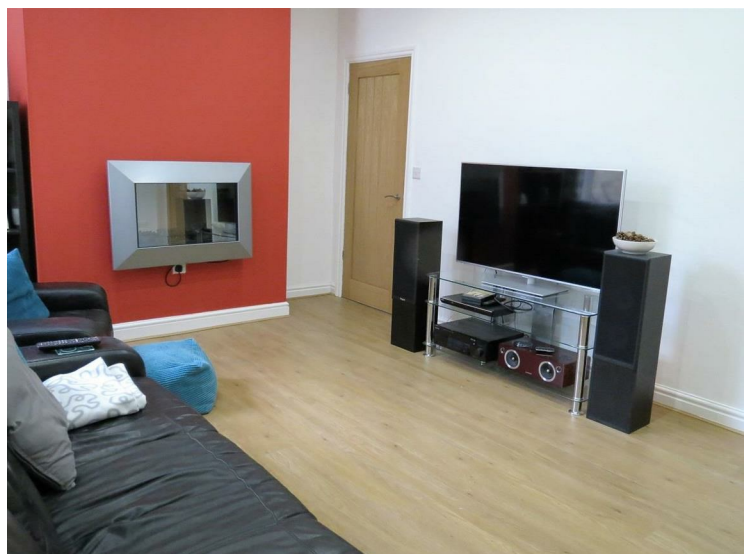


Hampden Grove, Eccles, M30 0QU



Offers over £165,000

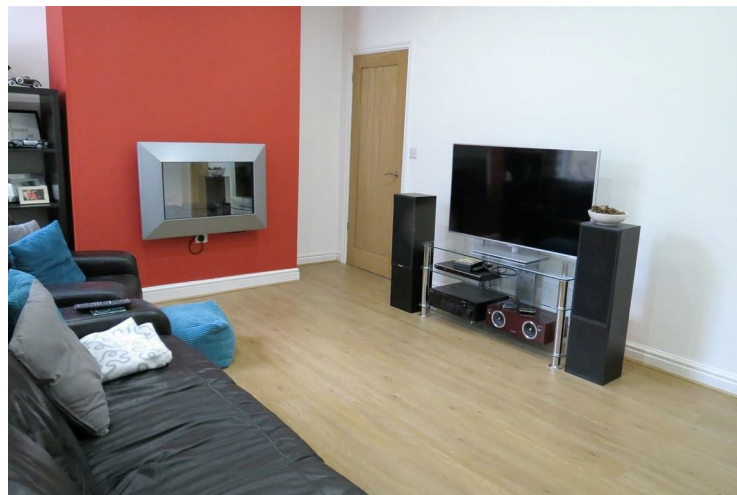
****STUNNING BAY FRONTED PERIOD PROPERTY**NO CHAIN**** The property has recently undergone an extensive renovation project and is finished to a very high standard, briefly comprising of hallway, TWO RECEPTION ROOMS, NEW KITCHEN including GRANITE WORK SURFACES and a STONE SINK, THREE BEDROOMS, WALK IN WARDROBE, NEW EN-SUITE, NEW BATHROOM and CELLAR also benefitting from UPVC DOUBLE GLAZING, NEW GAS CENTRAL HEATING SYSTEM, a full REWIRE including 75 LED DOWN LIGHTS, a NEW STAINED GLASS FRONT DOOR, DRIVEWAY for 2 CARS, LARGE GARDEN to the rear with NEW DECKING. All external brickwork has been sandblasted, repointed and waterproofed. New FLOOR COVERINGS and INTERNAL DOORS THROUGHOUT. Cavity wall insulation and a full replaster and redecoration. The list is so extensive, almost everything is BRAND NEW and NEVER LIVED IN. Early viewing of this property is highly recommended, to arrange a viewing please call Barlow White on 0161 788 0909.

Reception One
15'3 x 11'3 (4.65m x 3.43m)



A front aspect large bay window, with power points, TV aerial, telephone connection, radiator, coving and carpeted flooring.

Reception Two
14'8 x 11'4 (4.47m x 3.45m)



With a rear aspect window, power points, TV aerial, telephone connection, electric fire and wooden flooring.

