

Hatherop Close, Eccles

Manchester



Offers in Region of £280,000

Hatherop Close

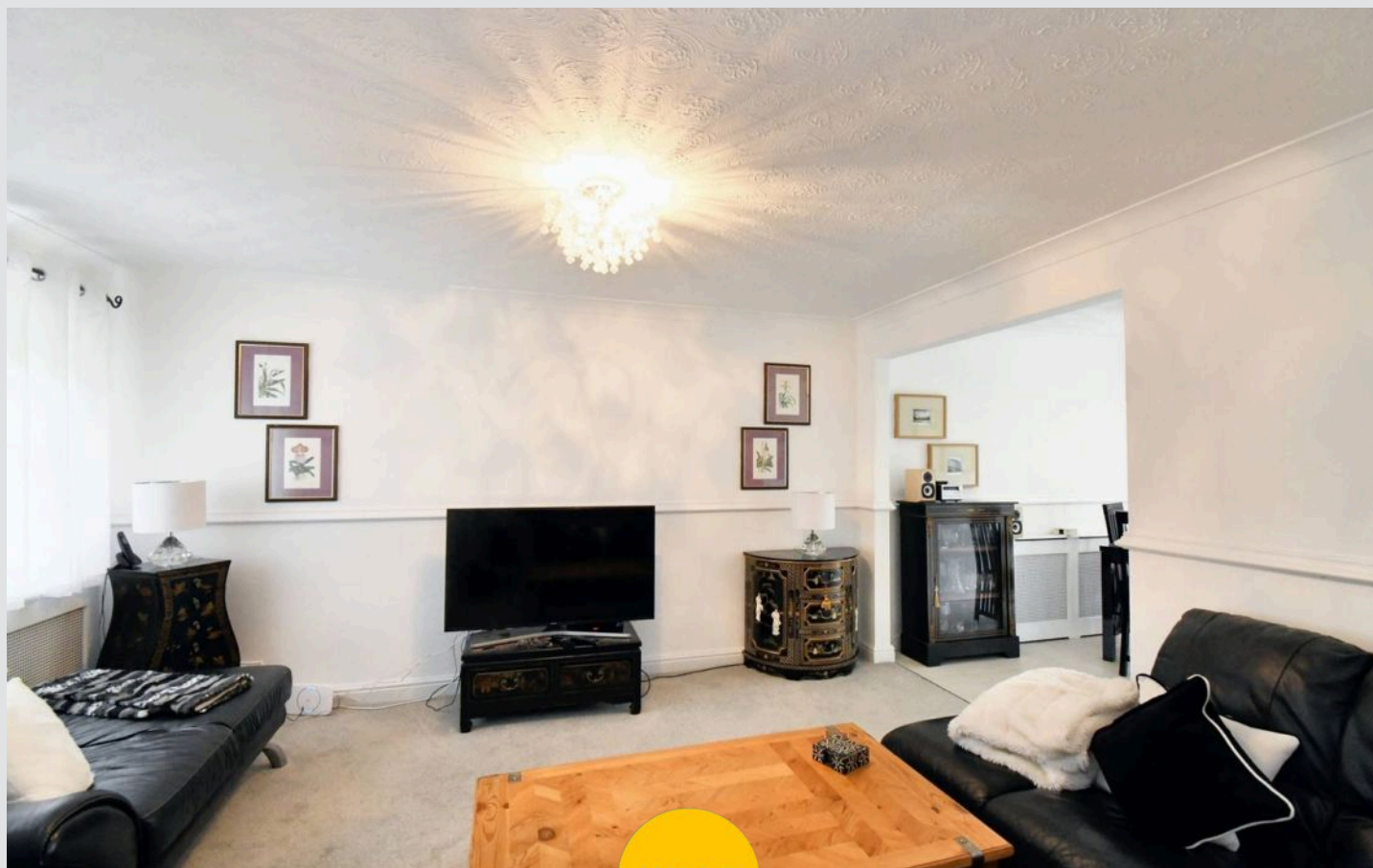
Eccles, Manchester

Welcome to this exceptional three bed detached house on a peaceful cul-de-sac with no onward chain. Spacious lounge, dining room, charming conservatory. Newly fitted kitchen, three bedrooms, family bath. Generous plot for extensions, outstanding schools nearby, close to amenities. A fantastic property in a sought-after location!

