



Hereford Road, Eccles

Manchester



£250,000

Hereford Road

Eccles, Manchester

Stylish three bedroom end terrace perfect for first-time buyers or families. Modern kitchen, spacious bedrooms with wardrobes, off-road parking, low-maintenance garden with bar and external w.c. Ideal Ellesmere Park location near Salford Royal Hospital, amenities & transport links.

Council Tax band: A

Tenure: Freehold

- Beautifully presented Throughout
- Located in the Desirable Ellesmere Park Area
- Family Lounge
- Contemporary Kitchen & Dining Area
- Modern Fitted Shower Room & an Additional External W.C.
- Three Generous Bedrooms, Two with Fitted Wardrobes
- Low Maintenance Rear Garden with an Incredible Bar
- Excellently Located Close to Salford Royal Hospital, Shops, Schools & Transport Links



Entrance Hallway

Complete with a ceiling light point and stairs leading to the first floor.

Reception Room One

10' 8" x 13' 10" (3.25m x 4.21m)

Featuring an electric fire. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Kitchen / Diner

10' 11" x 20' 3" (3.33m x 6.18m)

Featuring complementary wall and base units with integral fridge freezer, washing machine, microwave, oven and induction hob. Complete with ceiling spotlights, double glazed window, double glazed patio doors and wall mounted radiator.

Landing

Complete with a ceiling light point.

Bathroom

5' 5" x 7' 3" (1.65m x 2.22m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator, tiled walls and laminate flooring.

Bedroom One

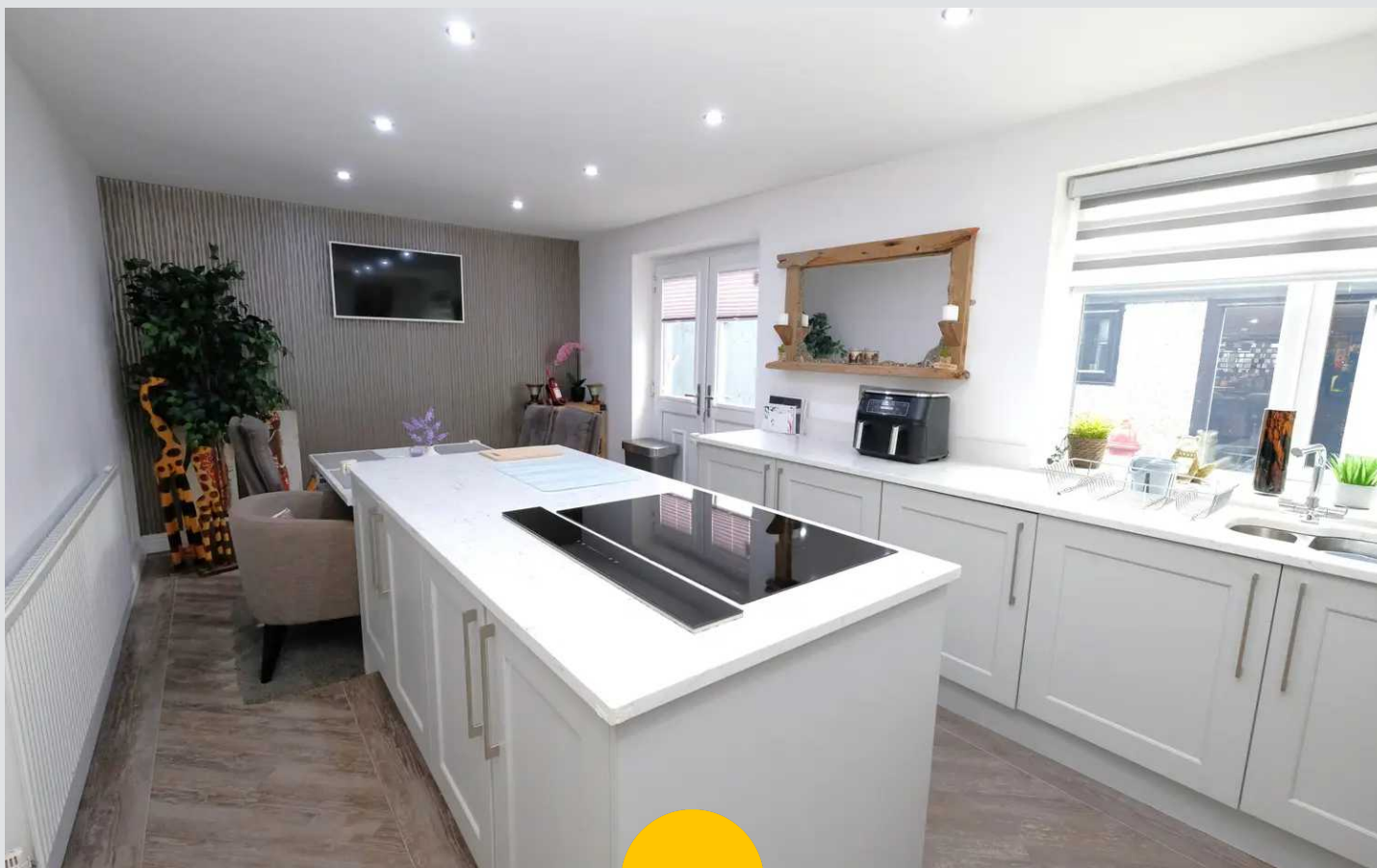
9' 7" x 13' 10" (2.92m x 4.21m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bedroom Two

