

27 MONTON GREEN, MONTON, MANCHESTER M30 9LL

Tel: 0161-788 0303 Fax: 0161-788 0330

www.barlowwhite.co.uk rentals@barlowwhite.co.uk

# Cromwell Road, Manchester, M30 ORB







\*\* NO CHAIN \*\* 2 DOUBLE BEDROOMS \*\* 2 RECEPTION ROOMS \*\* Perfect first time home or investment property. Investors could achieve a rental income of £625 per month, producing a return of 6.25%. To the ground floor there is an entrance hall way leading to 2 RECEPTION ROOMS and a newly fitted MODERN KITCHEN and CELLARS. Leading upstairs there are 2 DOUBLE BEDROOMS and a newly fitted MODERN FAMILY BATHROOM. Externally there is a small enclosed garden to the front and to the rear a large SOUTH FACING split level GARDEN, fully enclosed with a lawned area and patio. The property benefits from GAS CENTRAL HEATING, UPVC DOUBLE GLAZED windows and a NEW COMBI BOILER. A great location close to Patricroft train station, and a short distance from both Eccles town centre and Monton village. Close to local amenities in an established residential area. To arrange a viewing please call Barlow White on 0161 7880909

# **Entrance Hallway**

Access to the lounge and stairs to the first floor, power points, wall mounted radiator and carpeted floors.

#### Lounge 13'10 x 11'1 (4.22m x 3.38m)



Bay window to the front aspect, electric fire, coving and wall mounted radiator, power. TV and telephone points. Carpeted floors.

#### Dining Room 13'3 x 11'6 (4.04m x 3.51m)



Power points, TV aerial, wall mounted radiator, electric feature inset fireplace with electric fire, door to cellar and rear aspect window.

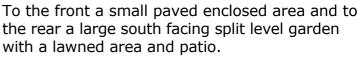
### Kitchen 8'11 x 8'2 (2.72m x 2.49m)

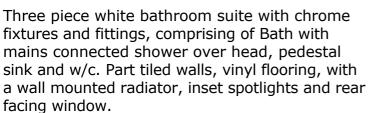


Wall mounted and floor standing units in Taupe with a black co-ordinating work surface and a stainless steel sink and drainer. A 4 ring gas hob hob, electric oven and stainless steel extractor hood. With a wall mounted radiator, inset spot lights, rear external door and window. Part tiled brick effect walls and vinyl flooring.

#### Bathroom 7'8 x 6'4 (2.34m x 1.93m)







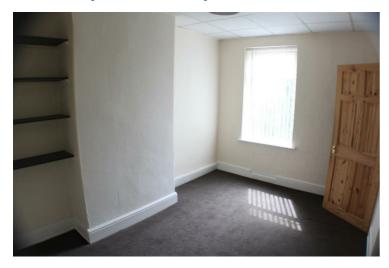
## Bedroom One 12'8 x 11'5 (3.86m x 3.48m)





Dual fitted wardrobes with dressing table, power points, wall mounted radiator, front aspect window and carpeted flooring.

Bedroom Two 13'4 x 9'2 (4.06m x 2.79m)



Double room with rear aspect window, power points, wall mounted radiator and carpeted flooring.

#### **Externally**

