



Oliver James  
ESTATE AGENT

The Negotiator  
*Awards 2024*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

SILVER

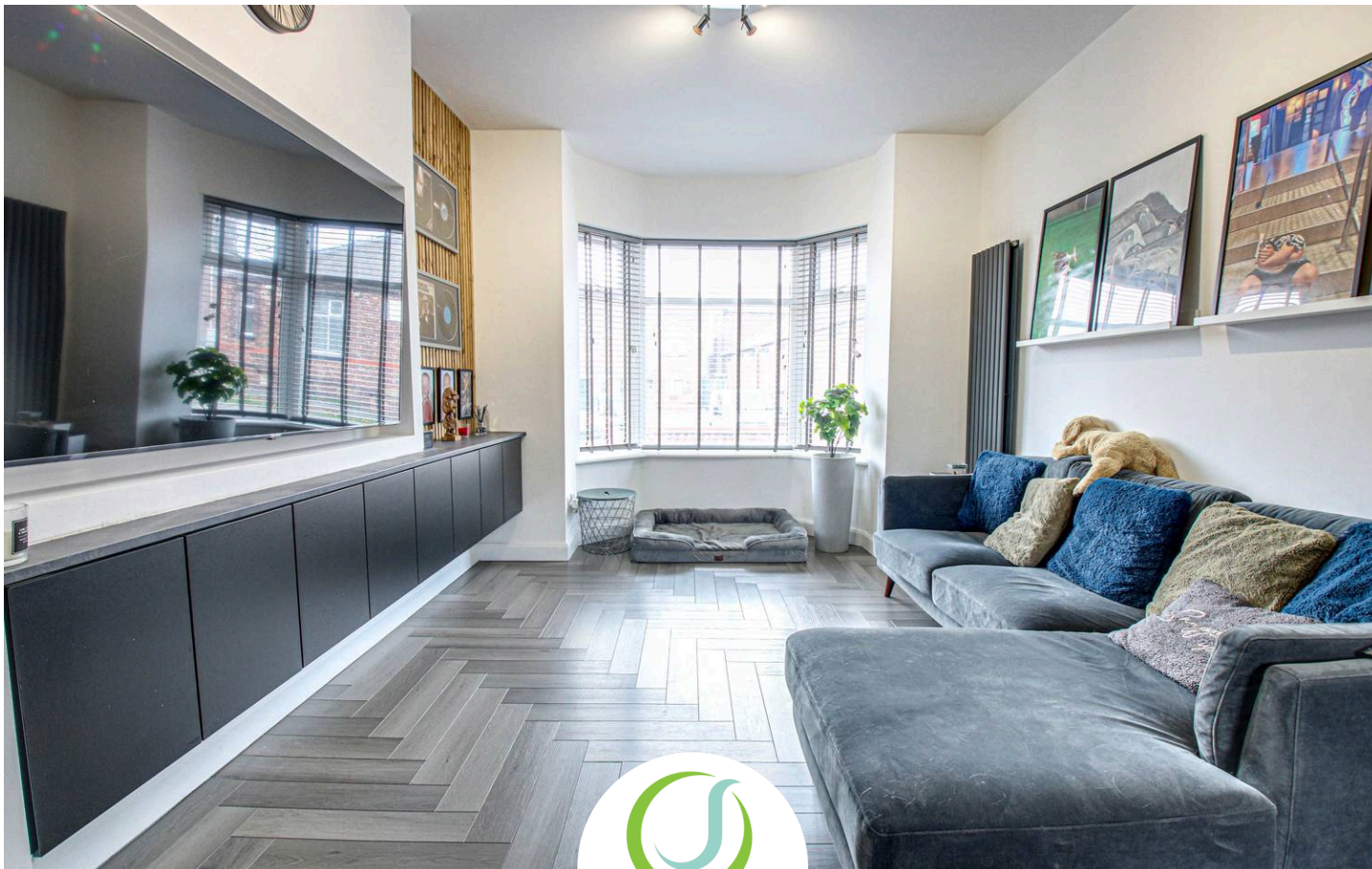
SCAN ME



BOOK A VIEWING

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3 Green Street, Eccles  
£285,000

