



**HILLS**

\* A FABULOUS FIRST BUY OR FAMILY HOME \* SPACIOUS PERIOD TERRACE PROPERTY \* POPULAR RESIDENTIAL AREA \* This FANTASTIC PROPERTY features an entrance hall way that leads you through to a GENEROUS SECOND RECEPTION ROOM & BAY FRONTED lounge which have been split by internal French doors, continuing on to the fitted KITCHEN & DINING ROOM with access to the CELLAR offering ample storage, and the LOW MAINTENANCE REAR YARD. The first floor of this property has THREE DOUBLE BEDROOMS off the landing where the loft space is accessed as well as the FITTED BATHROOM. Located within a popular pocket of Eccles close to local shops, parks and local schooling there are also fantastic public transport & motorway links close by. CALL THE OFFICE AND REGISTER YOUR INTEREST NOW!

Alexandra Road  
Manchester, M30 7HH

**Offers in Excess of £170,000**

0161 7074900  
sales@hills.agency

**Entrance Hall**

Ceiling light point, wall mounted radiator and uPVC door to the front.

**Reception One 15' 6" x 12' 1" (4.72m x 3.68m)**

Ceiling light point, fan and double glazed bay window to the front. Wall mounted radiator and gas fire.

**Reception Two 14' 3" x 12' 8" (4.34m x 3.86m)**

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

**Kitchen 20' 5" x 10' 3" (6.22m x 3.12m)**

Fitted with a range of wall and bae units and an integral sink and drainer unit. Integrated gas hob and electric oven unit, boiler and space for fridge freezer and washing machine. Two ceiling light points, two single glazed windows and wall mounted radiator. uPVC door to the rear and cellar access.

**Landing**

Ceiling light point and loft access.

**Bedroom One 16' 1" x 11' 9" (4.90m x 3.58m)**

Ceiling light point and fan, double glazed window to the front and wall mounted radiator.

**Bedroom Two 12' 5" x 10' 5" (3.78m x 3.17m)**

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

**Bedroom Three 10' 4" x 7' 0" (3.15m x 2.13m)**

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

**Bathroom 7' 3" x 5' 3" (2.21m x 1.60m)**

Fitted with a three piece suite including a hand wash basin, W.C and bath with electric shower over.

**Externally**

To the front is gated access and to the rear is a low maintenance yard.



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.







