



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Green Lane, Manchester, M30 0RW

£200,000

DECEPTIVELY SPACIOUS TERRACED HOME WITH GREAT POTENTIAL

Nestled in the heart of Eccles, Manchester, this deceptively spacious three-bedroom house presents an excellent opportunity for those seeking a property to update and modernise. The home boasts two generously sized reception rooms, perfect for entertaining or relaxing with family. A convenient downstairs bedroom, accompanied by a shower room, adds to the practicality of the layout, making it ideal for guests or those who prefer single-level living.

Upstairs, you will find two well-proportioned bedrooms that offer ample space for rest and relaxation. Additionally, an attic room provides a versatile area that can be transformed into a home office, playroom, or extra storage, catering to your personal needs.

Externally, the property features low-maintenance exteriors, allowing you to spend less time on upkeep and more time enjoying your new home. The gated off-road parking at the rear accommodates one vehicle, adding an extra layer of convenience in this bustling area.

This property is perfect for a small family or a couple looking for a blank canvas to create their dream home. With its convenient location and potential for modernisation, this house is a fantastic opportunity not to be missed. Embrace the chance to make this charming residence your own and enjoy all that Eccles has to offer.

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Green Lane, Manchester, M30 0RW

£200,000

 3  2  2  C

- Spacious Mid Terrace Property
- Spread Across Three Floors
- Gated Off Road Parking
- EPC Rating C
- Three Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Two Bathrooms
- Low Maintenace Exterior
- Council Tax Band B

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

15'10 x 3'1 (4.83m x 0.94m)

Central heating radiator, smoke alarm, dado rail, wood effect flooring, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

12'7 x 12'4 (3.84m x 3.76m)

UPVC double glazed window, central heating radiator, electric fire with fitted alcove storage and wood effect flooring.

Reception Room Two

12'11 x 12'8 (3.94m x 3.86m)

UPVC double glazed window, central heating radiator, fitted alcove storage, wood effect flooring and door to rear hall.

Rear Hall

Central heating radiator, tiled floor, door to under stairs storage and open access to kitchen.

Kitchen

14'5 x 7'11 (4.39m x 2.41m)

UPVC double glazed window, high gloss wall and base units, laminate work top, Beko range cooker with five ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated washing machine and dryer, space for fridge freezer, spotlights, tiled floor, UPVC double glazed door to rear and door to shower room.

Shower Room

7'9 x 5'5 (2.36m x 1.65m)

UPVC double glazed frosted window, wall mounted electric heater, dual flush WC, wall mounted wash basin with mixer tap, walk in direct feed shower, part tiled elevation, extractor fan, spotlights, tiled floor and door to bedroom three.

Bedroom Three

14'4 x 9'3 (4.37m x 2.82m)

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

First Floor

Landing

Smoke alarm, central heating radiator, stairs to first floor, doors to two bedrooms and bathroom.

Bedroom One

16' x 12'5 (4.88m x 3.78m)

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

Bedroom Two

13'1 x 10'7 (3.99m x 3.23m)

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

Bathroom

8'6 x 8' (2.59m x 2.44m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, freestanding roll top bath and claw double bath with mixer tap and rinse head, corner direct feed shower enclosure, spotlights, tiled elevation and tiled floor.

Second Floor

Door to attic.

Attic

14'1 x 12'4 (4.29m x 3.76m)

Two Velux windows and central heating radiator.

External

Front

Gravel chip bedding areas and path leading to front entrance door.

Rear

Enclosed tarmac yard, gravel chip bedding areas with gated access to allow off road parking for one vehicle.



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