



**HILLS**

**\* A PERFECT FAMILY HOME OR INVESTMENT \* PRICED TO REFLECT CONDITION \* This FANTASTIC PROPERTY features 4 DOUBLE BEDROOMS and a FAMILY BATHROOM to the first floor, whilst the SPACIOUS GROUND FLOOR comprises of an entrance hallway, 2 RECEPTION ROOMS (OPEN PLAN), and a fitted KITCHEN. UPVC DOUBLE GLAZED & GAS CENTRAL HEATED, the property also benefits from a LOW MAINTENANCED GARDEN to the rear. Ideally located in a POPULAR RESIDENTIAL AREA close to many local amenities including shops, parks, schools, and excellent fantastic links, COULD THIS BE THE PERFECT PROPERTY FOR YOU? CALL US NOW TO BOOK A VIEWING!**

**Ashbourne Road  
Eccles, M30 0HW**

**Offers in Excess of £170,000**

**0161 7074900  
sales@hills.agency**

**Hallway 15' 3" x 3' 4" (4.64m x 1.02m)**

Ceiling light point, wall mounted radiator, alarm control panel and carpeted flooring.

**Lounge 12' 1" x 10' 7" (3.68m x 3.22m)**

Double glazed bay window to the front, wall-mounted radiator, two wall light points and laminate flooring.

**Dining Room 12' 9" x 11' 8" (3.88m x 3.55m)**

French doors to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

**Kitchen 13' 9" x 8' 6" (4.19m x 2.59m)**

Fitted with a range of wall and base units with complimentary roll top work surfaces and an integrated stainless steel sink and drainer unit. Integrated oven and gas hob, space for a washing machine and space for a washing machine. Two double glazed windows to the side, uPVC door to the side, ceiling light point, boiler and wall-mounted radiator.

**First Floor Landing**

Loft access, ceiling light point and hard wood flooring.

**Bedroom One**

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

**Bedroom Two 13' 0" x 9' 6" (3.96m x 2.89m)**

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

**Bedroom Three 11' 1" x 8' 7" (3.38m x 2.61m)**

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

**Bathroom 5' 7" x 5' 4" (1.70m x 1.62m)**

Fitted four piece suite comprising of low level WC, pedestal hand wash basin, bath and a shower cubicle. Double glazed window to the side, ceiling light point, wall-mounted heated towel rail and hard wood flooring.



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.