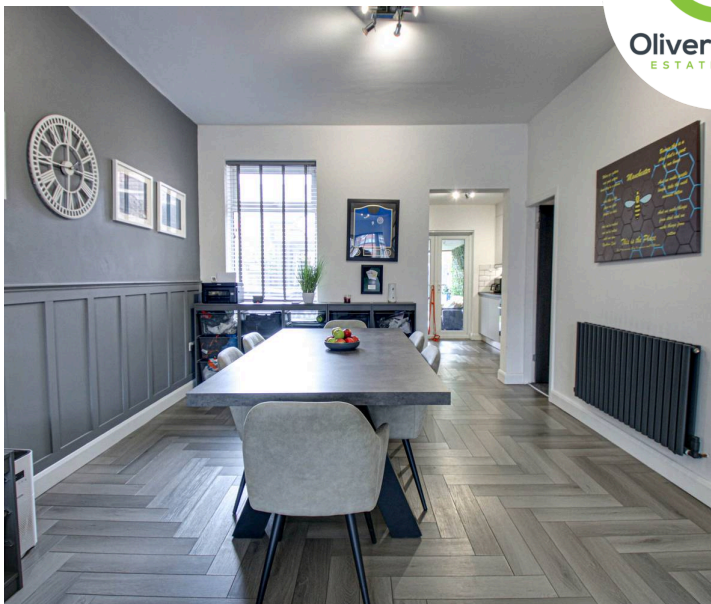


## 3 Green Street

Eccles, Manchester

Beautifully presented three-bed period home with modern finishes, spacious layout over three floors, stylish kitchen, luxury bathroom, and low-maintenance garden ideal for entertaining. Council Tax band: A

Tenure: Leasehold





### Hallway

### Lounge

11' 8" x 11' 7" (3.56m x 3.52m)

### Dining room

13' 5" x 11' 7" (4.08m x 3.52m)

### Kitchen

10' 3" x 9' 3" (3.12m x 2.82m)

### Cellar Room

13' 9" x 10' 11" (4.18m x 3.32m)

### Cellar Room

13' 1" x 9' 11" (4.00m x 3.02m)

### Landing

### Bedroom One

12' 2" x 8' 2" (3.70m x 2.49m)

### Bedroom Two

12' 0" x 9' 1" (3.67m x 2.78m)

### Bedroom Three

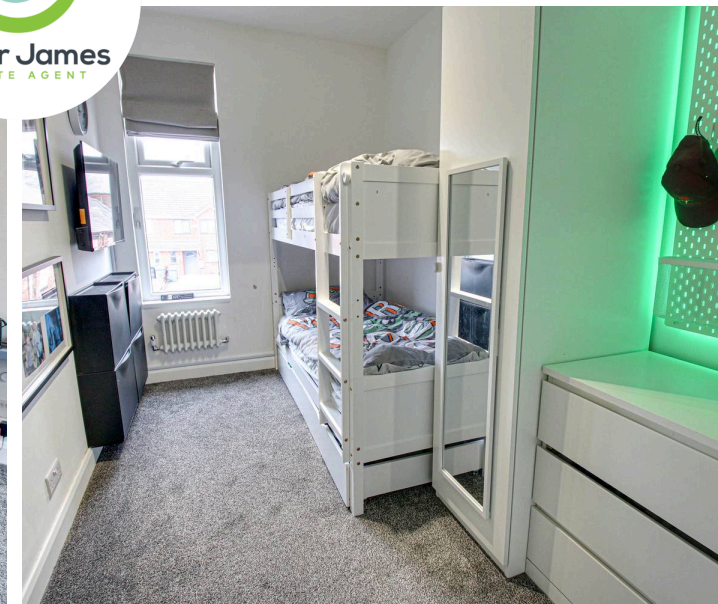
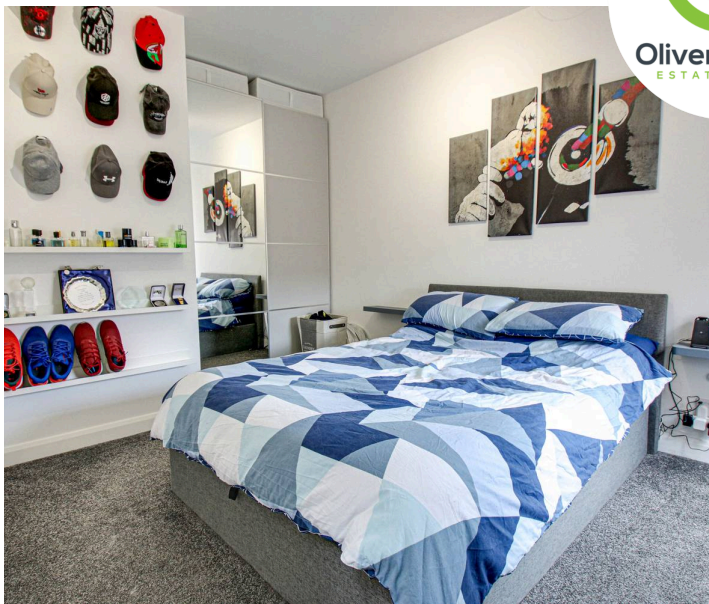
11' 6" x 6' 11" (3.50m x 2.10m)

### Bathroom

9' 5" x 7' 10" (2.88m x 2.40m)



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GARDEN





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Total Area: 115.8 m<sup>2</sup> ... 1246 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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