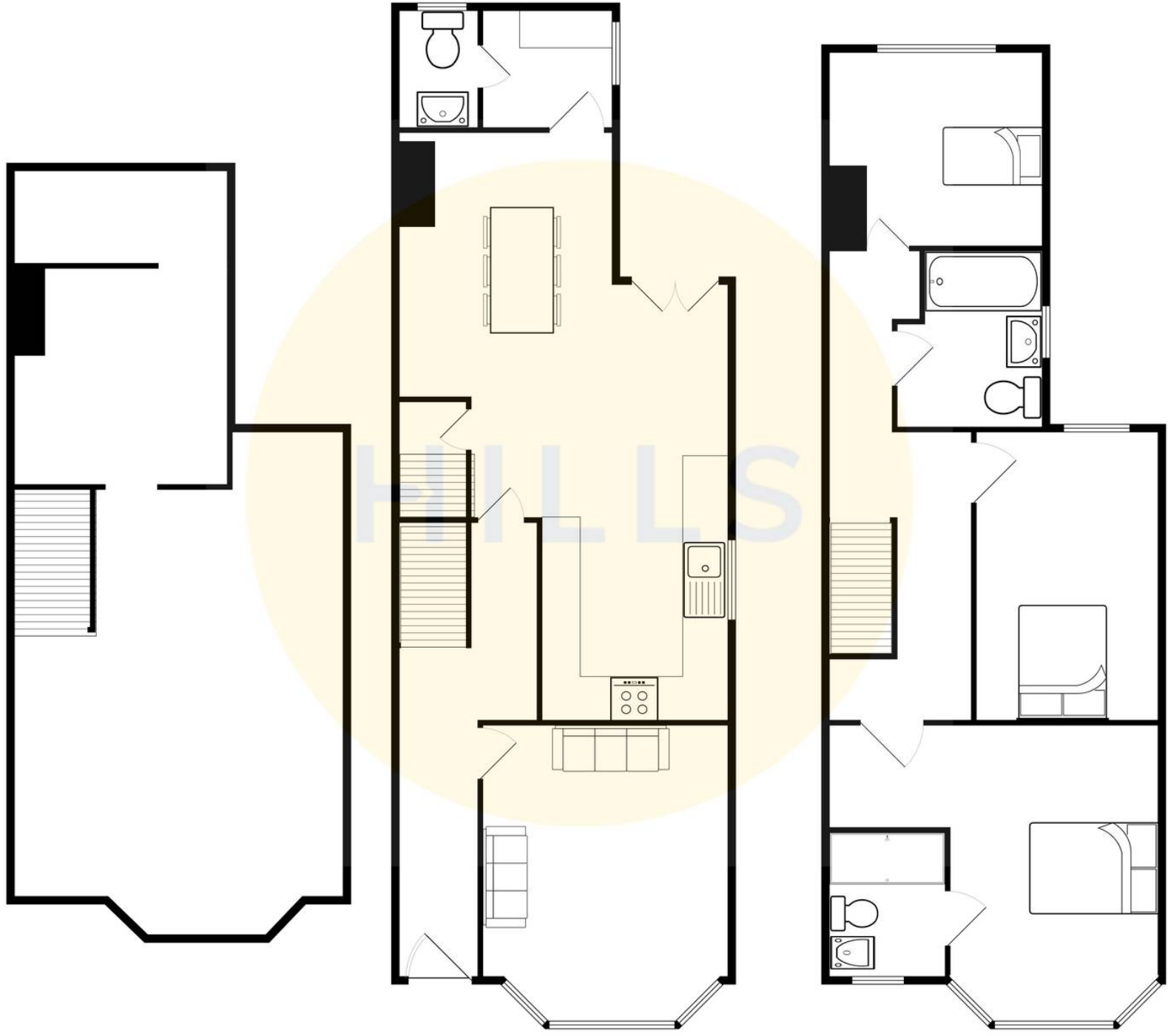
HILLS





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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.