



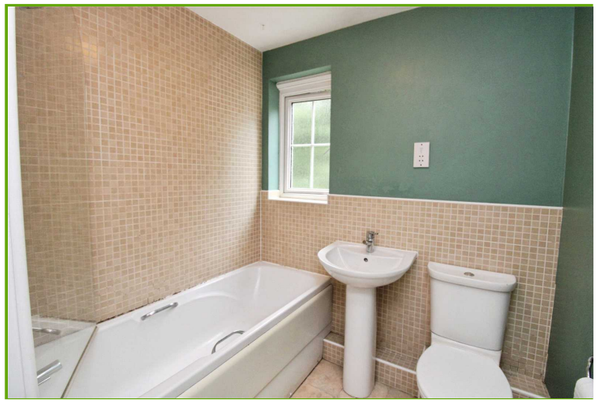












Corbel Way, Eccles, Manchester,
Greater Manchester, M30

Asking Price: £180,000

Tenure: Leasehold

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The Property Ombudsman

Corbel Way, Eccles, Manchester, Greater Manchester, M30

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Council Tax Band: B
EPC Rating: C
Local Authority: Salford City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Offered for sale is this well-presented two-bedroom flat, located in a sought-after area with excellent access to public transport links, local amenities, and scenic walking routes. Ideally suited for first-time buyers and investors alike, the property provides a comfortable living space in good condition, combining practicality with modern features.

Upon entering, you are welcomed into a bright reception room with dedicated dining space, perfect for both relaxing and entertaining guests. This central space also offers convenient direct access to the kitchen, which benefits from generous natural light and a contemporary finish, making it a pleasant area for meal preparation.

The flat comprises two double bedrooms, providing ample space for family or guests. The main bedroom features built-in wardrobes, offering ample storage and maximizing the available floor area. The second bedroom is also of a good size, ensuring versatility for various uses.

A well-appointed bathroom includes a shower over the bath and is finished with modern tiling, creating a functional yet stylish environment.

One of the key features of this property is the inclusion of resident parking too!

This property presents an excellent opportunity, combining modern comforts with practical features. Its appealing location and thoughtful layout make it an attractive proposition for a range of buyers. Early viewing is recommended to appreciate everything this home has to offer.

Location:
Socially there are a plethora of pubs, bars and eateries to choose from in the area, all within walking distance along Monton Road. The surrounding area is noted for its accessible green spaces and scenic walking routes via the loop line and Bridgewater Canal, making it an appealing choice for those who appreciate outdoor activities and a tranquil lifestyle. There are also excellent transport links on your doorstep with access to the M60 motorway nearby and the A580 for easy access into Manchester City Centre.

Living Room
17'1" x 9'6" (5.2m x 2.9m)
A well proportioned living room with enough space for a dining area too. With white painted walls and light grey carpets to create a bright and airy feel. With direct access onto the Kitchen.

Kitchen
8'10" x 7'3" (2.7m x 2.2m)
A modern fitted kitchen, with integrated oven hob, stainless steel sink and space for a freestanding Fridge / Freezer and Washing machine. Featuring cream gloss wall and base units with contrasting dark brown worktops, and herringbone effect vinyl flooring.

Bedroom 1
11'10" x 10'6" (3.6m x 3.2m)
A main double bedroom with built in wardrobes. Neutrally decorated with feature wallpaper and grey carpets. The added benefit of a private view, overlooking the trees to the rear.

Bedroom 2
9'10" x 7'3" (3m x 2.2m)
A smaller second bedroom, also having a wallpaper to one feature wall and light grey carpets.

Bathroom
6'3" x 5'7" (1.9m x 1.7m)
A white three piece suite with a shower over the bath and glass shower screen.

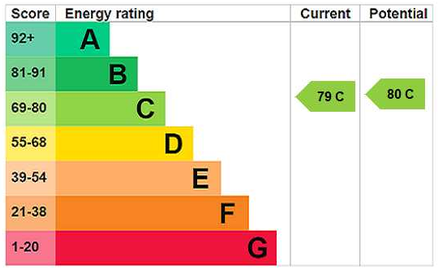
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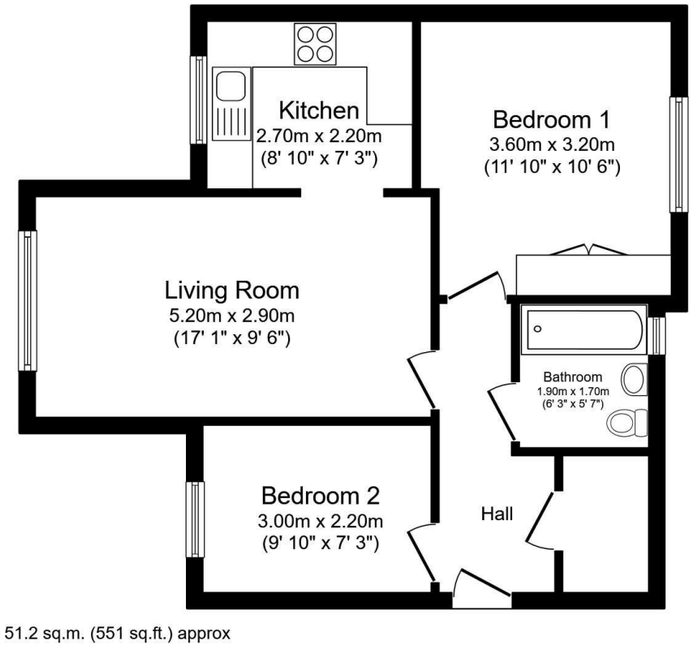
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 51.2 sq.m. (551 sq.ft.) approx

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