



HILLS

This property offers an opportunity to potential buyers as its coming to the market CHAIN FREE and offers the POTENTIAL TO INCREASE VALUE. Ideally situated on a QUIET CUL DE SAC in a popular pocket within the Eccles area close to MANY LOCAL AMENITIES & GREAT TRANSPORT LINKS. There are TWO RECEPTION ROOMS, TWO DOUBLE BEDROOMS a FITTED KITCHEN & BATHROOM as well as a DOWNSTAIRS W.C. this is a fabulous house would make the perfect home for any FIRST BUYER to create their perfect home and put their stamp on it! CALL NOW TO ARRANGE YOUR VIEWING!

**Tetlow Grove
Manchester, M30 8GE**

£150,000

**0161 7074900
sales@hills.agency**

Reception One 12' 2" x 10' 10" (3.7m x 3.3m)

Ceiling light point, single glazed window and wooden door to the front and wall mounted radiator.

Reception Two 13' 5" x 11' 6" (4.1m x 3.5m)

Ceiling light point, single glazed window to the rear and wall mounted radiator.

Kitchen 9' 2" x 8' 6" (2.8m x 2.6m)

Fitted with base units and an integral sink and drainer unit. Space for fridge freezer, washing machine and oven and hob unit. Ceiling light point, single glazed window and wooden door to the side.

Downstairs W/C 6' 11" x 4' 11" (2.1m x 1.5m)

Fitted with a W/C and hand wash basin. Ceiling light point and double glazed windows to the rear and side.

Landing

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 14' 1" x 11' 6" (4.3m x 3.5m)

Ceiling light point, single glazed window and wall mounted radiator.

Bedroom Two 13' 5" x 8' 10" (4.1m x 2.7m)

Ceiling light point, single glazed window and wall mounted radiator.

Bathroom 8' 10" x 7' 10" (2.7m x 2.4m)

Fitted with a three piece suite including a hand wash basin, W/C and shower cubicle. Ceiling light point, single glazed window to the rear and wall mounted radiator.



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.



