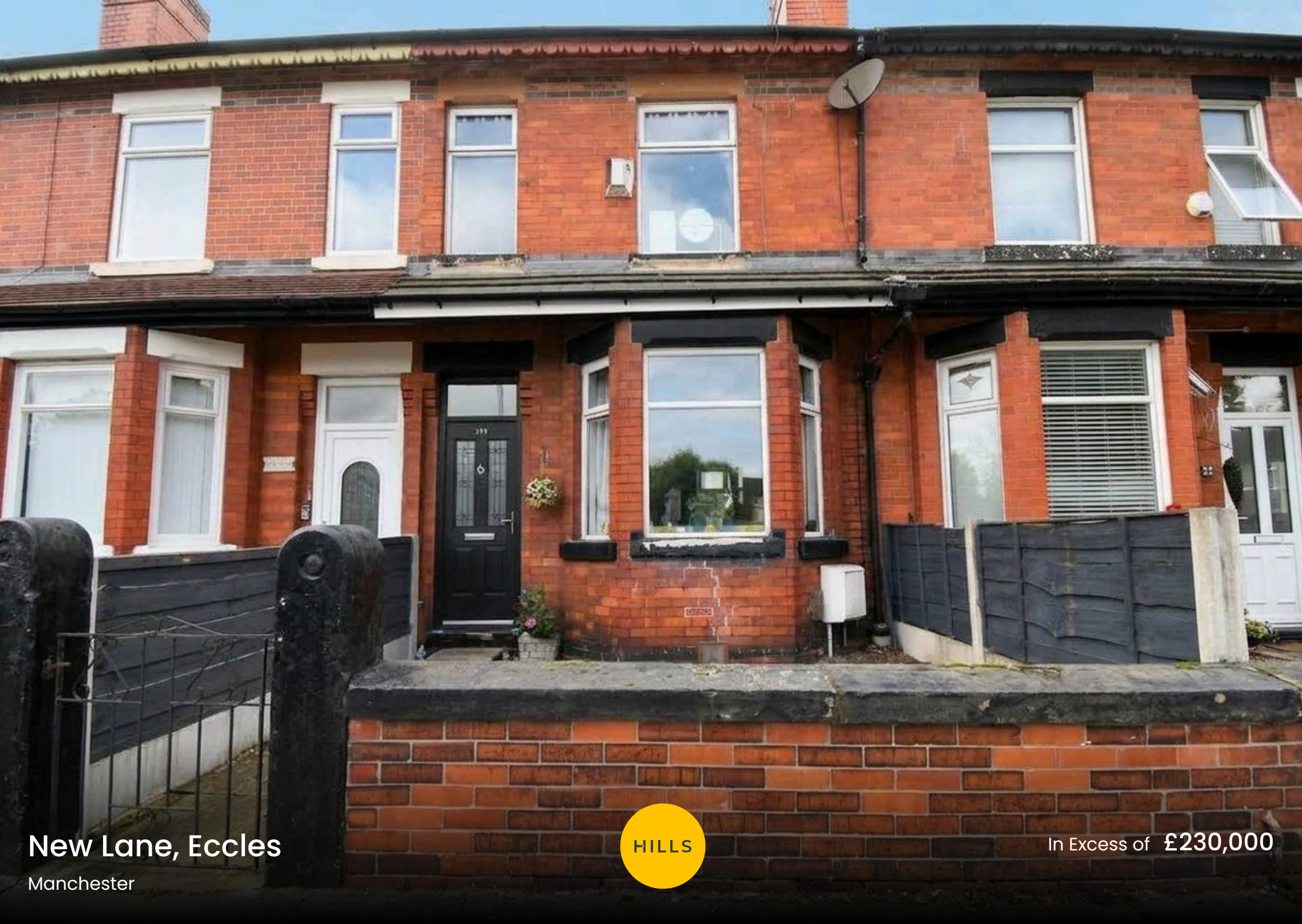


New Lane, Eccles

Manchester

HILLS

In Excess of **£230,000**

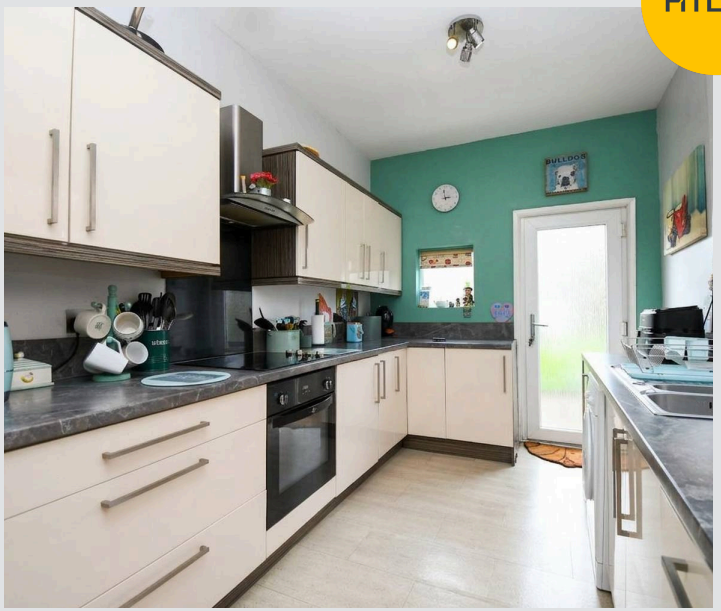
New Lane

Eccles, Manchester

Charming three-bed period terrace with modern kitchen, two reception rooms, fitted wardrobes, stylish shower room. Walk to schools, shops, parks, and transport. Ideal for families or professionals.
Council Tax band: A

Tenure: Freehold

- Three Bedroom Period Terrace Property
- Bay Fronted Lounge Open Plan with the Spacious Second Reception Room
- Fitted Kitchen with Ample Storage and Work Space
- Three Spacious Bedrooms, Two Doubles with Fitted Wardrobes
