



Foxhill Road, Eccles

Manchester



Offers in Region of **£260,000**

Foxhill Road

Eccles, Manchester

Spacious four-bed semi-detached freehold home with no chain, large kitchen diner, modern bathroom, garden, and parking. Close to schools, shops, and M60/M62 for easy city commutes.

Council Tax band: A

Tenure: Freehold

- Fabulous First Time Buy or Family Home Offered to the Market with No Onward Chain and a Freehold Title
- Spacious Family Lounge
- Impressive 24ft Open Plan Fitted Kitchen and Dining Space
- Four Generously Sized Bedrooms
- Ample Storage Throughout
- Modern Three Piece Family Bathroom Suite
- Garden to the Front Offering the Potential for Off Road Parking for Multiple Vehicles
- Private Rear Garden with Patio, Lawn and Brick Storage Shed
- Located just a Short Walk to Multiple Educational Settings, Playing Fields and Shops
- Well Connected with Brilliant Transport Links (M60 & M62)



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Entrance hallway

Lounge

17' 5" x 12' 2" (5.30m x 3.70m)

Kitchen / Diner

24' 3" x 9' 2" (7.40m x 2.80m)

Landing

Bedroom One

14' 9" x 8' 10" (4.50m x 2.70m)

Bedroom Two

8' 10" x 7' 3" (2.70m x 2.20m)

Bedroom Three

10' 2" x 8' 10" (3.10m x 2.70m)

Bedroom Four

12' 2" x 8' 10" (3.70m x 2.70m)

Bathroom

8' 2" x 6' 7" (2.50m x 2.00m)



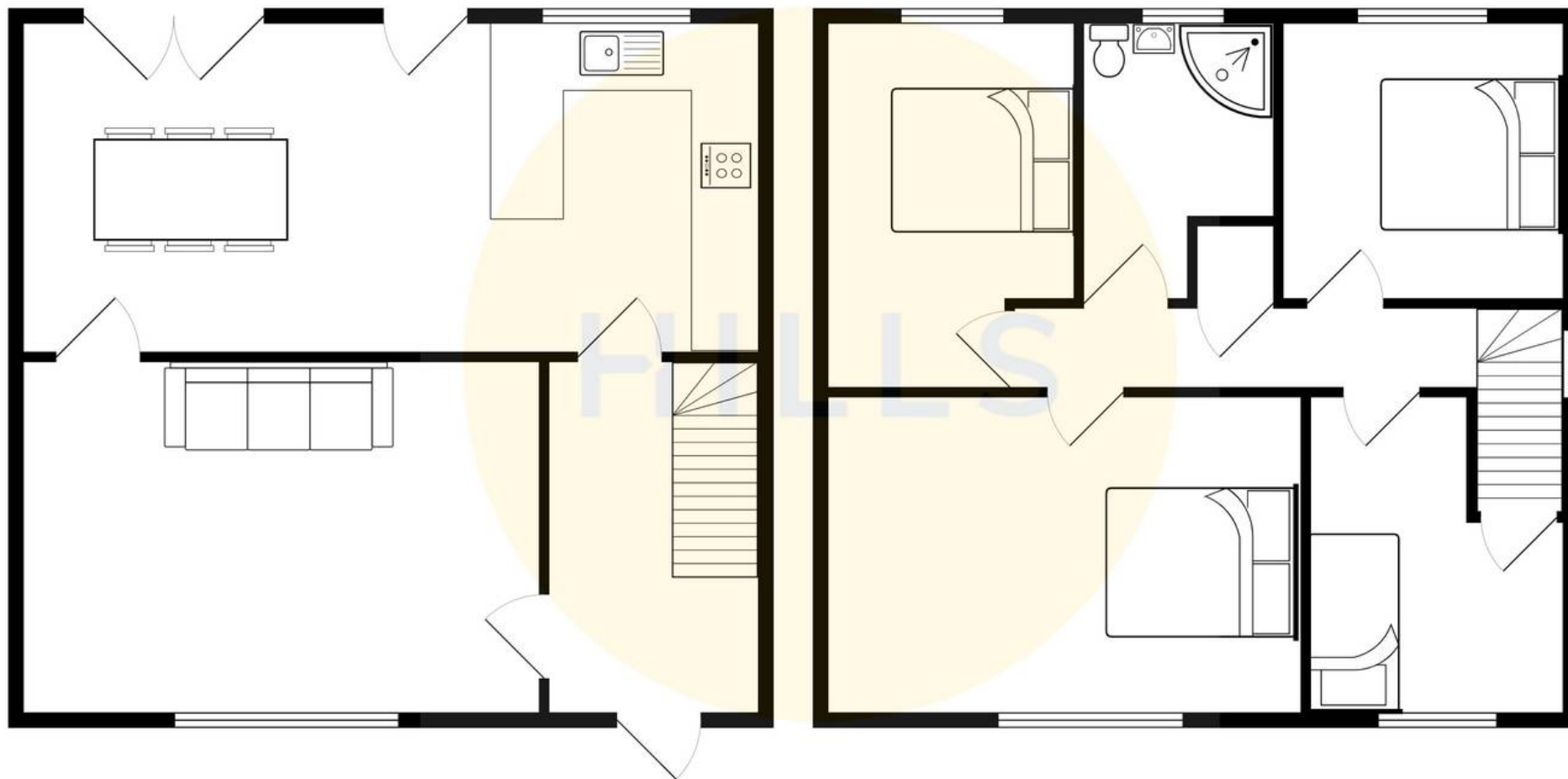
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.