



Oliver James
ESTATE AGENT

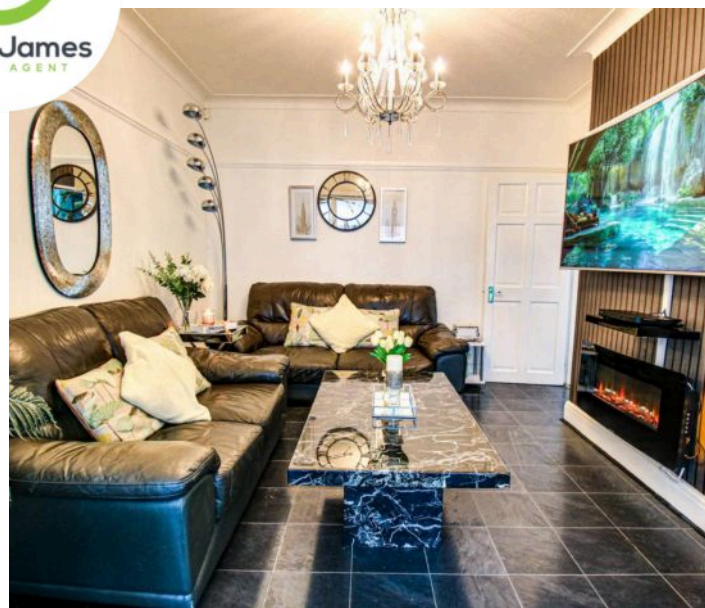
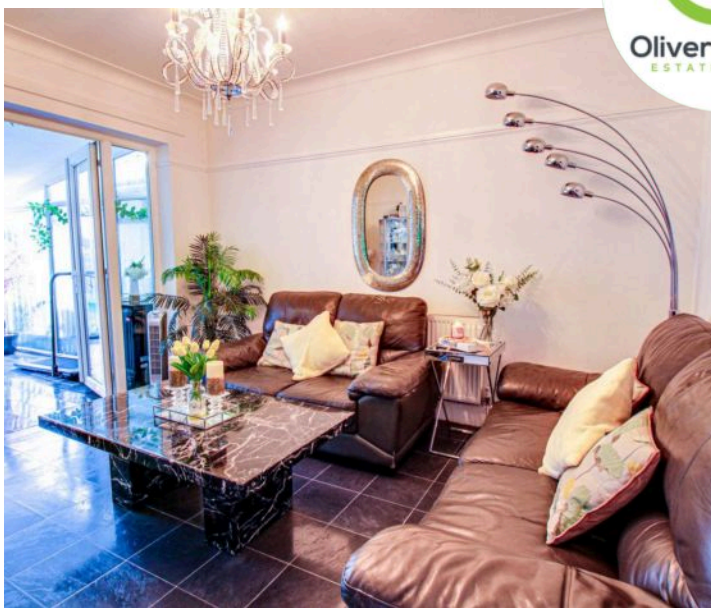


The Negotiator
Awards 2024
REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST
SILVER



 **Oliver James**
ESTATE AGENT

Liverpool Road, Eccles
Offers Over **£300,000**



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

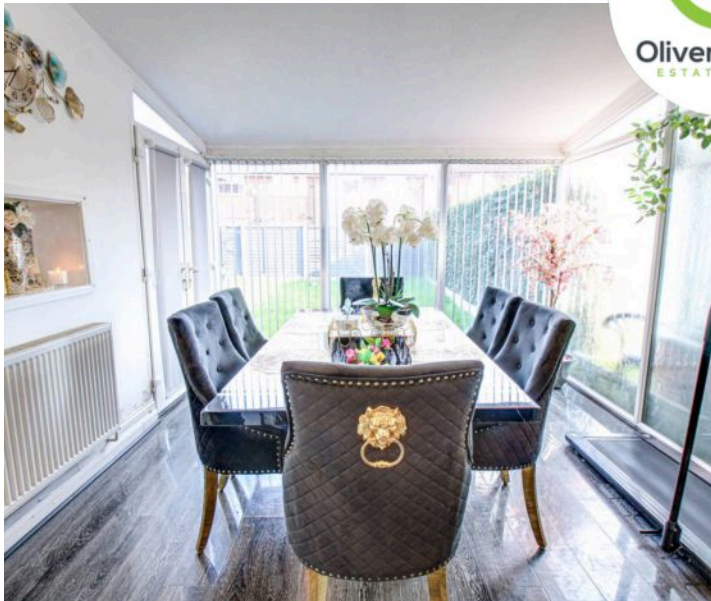
Bedroom One

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 m² ... 1314 ft²

All measurements are approximate and for display purposes only



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