- Contemporary Shower Room
- Beautifully Presented Sundrenched Rear Garden with Rear Gated Access
- Within Catchment for Sought After Schooling
- Local Amenities Including Shops, Parks and Schools all within a Short Walk from the Porperty
- Well Connected by Public Transport and Motorway Links



Entrance Hallway

Kitchen
13' 1" x 7' 10" (4.00m x 2.40m)

Lounge
11' 6" x 10' 6" (3.50m x 3.20m)

Reception Two
13' 1" x 11' 2" (4.00m x 3.40m)

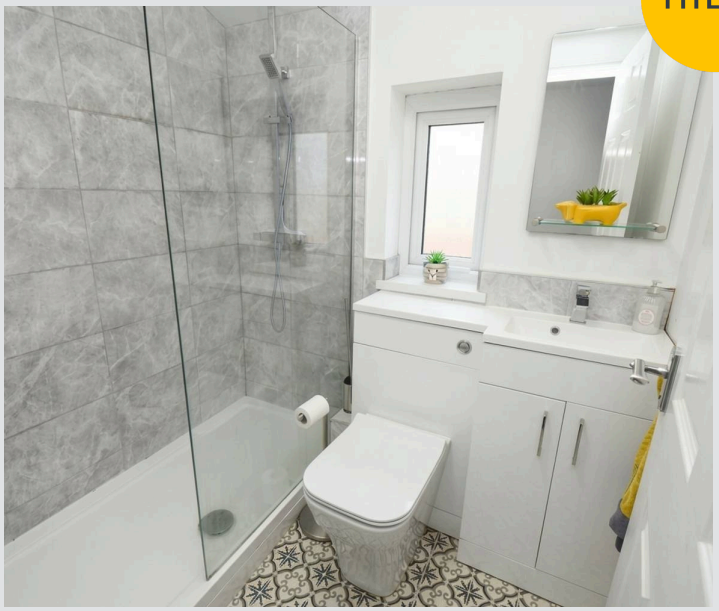
Landing

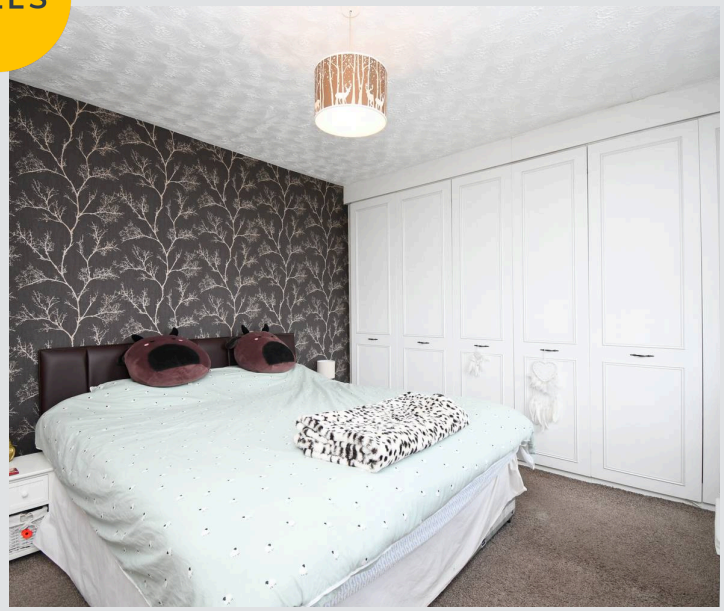
Bedroom One
11' 10" x 11' 2" (3.60m x 3.40m)