Kitchen
13'1 x 8'8 (3.99m x 2.64m)



With floor standing and wall mounted units in duck egg blue with a co-ordinating grey granite work surface and a black stone sink and drainer. Electric oven and ceramic hob with extractor. An integrated dishwasher and space for a fridge/freezer. With wooden flooring, part tiled walls a radiator and Led spot lights. French doors lead to the rear fully fenced garden with decking, and a side aspect window.

Bathroom
8'1 x 8'1 (2.46m x 2.46m)



A three piece white bathroom suite with chrome

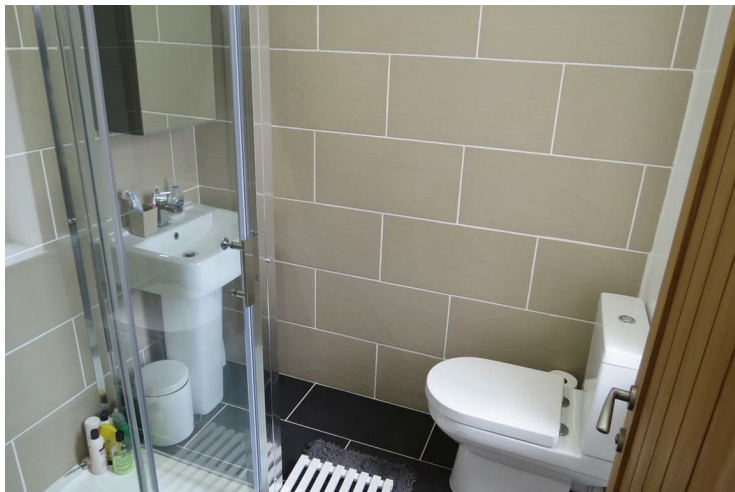
fittings comprising of a bath with shower over head, w/c and pedestal sink. Wooden flooring and part tiles walls. Towel radiator and spot lights and a rear facing window.

Bedroom One
13'5 x 11'3 (4.09m x 3.43m)



With power points, TV aerial, radiator, rear aspect window and carpeted flooring and walk in wardrobe.

En-suite
6'0 x 5'5 (1.83m x 1.65m)



With a freestanding shower, pedestal sink and w/c. Fully tiled walls and floor with a towel radiator and side facing window.

Bedroom Two
8'2 x 13'5 (2.49m x 4.09m)

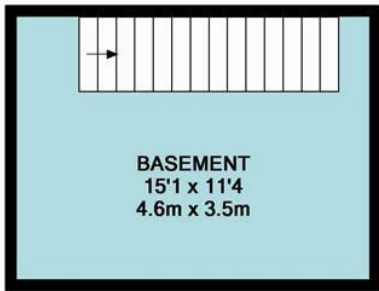


Two front aspect windows, power points, radiator and carpeted flooring.

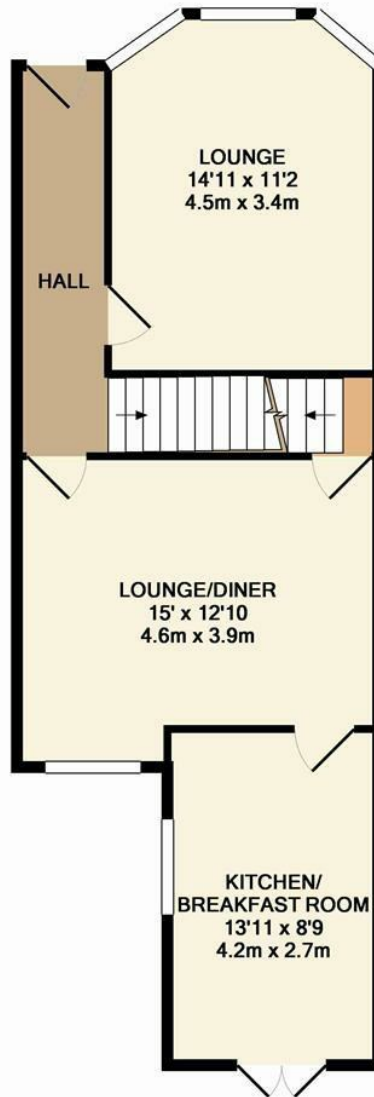
Bedroom Three
12'0 x 7'7 (3.66m x 2.31m)



Two front aspect windows, power points, radiator and carpeted flooring.



BASEMENT LEVEL
APPROX. FLOOR
AREA 171 SQ.FT.
(15.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

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