Council Tax band: C

Tenure: Leasehold

- Situated on a Quiet Cul De Sac and Offered to the market with No Onward Chain
- Spacious Lounge, Separate Dining Room and Conservatory
- Stunning, Newly Installed Fitted Kitchen with Integrated Appliances
- Three Generous Bedrooms, Fitted Wardrobes to the Master
- Four Piece Family Bathroom and Guest W.C.
- Occupying a Generous Plot
- Located within Catchment for Outstanding Schooling
- Surrounded by Excellent Local Amenities & Transport Links



HILLS

Entrance Hallway

3' 5" x 3' 5" (1.04m x 1.04m)

Reception Room One

14' 4" x 12' 7" (4.37m x 3.84m)

Reception Room Two

9' 3" x 6' 8" (2.82m x 2.03m)

Kitchen

8' 7" x 8' 3" (2.62m x 2.52m)

Conservatory

9' 5" x 8' 9" (2.87m x 2.67m)

Downstairs W.C.

6' 0" x 2' 3" (1.83m x 0.69m)

Landing

Bedroom One

14' 1" x 8' 9" (4.29m x 2.67m)

Bedroom Two

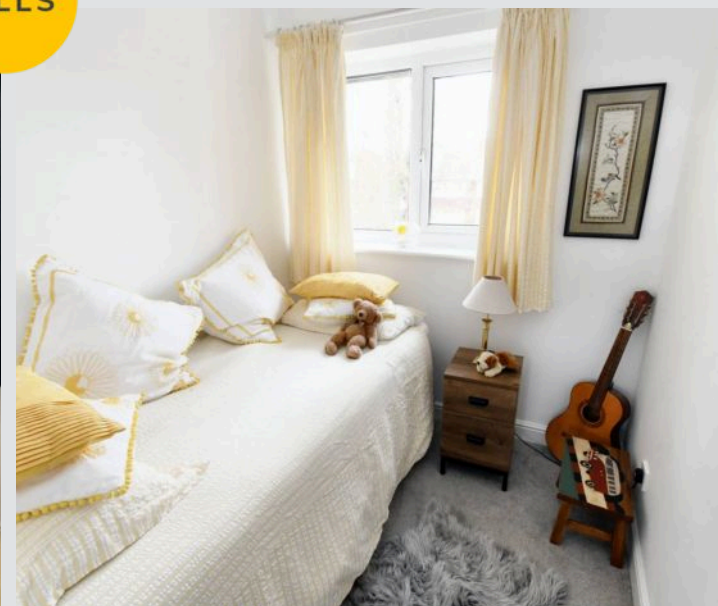
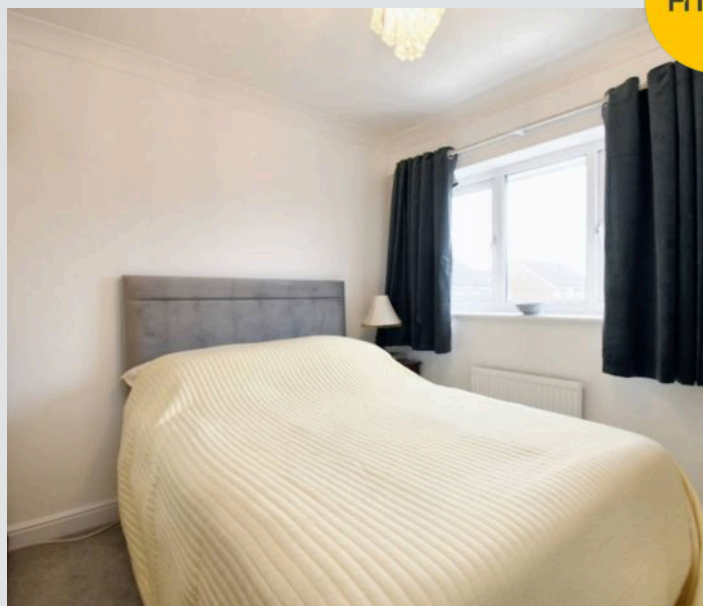
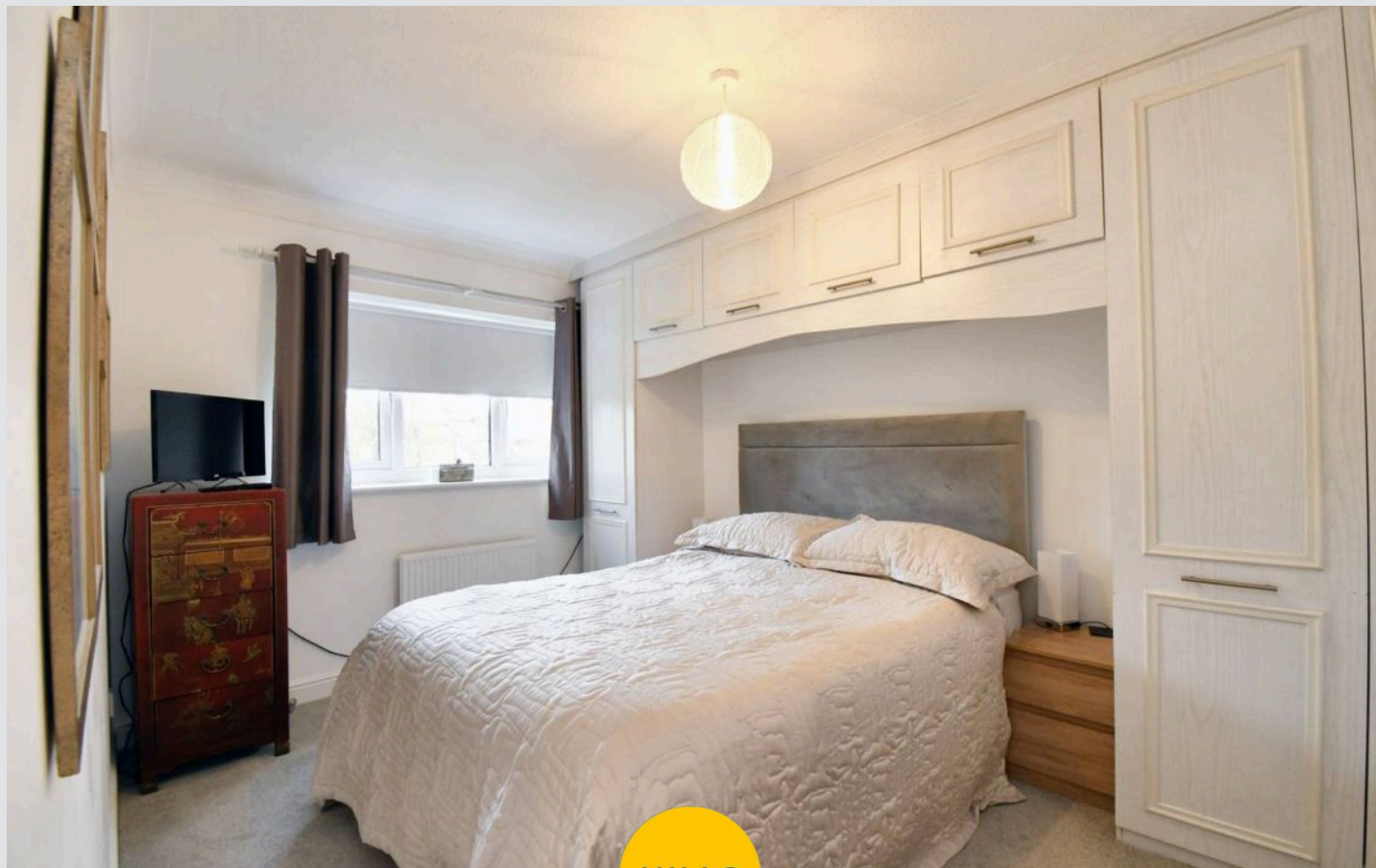
9' 8" x 8' 9" (2.95m x 2.67m)

