



7 Bed
House
located in Eccles

Offers in excess of
£645,000



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Basement



Ground Floor



First Floor



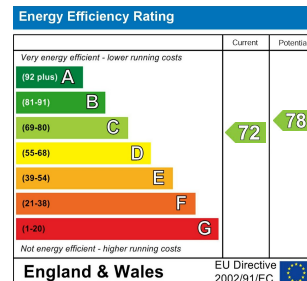
Second Floor



Outbuilding

Total floor area 288.3 sq.m. (3,103 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com



DIRECTIONS

The property benefits from excellent transport links. Local bus stops at Crawford Street (approximately 0.1 miles) and Monton Church (0.2 miles) provide easy access to surrounding areas. Eccles Metrolink is located around 1.5 miles away, offering direct tram services into Manchester city centre. Patricroft Station, just 1.2 miles from the property, provides fast rail connections, including a 7-

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