



STOP!! Take a look at this STUNNING Victorian semi-detached home that benefits from A NEW KITCHEN, TWO RECEPTION ROOMS, CELLAR and NO CHAIN!! Ideally situated this TWO DOUBLE BEDROOM property has many ORIGINAL FEATURES and has recently been RE-DECORATED THROUGHOUT. Complete with a spacious entrance hallway, two reception rooms and a modern fitted kitchen to the ground floor. With two double bedrooms and a large family sized bathroom to the 1st floor. A cellar provides additional storage and development potential. Additional benefits include the installation of new DOUBLE GLAZED WINDOWS and DOORS and the property has been RE-WIRED over the last few years. Externally the property has a low maintenance garden to the front and rear. Presented to the highest internal standards throughout the property comes highly recommended for viewing, contact the office on 01617074900 to arrange your viewing today!

New Lane  
Eccles, M30 7JW

Offers in Excess of £130,000

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## Hallway

Ceiling light point and wall-mounted radiator.

## Reception Room One 10' 9" x 14' 9" (3.27m x 4.49m)

Double glazed bay window to the front, ceiling light point and wall-mounted radiator.

## Reception Room Two 15' 6" x 11' 6" (4.72m x 3.50m)

Double glazed French doors to the rear, ceiling light point, wall-mounted radiator and stripped wood flooring.

## Kitchen 7' 8" x 8' 1" (2.34m x 2.46m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Oven, hob, extractor, dishwasher and fridge/freezer. Double glazed windows to the side and rear, tiled splashbacks, tiled flooring and access to the cellar.

## Cellar room 15' 6" x 11' 2" (4.72m x 3.40m)

Double glazed window to the front and ceiling light point.

## First Floor Landing

Ceiling light point and access to an insulated loft.

## Bedroom One 14' 5" x 11' 9" (4.39m x 3.58m)

Two double glazed windows to the front, ceiling light point, wall-mounted radiator and stripped wood flooring.

## Bedroom Two 12' 9" x 9' 5" (3.88m x 2.87m)

Double glazed window to the rear, ceiling light point and wall-mounted radiator.

## Family Bathroom 7' 9" x 8' 9" (2.36m x 2.66m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath. Double glazed window to the rear, ceiling light point, wall-mounted radiator and lino flooring.

## Externally

To the front a low maintenance, flowering garden set behind a low lying brick built wall and gate. With a low-maintenance garden with flowering borders to the rear, accessed via a private gate to the side.

## Location

The property is ideally located for excellent local schooling. With a nursery across the road from the house, Beech Street primary school behind, and two secondary schools within a few minutes' walk of the house. The house is close to the M60 motorway, close to excellent bus routes and is within walking distance of Patricroft railway station with access into Manchester City Centre. Manchester Airport is approx 20 minutes away and the train from Patricroft railway station into Manchester Victoria takes just 15 minutes.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



