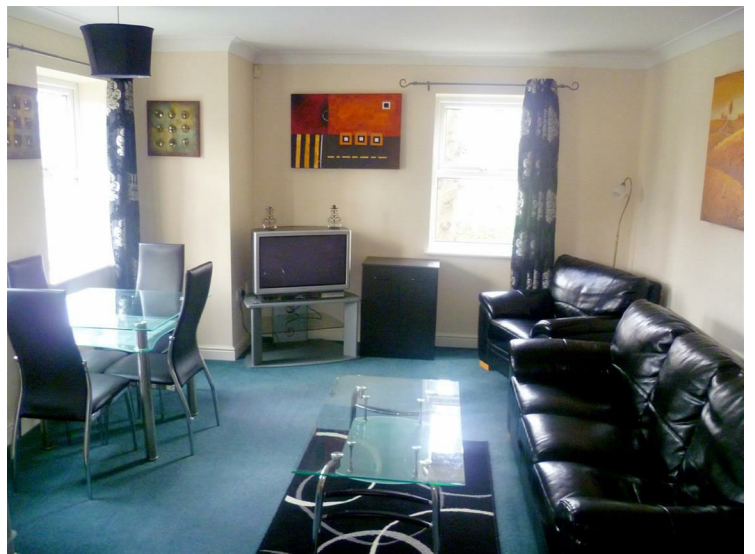


## Westcliffe, Eccles, M30 9GW



**Offers over £100,000**



INVESTMENT OR FIRST TIME BUYER - We are delighted to offer for sale this 2 BEDROOM apartment in a GREAT LOCATION in this private development on Wellington Road Eccles, within walking distance of the popular MONTON VILLAGE, Eccles town centre, transport and motorway links. The 2nd floor apartment with LIFT has a SPACIOUS DOUBLE ASPECT LOUNGE leading through to a FULLY FITTED KITCHEN. The master bedroom is a great sized double and also has a single bedroom. The 3 piece white bathroom suite also has a shower and heated towel radiator. Includes SECURE OFF ROAD PARKING. Could generating a rental income of £525.00 per month. Properties in this area sell quickly so please call Barlow White on 01617880909 to arrange viewings or for more information.

**Living Room**  
**14'4 x 12'6 (4.37m x 3.81m)**



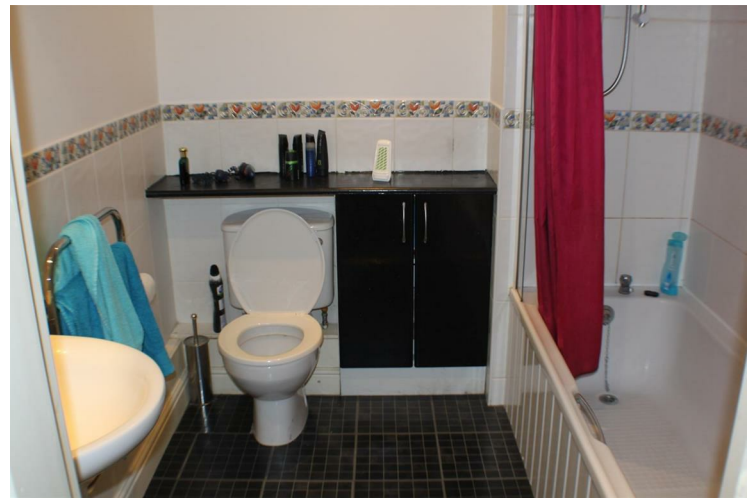
Large living area with both side and rear aspect windows, power points, Tv aerial, landline connection, radiator and carpeted flooring.

**Kitchen**  
**8'9 x 5'8 (2.67m x 1.73m)**



With maple coloured floor standing and wall mounted units a co-ordinating work surface and a stainless steel sink and drainer. With integrated electric oven and hob, a stainless steel extractor, space for washer, fridge and freezer. Inset spotlights a side aspect window and lino flooring.

**Bathroom**  
**6'8 x 7'2 (2.03m x 2.18m)**



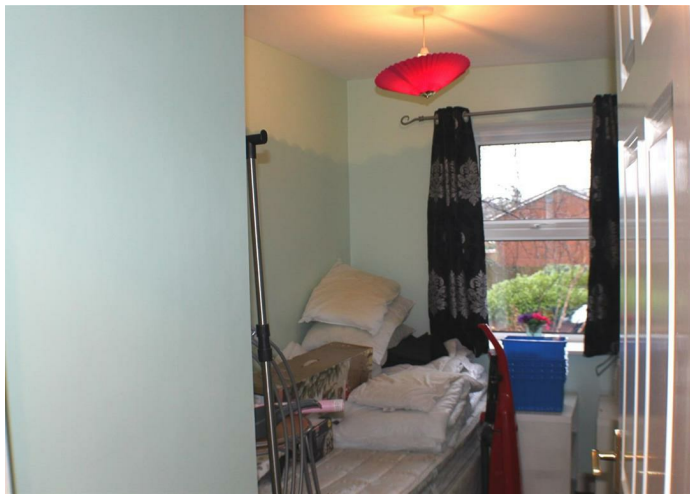
With a three piece white suite consisting of a pedestal sink, w/c and bath with the shower over head. A towel radiator and spotlights, lino flooring and part tiled walls.

**Bedroom One**  
**10'6 x 10'5 (3.20m x 3.18m)**



With power points, Tv aerial, a radiator, side aspect window and carpeted flooring.

**Bedroom Two**  
**6'2 x 8'3 (1.88m x 2.51m)**



With power points, a radiator, side aspect window and carpeted flooring.

