



**Worsley**  
7 Barton Road  
Worsley  
Manchester  
M28 2PD  
Telephone **0161 793 0004**

**Swinton**  
223 Chorley Road  
Swinton  
Manchester  
M27 6AZ  
Telephone **0161 241 2700**

**Leigh**  
12 Charles Street  
Leigh  
Lancs  
WN7 1DB  
Telephone **01942 366080**

Website [www.urbanbases.com](http://www.urbanbases.com) Email [ask@urbanbases.com](mailto:ask@urbanbases.com)

## **Worsley Road, Eccles M30 8HG**



**PRICE: £ 94,995 Guide Price**

- ◆ **Terraced house**
- ◆ **Two reception rooms**
- ◆ **Gardens to front and rear**
- ◆ **No chain**
- ◆ **Three bedrooms**
- ◆ **Fitted kitchen**
- ◆ **Fully double glazed**
- ◆ **Viewing highly recommended**

A sweet Edwardian three-bedroom terrace house offering character, generous rooms sizes and period features. The accommodation is light, bright and spacious and comprises entrance hall, lounge with bay windows, second reception room and newly fitted kitchen. To the first floor galleried landing, three bedrooms and family bathroom. Paved garden to the front of the property and lush well-stocked garden to the rear offering the option of having off road parking. All serious offers considered!!!

## **ACCOMMODATION DETAILS:**

**LOUNGE:13'2 x 10'4 (4.01mx3.15m)** UPVC double glazed bay window to front elevation, original tiled fireplace, original coving to ceiling, radiator.



**RECEPTION TWO:14'4 x 11'3 (4.36mx3.44m)** UPVC double glazed window to rear elevation, opaque roof glass panel allowing maximum natural light into the room, original coving to ceiling, electric fire with tiled fire surround, built in storage draws, radiator, telephone point.

**KITCHEN:14'11 x 8'4 (4.55mx2.55m)** UPVC double glazed window to side elevation, range of wall, draw and base units with contrasting work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, radiator, exterior door providing access to rear garden, under stair storage.

**BEDROOM 1:14'1 x 11' (4.28mx3.35m)** Two UPVC double glazed windows to front elevation, original fireplace, radiator.

**BEDROOM 2:12'1 x 9'2 (3.68mx2.79m)** UPVC double glazed window to rear elevation, radiator, storage cupboard which houses the boiler.

**BEDROOM 3:9'2 x 8'8 (2.80mx2.64m)** UPVC double glazed window, radiator.

**BATHROOM:** Wood sliding door, three piece white suite comprising: WC, washbasin, bath with electric shower over, UPVC double glazed opaque glass window to side elevation, artexing to ceiling, radiator.

**EXTERIOR:** Enclosed paved garden to front. The rear provides an array of lush shrub and tree borders with paved walkway. The rear also has the option of providing off road parking.

### **MORTGAGE ADVICE**

Our qualified, independent, mortgage adviser Andrew Rourke/Christine Roberts, will be pleased to advise on the most suitable mortgage for the purchase of this or any other property you may eventually buy. This service includes arranging the mortgage with access to all lenders, assisting in the completion of application forms and advising on all aspects of house purchase. For a [free consultation](#) appointment, (even outside of normal office hours), telephone 01617930004/01942 366080. Your home may be repossessed if you do not keep up repayments on your mortgage. Click on [www.suburbanfs.co.uk](http://www.suburbanfs.co.uk) for more details.

See all our properties at [www.urbanbases.com](http://www.urbanbases.com)

Whilst every care is taken to ensure that all measurements are accurate they must be considered approximations. Services and appliances have not been tested. Any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these details. These details do not constitute any part of an offer or contract and no responsibility is taken for any error, omission or misunderstanding.