10' 6" x 9' 11" (3.21m x 3.02m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.



Bedroom Three

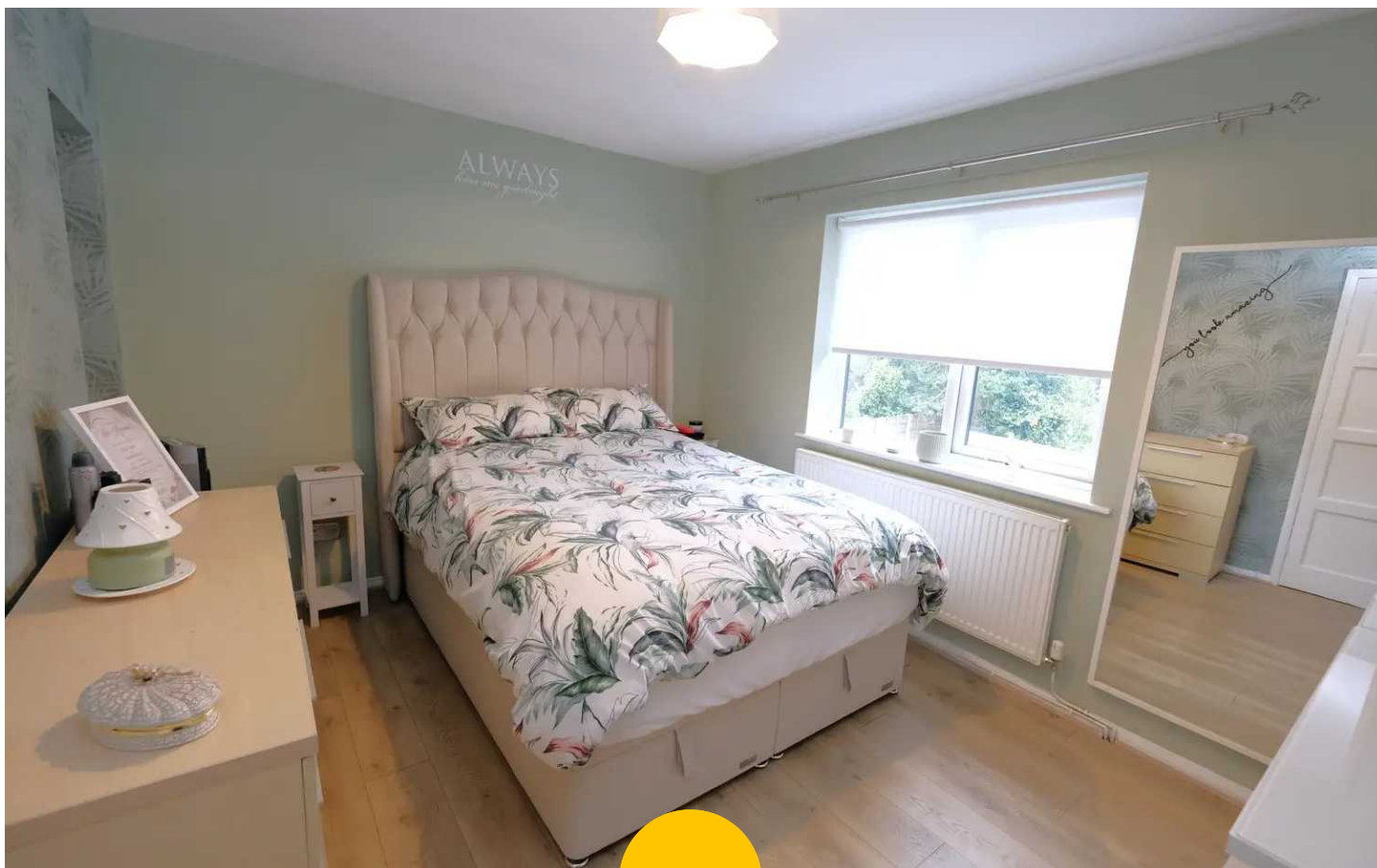
6' 9" x 9' 7" (2.07m x 2.92m)

