





## 49 Preston Avenue

Eccles, Manchester

This newly refurbished three-bedroom townhouse is offered unfurnished and provides well-proportioned, modern accommodation ideally suited to professionals and families seeking a high-quality home in a desirable Eccles location.

The property has been finished to a high standard throughout and comprises a welcoming living area, a contemporary fitted kitchen with generous storage and worktop space and a modern family bathroom. Upstairs are three bedrooms, offering flexibility for family living, home working or shared occupation.



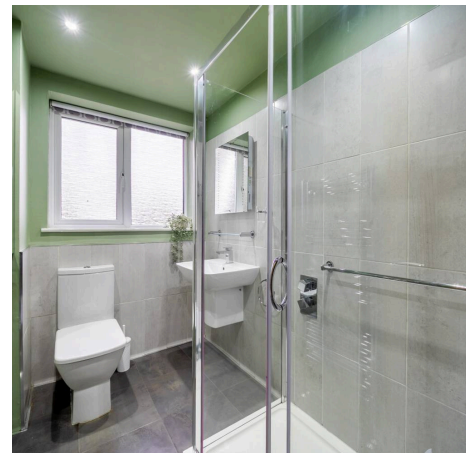
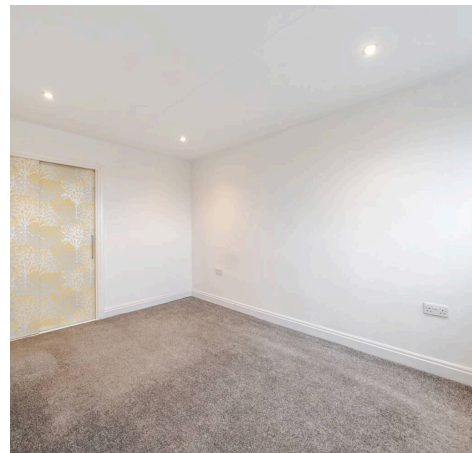
Externally, the property benefits from a private driveway, integral garage and utility, providing secure parking and practical storage, along with an enclosed rear patio garden offering low-maintenance outdoor space.

Located on a quiet residential street, Preston Avenue is ideally positioned close to a wide range of local amenities. The highly sought-after Monton High Street is within walking distance, offering an excellent selection of independent cafés, bars, restaurants, boutiques and convenience stores.

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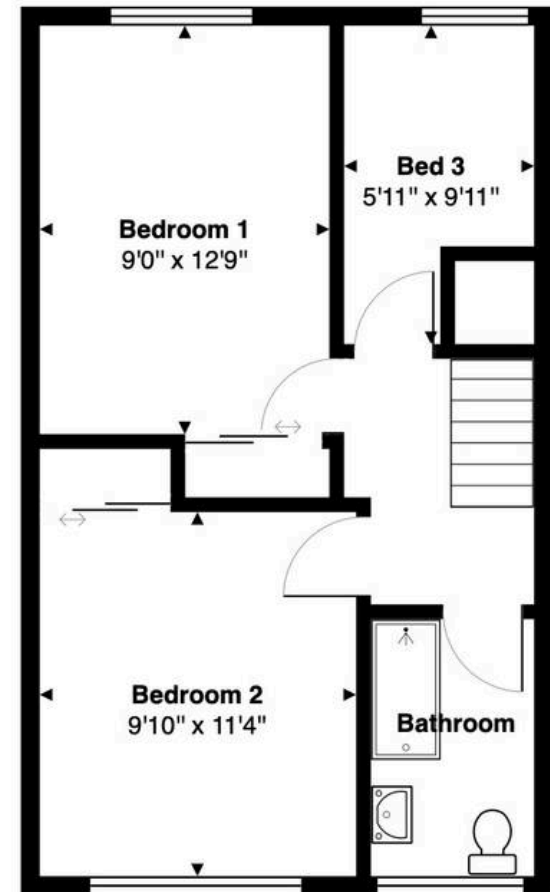
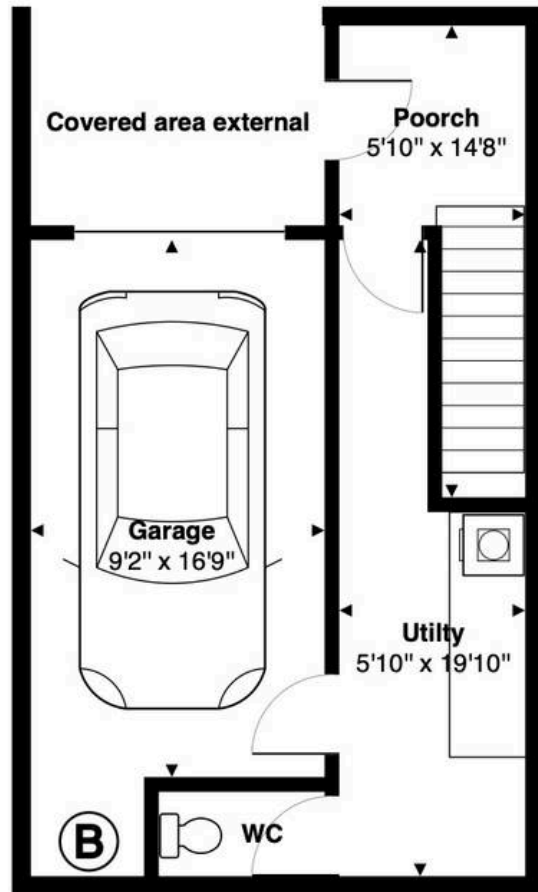
- Newly refurbished three bedroom townhouse
- Offered unfurnished
- Finished to a high modern standard throughout
- Contemporary fitted kitchen with ample storage
- Spacious and bright living area
- Modern family bathroom
- Private driveway and integral garage
- Additional utility space for practicality
- Enclosed low-maintenance rear patio garden
- Excellent location close to Monton High Street and transport links (Bus routes 10, 21, 22, 35, 52, 65, 67, 70 and 100)



49, Preston Avenue, Eccles, M30 0DZ

Total Area: 985 ft<sup>2</sup> (excluding garage)

All measurements are approximate  
and for display purposes only





## Independent London Estate Agents

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