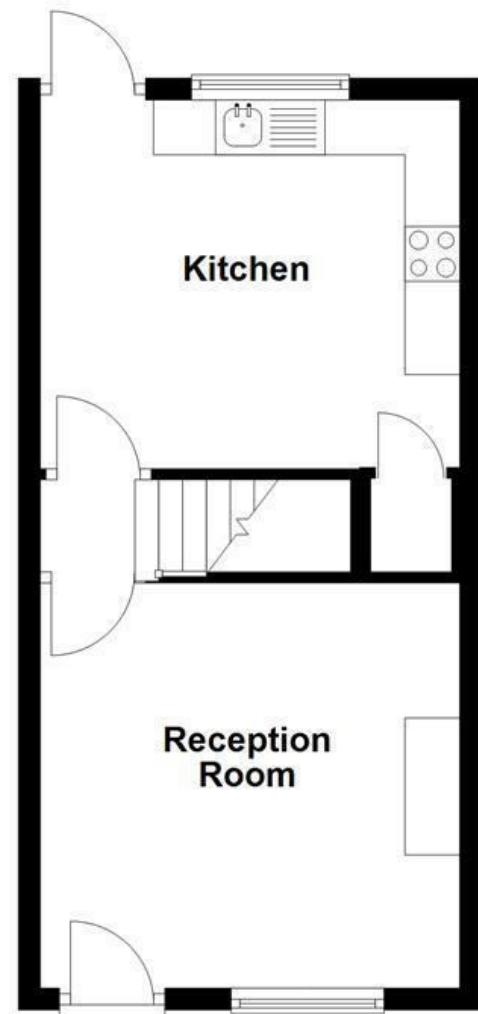
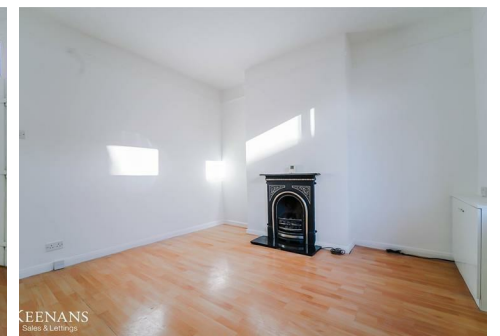
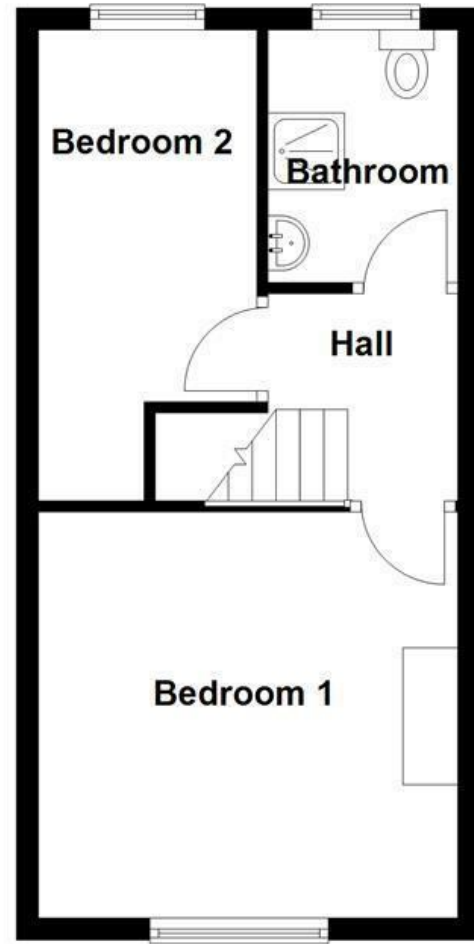


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 <small>EU Directive 2002/91/EC</small>		

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.

## Stelfox Street, Eccles, M30 7DH

### Offers Over £160,000

RECENTLY RENOVATED TERRACED HOME

Welcome to this beautifully renovated house located on Stelfox Street in the vibrant area of Eccles, Manchester. This property boasts a modern decoration and is equipped with contemporary appliances, ensuring a stylish and comfortable living experience.

Having undergone recent renovations, the house presents a fresh and inviting atmosphere, perfect for those seeking a move-in ready home. The thoughtful design and attention to detail throughout the property create a harmonious blend of functionality and aesthetic appeal.

One of the standout features of this home is its prime location. Situated close to local amenities, residents will enjoy easy access to shops, restaurants, and essential services, making daily life both convenient and enjoyable.

This property is ideal for families, professionals, or anyone looking to embrace the lively community of Eccles. With its modern finishes and excellent location, this house is a fantastic opportunity for those seeking a new home in Manchester. Don't miss the chance to make this delightful property your own.



# Stelfox Street, Eccles, M30 7DH

## Offers Over £160,000

**2****1****1****C**

- Mid Terraced Property
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms
  - Three Piece Shower Room
  - Leasehold
- Recently Renovated
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

#### Reception Room

12'7 x 12'2 (3.84m x 3.71m)  
UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, picture rail, electric fire in cast iron surround, wood effect flooring and doors to inner hall.

#### Inner Hall

Stairs to first floor and door to kitchen.

#### Kitchen

12'6 x 11'1 (3.81m x 3.38m)  
UPVC double glazed window, upright central heating radiator, wall and base units, laminate worktops, integrated single oven, four ring induction hob, extractor hood, stainless steel splash back, composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, under stairs storage, tile effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

6' x 5'9 (1.83m x 1.75m)  
Central heating radiator and doors to two bedrooms and shower room.

#### Bedroom One

12'7 x 12'2 (3.84m x 3.71m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

14'1 x 6'3 (4.29m x 1.91m)  
UPVC double glazed window and central heating radiator.

#### Shower Room

8'3 x 5'11 (2.51m x 1.80m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in single enclosure, boiler, PVC clad elevations and tile effect flooring.

### External

#### Front

Paved courtyard and hedges.

#### Rear

Paved yard, timber shed and gated access to rear street.

### NEED A MORTGAGE?

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