



Eccles Fold, Eccles, M30 0NT

£130,000

ONE BEDROOM APPARTMENT IDEAL FOR A SINGLE OCCUPANT OR COUPLE

Nestled in the charming area of Eccles Fold, Eccles, Manchester, this delightful one-bedroom apartment offers a perfect blend of comfort and convenience. The spacious reception room seamlessly integrates with the kitchen area, creating an inviting space ideal for relaxation and entertaining. This apartment is particularly suited for a single occupant or a couple seeking a modern living environment.

One of the standout features of this property is the lovely balcony area, providing a private outdoor space to enjoy fresh air and views. The location in Salford is highly convenient, with easy access to local amenities, transport links, and the vibrant culture of Manchester nearby.

This apartment presents an excellent opportunity for those looking to embrace a contemporary lifestyle in a well-connected area. Whether you are a first-time buyer or seeking a rental, this property is sure to meet your needs with its appealing layout and prime location. Don't miss the chance to make this charming apartment your new home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Third Floor Apartment
 - Three Piece Bathroom
 - Allocated Secure Parking
 - EPC Rating: D
- One Bedroom
 - Balcony
 - Tenure: Leasehold
- Open Plan Living/Kitchen
 - Communal Gardens
 - Council Tax Band: A

Ground Floor

Hall

14'3 x 5'5 (4.34m x 1.65m)
UPVC entrance door., underfloor heating, electric heater, spotlights, smoke alarm, boiler cupboard, storage cupboard, wood effect flooring and doors to open plan living/kitchen, bedroom and bathroom.

Open Plan Living/Kitchen

19'9 x 13'4 (6.02m x 4.06m)
Four UPVC double glazed windows, underfloor heating, spotlights, smoke alarm extractor fan, wood effect wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed French doors to balcony.

Bedroom

11'9 x 8'9 (3.58m x 2.67m)
UPVC double glazed window, underfloor heating and wood effect flooring.

Bathroom

6'10 x 5'7 (2.08m x 1.70m)
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation and wood effect flooring.

External

Communal gardens and allocated parking.

