



REGISTERED OFFICE

27 MONTON GREEN, MONTON,  
MANCHESTER M30 9LL  
Tel: 0161-788 0303 Fax: 0161-788 0330

[www.barlowwhite.co.uk](http://www.barlowwhite.co.uk) [rentals@barlowwhite.co.uk](mailto:rentals@barlowwhite.co.uk)

## Cromwell Road, Manchester, M30 0RB



**Offers over £115,000**

**\*\* NO CHAIN \*\* 2 DOUBLE BEDROOMS \*\* 2 RECEPTION ROOMS \*\*** Perfect first time home or investment property. Investors could achieve a rental income of £625 per month, producing a return of 6.25%. To the ground floor there is an entrance hall way leading to 2 RECEPTION ROOMS and a newly fitted MODERN KITCHEN and CELLARS. Leading upstairs there are 2 DOUBLE BEDROOMS and a newly fitted MODERN FAMILY BATHROOM. Externally there is a small enclosed garden to the front and to the rear a large SOUTH FACING split level GARDEN, fully enclosed with a lawned area and patio. The property benefits from GAS CENTRAL HEATING, UPVC DOUBLE GLAZED windows and a NEW COMBI BOILER. A great location close to Patricroft train station, and a short distance from both Eccles town centre and Monton village. Close to local amenities in an established residential area. To arrange a viewing please call Barlow White on 0161 7880909

### **Entrance Hallway**

Access to the lounge and stairs to the first floor, power points, wall mounted radiator and carpeted floors.

### **Lounge**

**13'10 x 11'1 (4.22m x 3.38m)**



Bay window to the front aspect, electric fire, coving and wall mounted radiator, power. TV and telephone points. Carpeted floors.

### **Dining Room**

**13'3 x 11'6 (4.04m x 3.51m)**



Power points, TV aerial, wall mounted radiator, electric feature inset fireplace with electric fire, door to cellar and rear aspect window.

### **Kitchen**

**8'11 x 8'2 (2.72m x 2.49m)**



Wall mounted and floor standing units in Taupe with a black co-ordinating work surface and a stainless steel sink and drainer. A 4 ring gas hob, electric oven and stainless steel extractor hood. With a wall mounted radiator, inset spot lights, rear external door and window. Part tiled brick effect walls and vinyl flooring.

**Bathroom**  
**7'8 x 6'4 (2.34m x 1.93m)**



To the front a small paved enclosed area and to the rear a large south facing split level garden with a lawned area and patio.

Three piece white bathroom suite with chrome fixtures and fittings, comprising of Bath with mains connected shower over head, pedestal sink and w/c. Part tiled walls, vinyl flooring, with a wall mounted radiator, inset spotlights and rear facing window.

**Bedroom One**  
**12'8 x 11'5 (3.86m x 3.48m)**



Dual fitted wardrobes with dressing table, power points, wall mounted radiator, front aspect window and carpeted flooring.

**Bedroom Two**  
**13'4 x 9'2 (4.06m x 2.79m)**



Double room with rear aspect window, power points, wall mounted radiator and carpeted flooring.

**Externally**