Featuring built in wardrobes. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

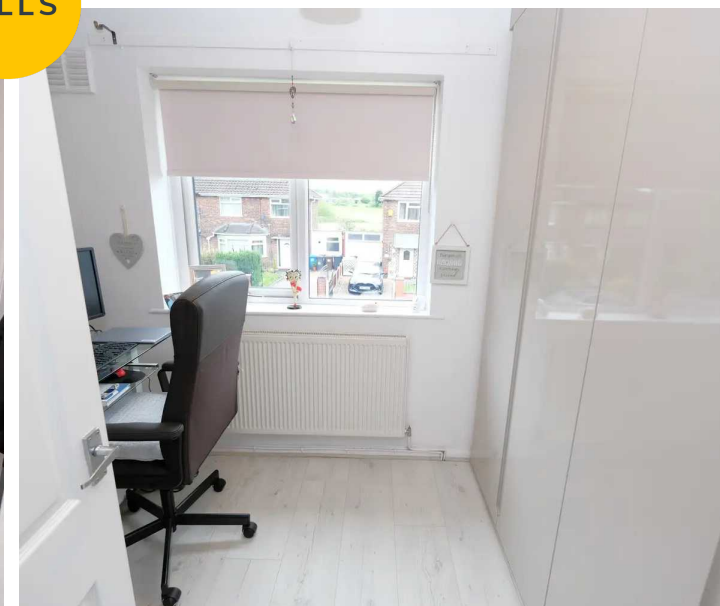
Garage

18' 6" x 16' 3" (5.64m x 4.95m)

Complete with soundproofing, electrics and hard wired internet. Fitted with carpet flooring.

