



Half Edge Lane
Eccles
Manchester
M30

Offers In Excess Of £620,000

bettermove

Half Edge Lane Manchester

Bettermove are proud to present this 6 bedroom semi-detached house in Eccles.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

The council tax band is D.

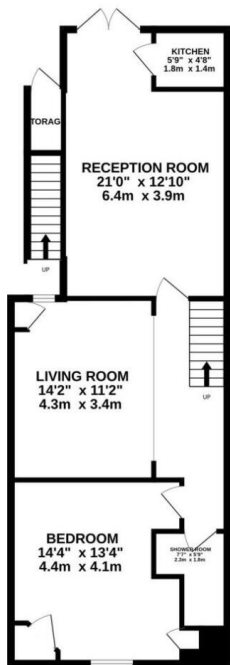
The interior of this beautifully presented property comprises a two spacious reception rooms, fitted kitchen, utility room, and a WC on the ground floor. The first floor consists of three bedrooms and a family bathroom, while the second floor offers two further double bedrooms, one benefiting from an en-suite bathroom. The lower ground floor provides a versatile self-contained basement incorporating a living room, dining room, an additional double bedroom, and a shower room, with potential to install a kitchen. The exterior boasts a private rear garden with a lawn and patio area, perfect for enjoying the summer months.

Located in the popular town of Eccles, Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Eccles train station, a variety of local bus routes, and quick access to the M602, leading to the M60, and M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



BASEMENT
781 sq.ft. (72.5 sq.m.) approx.



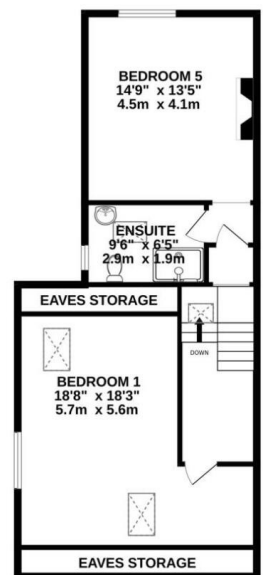
GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



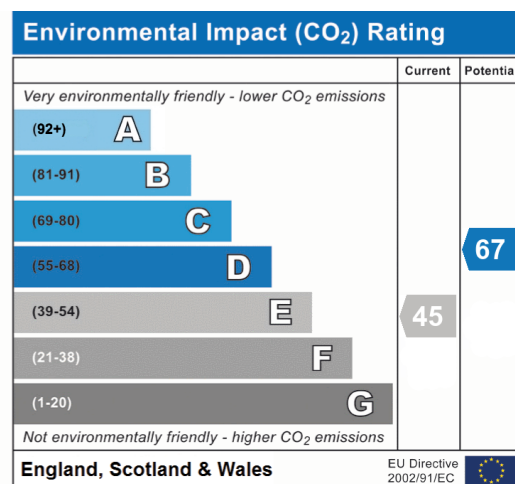
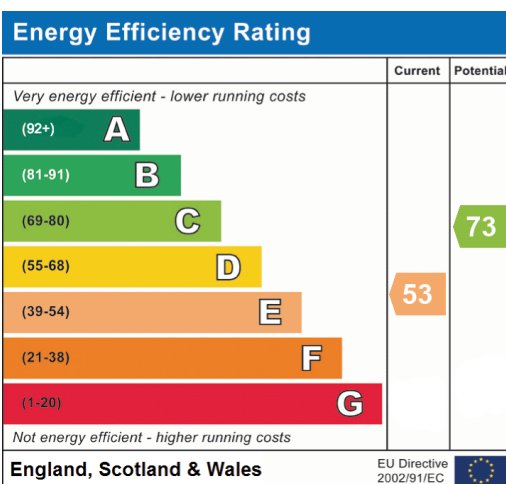
1ST FLOOR
779 sq.ft. (72.3 sq.m.) approx.



2ND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 3028 sq.ft. (281.3 sq.m.) approx.





20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk