



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.

Gorton Street, Eccles, M30 7LZ

Offers Over £135,000

A FANTASTIC PROPERTY OPPORTUNITY IN THE HEART OF ECCLES!

A spacious and characterful terraced home is being welcomed to the market in a highly considered area of Eccles. Requiring renovation internally, the property has lots of potential to be the perfect small family home or first time buy. With character features, sizeable rooms and an enclosed yard to the rear, the property comprises briefly;

Entrance into a hallway housing a staircase to the first floor and a door leading to a generous reception room. The reception room allows through access to a front reception room and to a fitted kitchen. To the first floor, you will find two bedrooms and a bathroom suite.

Externally, there is an enclosed yard. Viewings can be arranged by calling our Swinton team today.

Gorton Street, Eccles, M30 7LZ

Offers Over £135,000

 **2**  **1**  **1**  **D**

- Characterful Terrace Home
- Four Piece Bathroom Suite
- Close To Commuter Links
- Two Spacious Bedrooms
- Two Generous Reception Rooms
- Short Drive To Winton Park
- Lovely Fitted Kitchen
- Character Features
- A Must View Property

Ground Floor

Hallway

15'7 x 2'9 (4.75m x 0.84m)

UPVC double glazed door to hallway, stairs to first floor, central heating radiator, cornice coving to ceiling and door to reception room two.

Reception Room Two

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed window, central heating radiator, wood effect flooring, open arch to reception room one and door to kitchen.

Reception Room One

15'3 x 11'9 (4.65m x 3.58m)

UPVC double glazed window, central heating radiator, wood effect flooring and electric fire to chimney breast.

Kitchen

10'3 x 8'8 (3.12m x 2.64m)

UPVC double glazed window and door to rear, wood panelled wall and base units, wood effect surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, plumbing for washing machine and gas supply for oven.

First Floor

Landing

13'9 x 6'3 (4.19m x 1.91m)

Cornice coving to ceiling, ceiling rose and doors to two bedrooms and bathroom.

Bedroom One

15'1 x 12'9 (4.60m x 3.89m)

Two UPVC double glazed windows, central heating radiator, television point and cornice coving to ceiling.

Bedroom Two

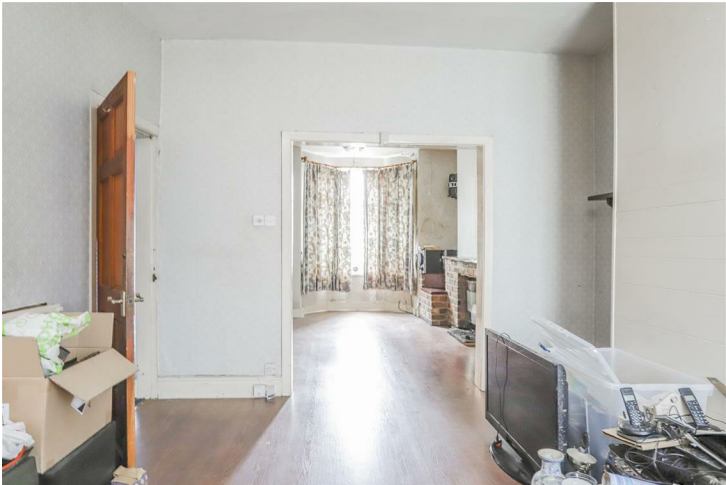
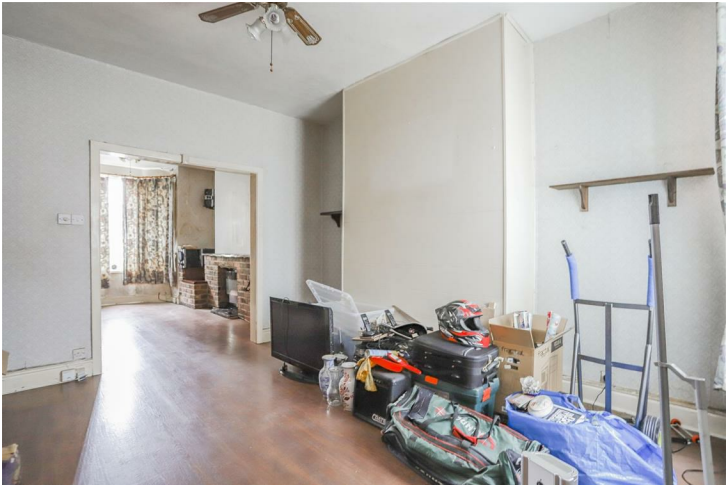
13'6 x 10'7 (4.11m x 3.23m)

UPVC double glazed window and central heating radiator.

Bathroom

10'6 x 9'2 (3.20m x 2.79m)

UPVC double glazed frosted window, panelled bath, low base WC, vanity top wash basin, single shower enclosure, central heating radiator and part tiled elevations.



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