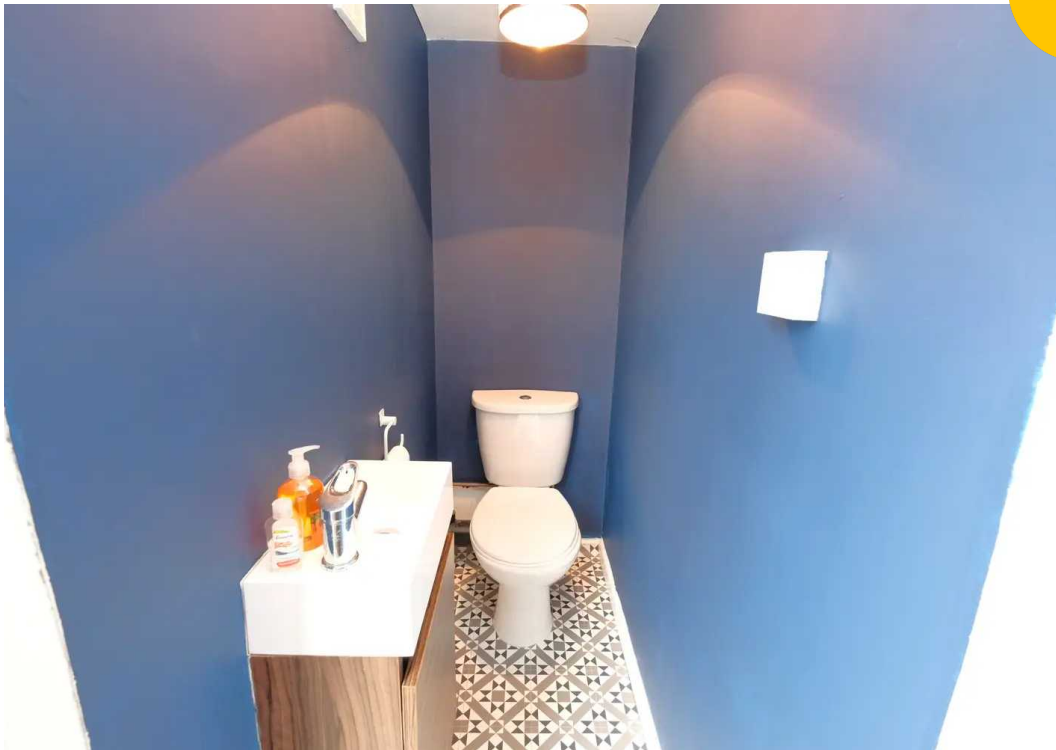


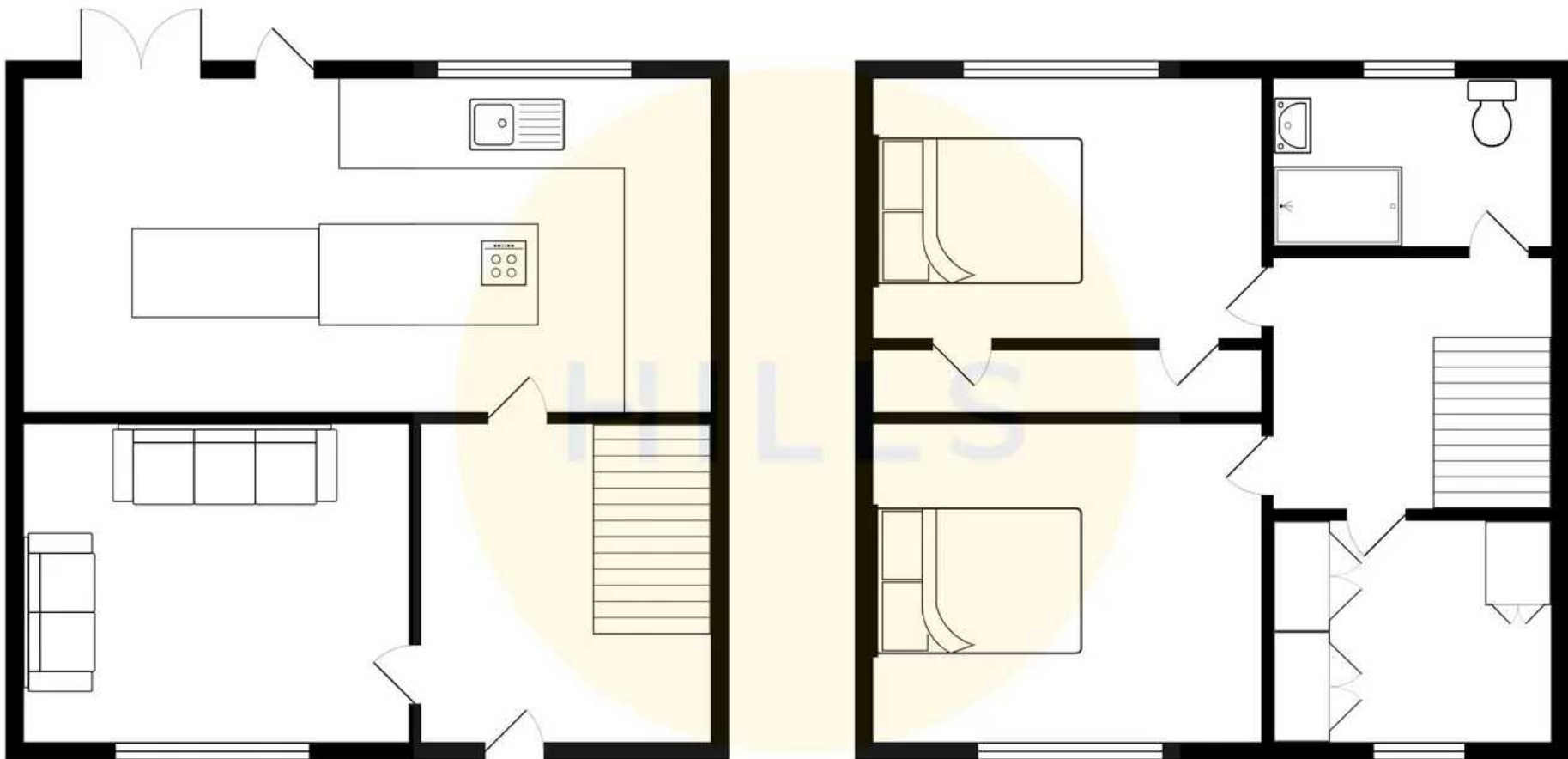
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.