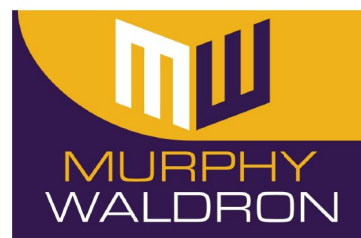


**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## Apt. 21 Clarendon Place

22-26 Wellington Road, Eccles, M30 0NP

**Asking Price £140,000**

Welcome to this charming ground floor apartment located at 21 Clarendon Place, nestled in the heart of Eccles, Manchester. This delightful property, built in the early 2000s, offers a comfortable living space of 581 square feet, making it an ideal choice for individuals or small families seeking a modern home.

The apartment features two generously sized double bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing both convenience and privacy. The well-proportioned reception room is perfect for relaxation or entertaining guests, creating a warm and inviting atmosphere.

One of the standout features of this property is its prime location. It is within walking distance to the train station, tram services, and the motorway network, ensuring excellent transport links for commuters. Additionally, the vibrant Eccles town centre is just a five-minute stroll away, offering a variety of shops, restaurants, and local amenities. For those who enjoy a lively community, Monton village is also a short walk away, known for its charming cafes and social scene.

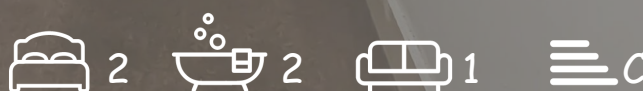
This apartment presents a wonderful opportunity for those looking to enjoy the convenience of modern living in a well-connected area. With its appealing layout and proximity to local attractions, this property is not to be missed. We invite you to explore the potential of this lovely home.

All enquiries: [sales@murphy-waldron.com](mailto:sales@murphy-waldron.com) or 0161 787 9195

### Viewing

Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.

- TWO DOUBLE BEDROOMS
- NO CHAIN
- SECURE GATED PARKING
- GROUND FLOOR APARTMENT
- S U I T F I R S T T I M E  
BUYER/DOWNSIZER/INVESTOR
- GCH; DG; INTEGRATED APPLIANCES





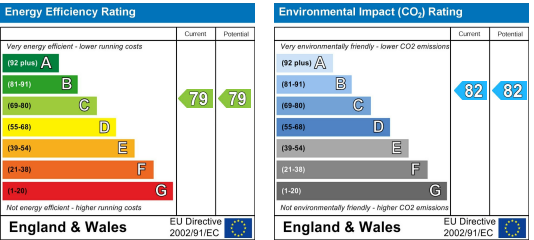
Floor Plan



Area Map



Energy Efficiency Graph



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.

**Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: [www.murphy-waldron.com](http://www.murphy-waldron.com)**

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