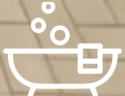
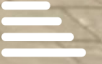




HUNTERS[®]
HERE TO GET *you* THERE

 2  1  1  B

Eldon Place, Eccles, Manchester, M30 8QE

£175,000



Offered with no onward chain, this beautifully presented two-bedroom terrace property enjoys a gated setting and boasts uninterrupted views of parkland to the rear.

The home features a welcoming entrance hallway, a convenient ground floor W/C, a stylish modern fitted kitchen, and a spacious open-plan lounge/dining area perfect for everyday living and entertaining. Upstairs, a landing leads to two generous double bedrooms and a contemporary family bathroom suite.

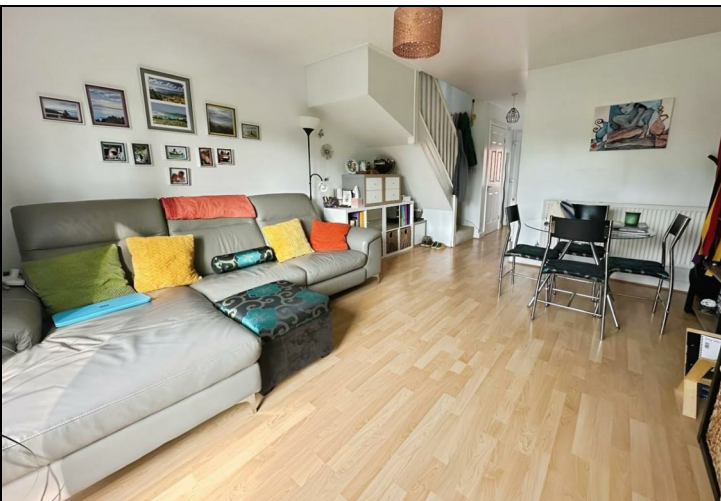
Additional benefits include gas central heating, double glazing, and off-road parking to the front. The private rear garden, laid to lawn, backs directly onto the park, offering a peaceful outdoor retreat.

An ideal purchase for first-time buyers, downsizers, or investors — early viewing is highly recommended.

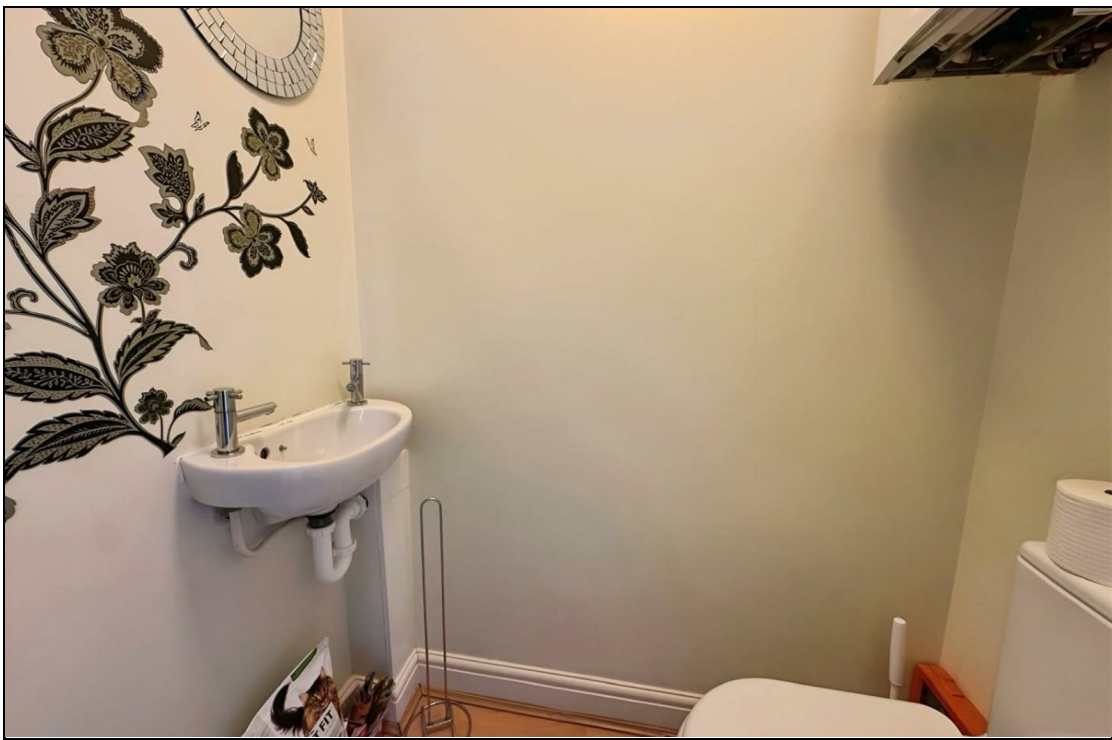


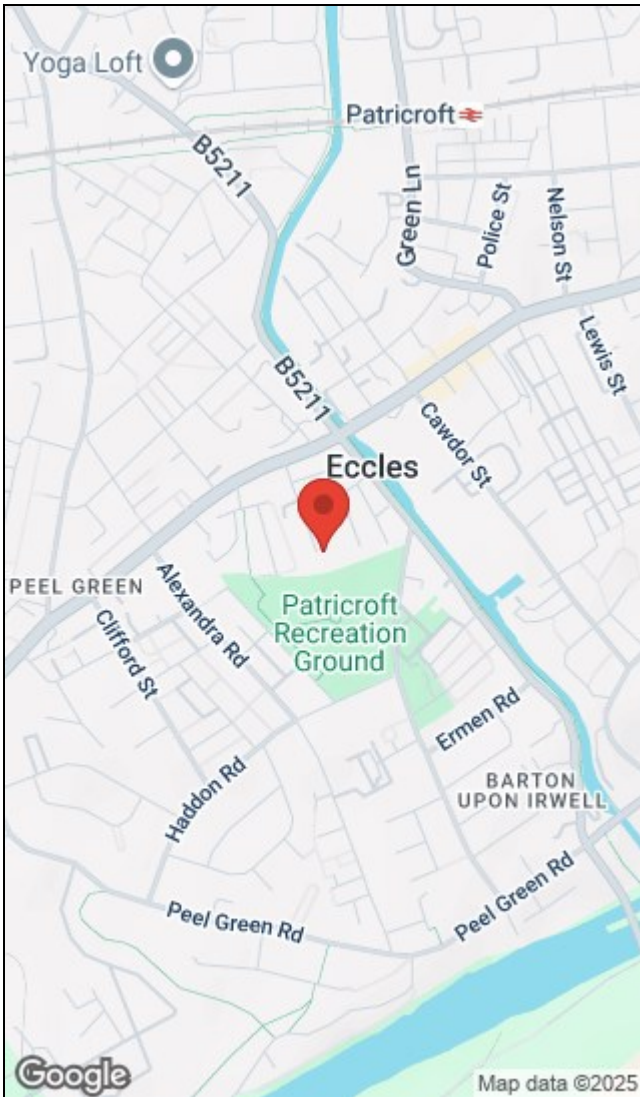
KEY FEATURES

- TWO BEDROOMED
- MEWS HOUSE
- MODERN FITTED KITCHEN
 - PATIO DOORS
- GAS CENTRAL HEATING
- EPC RATING B
- SECURE GATED PARKING
- CLOSE TO THE TRAFFORD CENTRE
AND ECCLES TOWN CENTRE
- NOT OVERLOOKED









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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