Bedroom Two
13' 1" x 8' 10" (4.00m x 2.70m)

Bedroom Three
8' 2" x 7' 7" (2.50m x 2.30m)

Shower Room
5' 11" x 4' 7" (1.80m x 1.40m)





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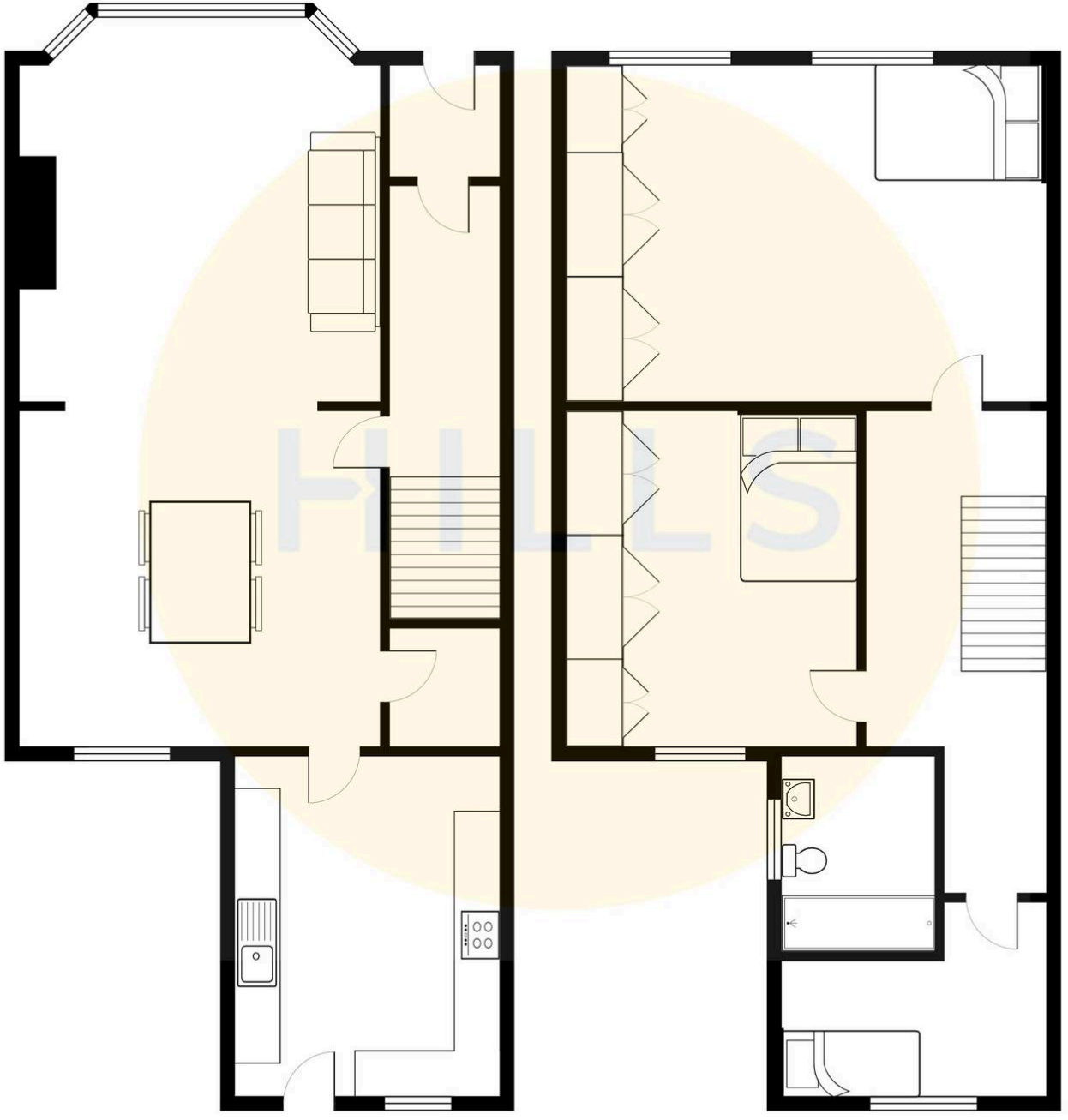

Hills | Salfords Estate Agent

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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.