Bedroom Three

9' 6" x 6' 4" (2.90m x 1.93m)

Bathroom

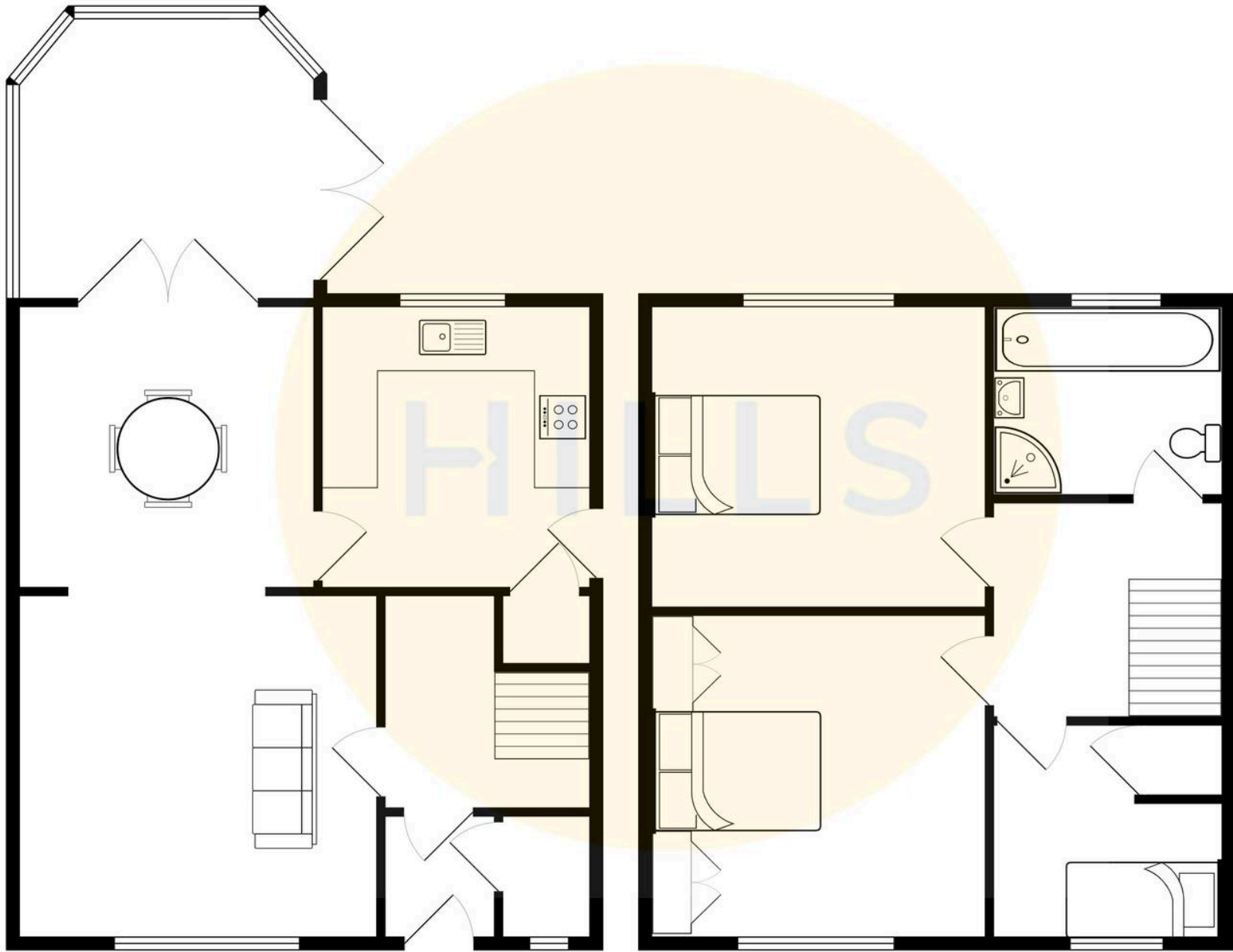
6' 2" x 5' 4" (1.88m x 1.63m)





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.