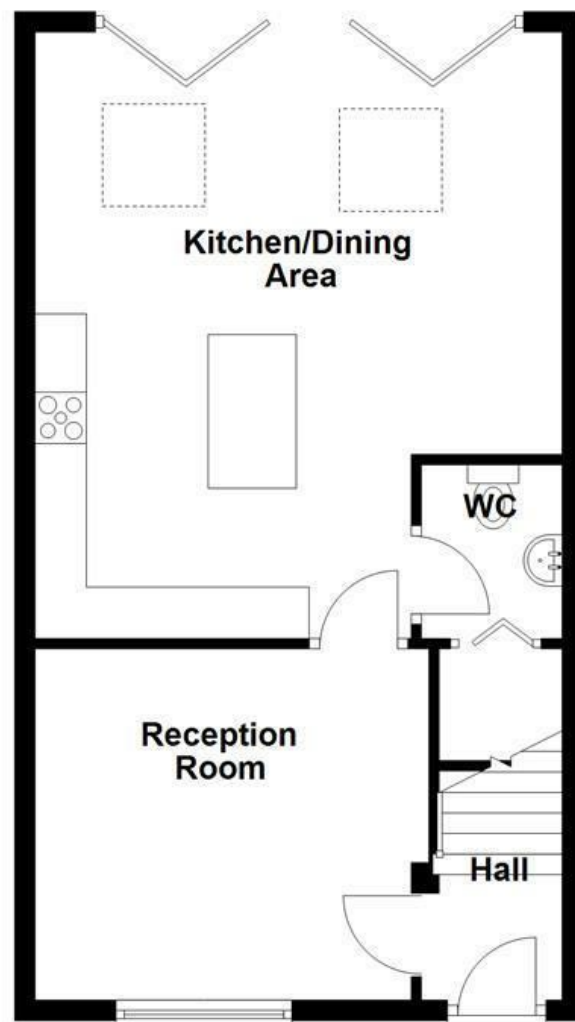
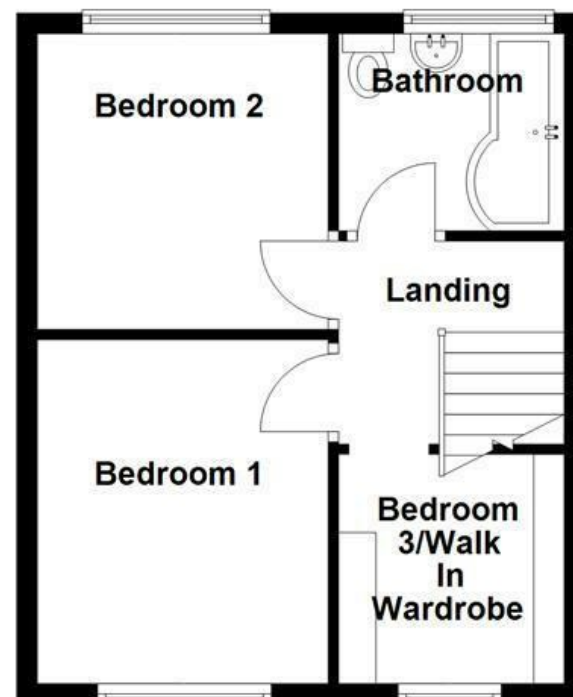


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Weymouth Road, Eccles, M30 8WW

Offers Over £290,000

MODERN THREE BEDROOM HOME WITH LARGE KITCHEN/DINING AREA

Situated on the desirable Weymouth Road in Eccles, Manchester, this charming house presents an excellent opportunity for both professional couples and families seeking a comfortable and convenient home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The heart of the home is undoubtedly the spacious kitchen and dining room, which offers a perfect setting for family meals and entertaining guests. The modern bathroom adds a touch of contemporary elegance, ensuring that daily routines are both practical and enjoyable.

Outside, the large south facing rear garden is a delightful feature, providing a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during warmer months. Additionally, the drive offers the convenience of off-road parking, a valuable asset in today's busy world.

Situated in a convenient location, and within walking distance to the area of Monton, this property allows for easy access to local amenities, schools, and transport links (10-15minutes to the train station) making it an ideal choice for those who value both comfort and accessibility. This house on Weymouth Road is not just a place to live; it is a place to create lasting memories. Don't miss the chance to make it your own.

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Weymouth Road, Eccles, M30 8WW

Offers Over £290,000

 3  1  1  D

- Spacious Kitchen And Dining Room
 - Council Tax Band B
 - Close Proximity To Local Amenities And Easy Access To Major Commuter Routes
 - Ideal Family Home
- Off Road Parking
 - Three Well Proportioned Bedrooms
 - Viewing Recommended
- Tenure Leasehold
 - Abundance Of Garden Space
 - EPC Rating D

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

4'2 x 4'2 (1.27m x 1.27m)

Central heating radiator, coving, ceiling rose, stairs to first floor, oak door to reception room and wood effect laminate flooring.

Reception Room

12'7 x 11'3 (3.84m x 3.43m)

UPVC double glazed window, central heating radiator, coal burning fire with cast iron surround, wood mantle and hearth surround, oak door to kitchen/dining room and wood effect flooring.

Kitchen/Dining Room

19'5 x 14'11 (5.92m x 4.55m)

Two sky lights, two central heating radiators, panelled wall and base units, laminate work tops, composite sink and drainer with mixer tap, integrated oven, five ring gas hob, tiled splash back, extractor hood, space for fridge freezer, plumbed for washing machine, spotlights, smoke alarm, integrated shelving, oak door to WC and bi fold doors to rear.

WC

5'7 x 3'11 (1.70m x 1.19m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect laminate flooring.

First Floor

Landing

6'8 x 6' (2.03m x 1.83m)

Loft access, smoke alarm, coving, doors to bathroom, bedroom one, bedroom two and open access to bedroom three/walk in wardrobe.

Bedroom One

11' x 9'4 (3.35m x 2.84m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

10' x 9'5 (3.05m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three/Walk In Wardrobe

7'6 x 6'1 (2.29m x 1.85m)

UPVC double glazed window, central heating radiator, integrated shelving/wardrobe.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, L shaped panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, dual flush WC, panelled ceiling, tiled elevation and tiled floor.

External

Front

Stone paved drive and EV charging point.

Rear

Laid to lawn garden, paving, bedding areas, timber shed and composite shed.



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