



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Westwood Crescent, Eccles, M30 8DY

### £220,000

THREE BEDROOM HOME WITH GENEROUS REAR GARDEN

Situated on Westwood Crescent, Eccles, Manchester, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three generously proportioned bedrooms, this property is ideal for families seeking a spacious home. The two reception rooms provide ample space for relaxation and entertaining, making it easy to create cherished memories with loved ones.

The property boasts a lovely lawned rear garden, which is perfect for families with young children, offering a safe and enjoyable outdoor space for play and leisure. Additionally, off-road parking for two vehicles ensures that you will never have to worry about finding a parking spot after a long day.

Situated in a convenient location, this home provides excellent access to nearby amenities, including shops, schools, and essential services. Commuters will appreciate the easy routes to public transport, making travel to Manchester city centre and beyond a breeze.

This property is not just a house; it is a place where you can create a warm and welcoming home. With its spacious layout, outdoor space, and prime location, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to settle down with your family, this charming residence in Eccles is sure to meet your needs.

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# Westwood Crescent, Eccles, M30 8DY

## £220,000

 3  1  2  C

- Three Well Proportioned Bedrooms
  - Two Reception Rooms
  - Easy Access To Major Commuter Routes
  - Council Tax Band A
- Abundance Of Garden Space
  - Ideal Family Home
  - Close Proximity To local Amenities
- Off Road Parking For Two vehicles
  - EPC Rating C
  - Tenure Freehold

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

5'6 x 4'4 (1.68m x 1.32m)

Wood effect flooring, stairs to first floor, doors to reception room one and reception room two.

#### Reception Room One

17'7 x 10'8 (5.36m x 3.25m)

Two UPVC double glazed windows, central heating radiator, wall mounted fire and wood effect flooring.

#### Reception Room Two

11'9 x 9'6 (3.58m x 2.90m)

UPVC double glazed window, central heating radiator, tiled effect flooring and door to kitchen.

#### Kitchen

14'11 x 7'1 (4.55m x 2.16m)

UPVC double glazed window, UPVC double glazed frosted window, high gloss wall and base units, laminate work top, oven, four ring gas hob, glass splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, tiled effect flooring, door to under stairs storage and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

Loft access, smoke alarm, doors to three bedrooms, shower room, WC and storage.

#### Bedroom One

14'5 x 11'3 (4.39m x 3.43m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

#### Bedroom Two

13'2 x 7'2 (4.01m x 2.18m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Three

11'9 x 9'6 (3.58m x 2.90m)

UPVC double glazed window, central heating radiator and wood effect flooring.

#### Shower Room

5'5 x 5'3 (1.65m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, PVC panel elevation, PVC panel to ceiling, extractor fan and tiled effect flooring.

### WC

5'10 x 2' (1.78m x 0.61m)

UPVC double glazed frosted window, dual flush WC and vanity top wash basin with mixer tap.

### External

#### Rear

Laid to lawn garden, paving, gravel chippings and a timber shed.

#### Front

Driveway for off road parking for two vehicles.



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