



**Oliver James**  
ESTATE AGENT

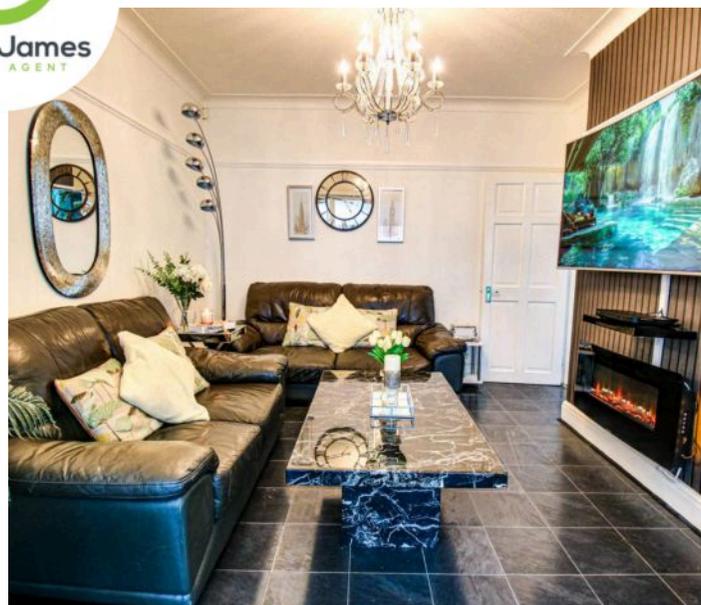


**The Negotiator**  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST  
**SILVER**



 **Oliver James**  
ESTATE AGENT

**Liverpool Road, Eccles**  
In Excess of **£315,000**



## 839 Liverpool Road

Eccles, Manchester

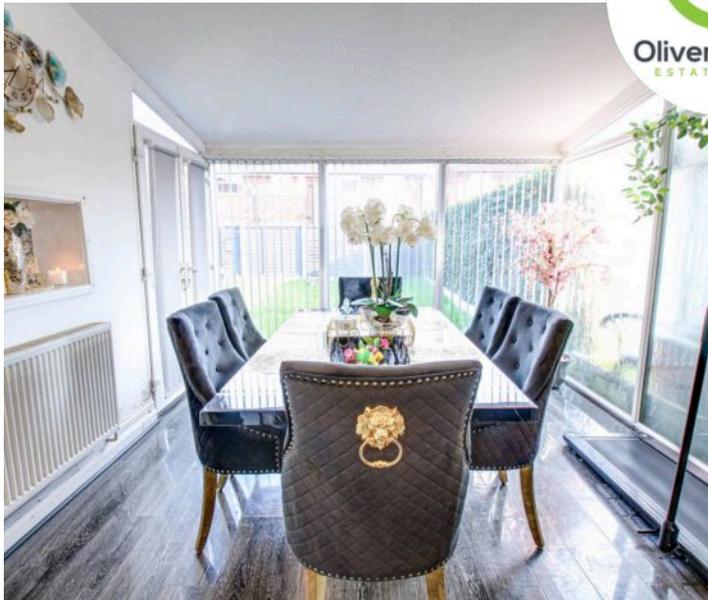
Rare chance to acquire a stunning 3-bed semi-detached house with modern anthracite kitchen, spacious layout, luxury bathroom, and potential for extension. Serene outdoor oasis with lawn garden and patio. Easy commute with nearby transport links. Perfect blend of comfort and style.

Council Tax band: C

Tenure: Leasehold

- Large Three Bedroom Semi Detached
- Extended Modern Anthracite Kitchen
- Lean to Conservatory
- Three Reception Rooms
- Guest WC
- Two Large Double Bedrooms and One Large Single
- Bathroom with Freestanding Bath, Shower, WC and His and Her wash basins
- Perfect Size Lawn Garden just off South East facing
- Driveway to the front
- Planning Approved for 1st floor side extension





### Hallway

Feature archway window over front door, side facing upvc window and radiator.

### Guest WC

4' 11" x 2' 4" (1.50m x 0.70m)

Side facing upvc window, low flush WC, hand wash basin and heated towel rail.

### Lounge

14' 9" x 11' 2" (4.50m x 3.40m)

Front facing upvc bow window, laminate flooring, picture rails, coving and radiator.

### Dining Room

13' 1" x 11' 2" (4.00m x 3.40m)

Rear facing upvc french doors, electric fire, picture rails, wooden panelling to chimney, coving and radiator.

### Conservatory

12' 10" x 10' 10" (3.90m x 3.30m)

Side facing upvc french doors, windows to rear and side, laminate flooring, service hatch to kitchen and radiator.

### Kitchen

18' 1" x 7' 7" (5.50m x 2.30m)

Two side facing upvc windows, rear facing upvc window, side facing upvc door, fitted range of anthracite coloured units with marble effect work surfaces, electric oven, cupboard housing potterton boiler, skylight, over work surface tiling, breakfast bar, tiled flooring and radiator.

### Landing

Side facing upvc window

### Bedroom One

14' 9" x 11' 2" (4.50m x 3.40m)

Rear facing upvc window, laminate flooring and radiator.

### Bedroom Two

12' 6" x 11' 2" (3.80m x 3.40m)

**GARDEN**

Lawn, Patio and side access.

**DRIVEWAY**

**SECURE GATED**





Total Area: 122.1 m<sup>2</sup> ... 1314 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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