



**allAgents**  
**BEST OVERALL BRANCH OF THE YEAR**  
← Gold 2019 →  
in M41  
★★★★★

GARDEN STREET  
ECCLES

£135,000

-  2 BEDROOMS
-  1 BATHROOM
-  2 RECEPTIONS
-  BAND A



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Garden Street, Eccles, M30 0EZ

VITALSPACE ESTATE AGENTS are pleased to offer for sale this well presented, extended TWO BEDROOM mid terrace home located within walking distance of Eccles centre. This property will appeal to first time buyers and investors alike. To the ground floor, the entrance door opens into a spacious living room with double doors leading into an extended dining kitchen. The kitchen itself comes complete with a range of wall and base units, space and plumbing for a range of white goods and coloured tiled splash back. To the first floor there is two bedrooms and a three piece bathroom. Externally, an enclosed, walled and gated courtyard can be found, ideal for a table and chairs during those summer months. Further benefits include gas central heating and uPVC double glazing. As mentioned, Garden Street is ideally located within walking distance to Eccles Town Centre. There are a host of independent high street shops and a popular local market. The council run gym is just a couple of streets away and further along is the Metro-link, bus station and train station which take you directly into Salford Quays and Manchester City Centre. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Predicted
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Wales & N.Ireland	EU Directive 2002/91/EC