



Trafford Road, Eccles

Manchester



In Excess of £230,000

# Trafford Road

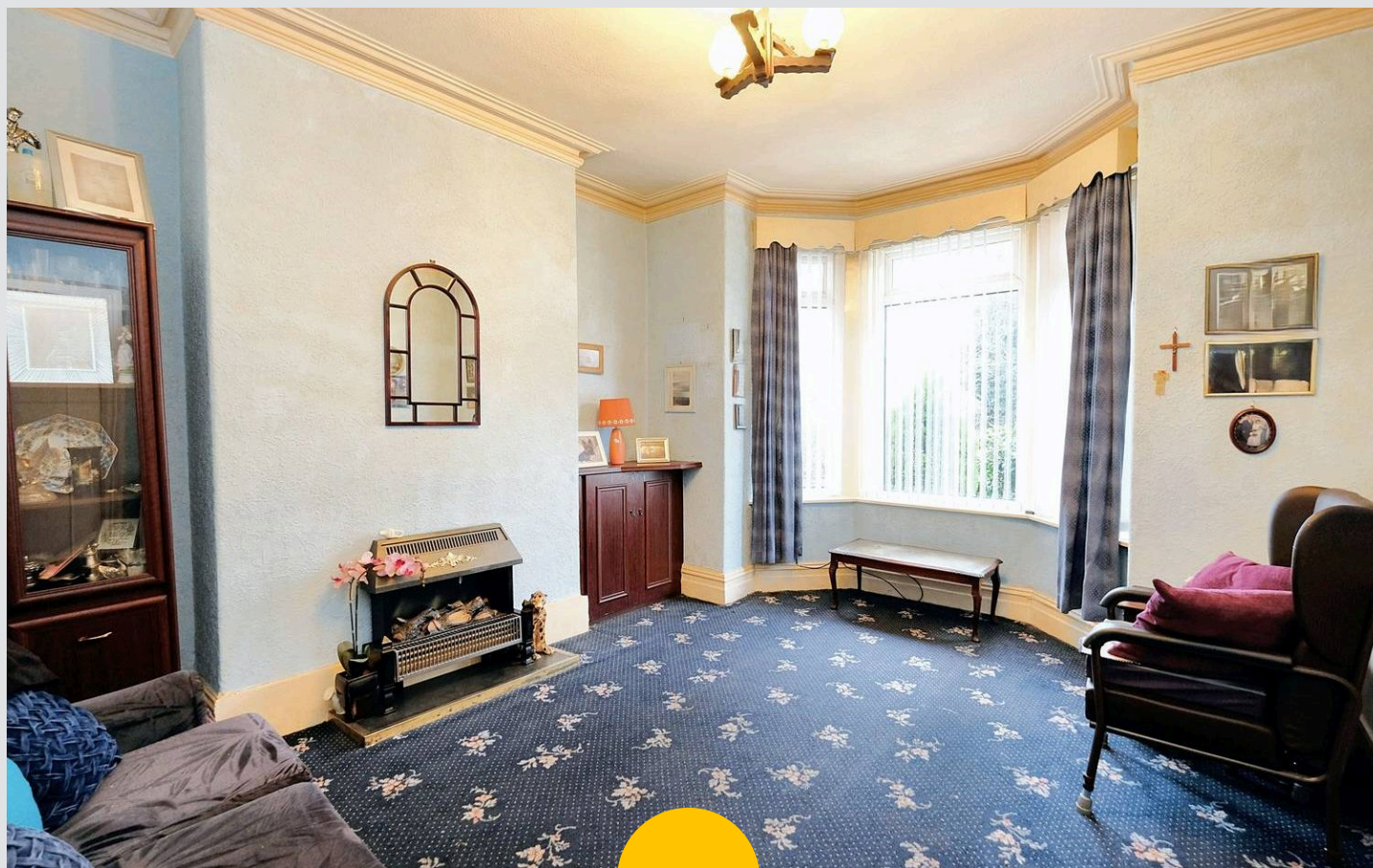
Eccles, Manchester

Impressive three bed terraced house with spacious lounge & versatile layout, potential for kitchen/dining space. Generously sized bedrooms, low maintenance garden, detached garage. Prime location near shops, schools & transport links. Perfect blank canvas for refurbishment or customisation.

Council Tax band: B

Tenure: Leasehold

- Deceptively Spacious Property Offered to the Market Chain Free
- Bay Fronted Lounge & Second Reception Room
- Fitted Kitchen & Bathroom
- Three Double Bedrooms
- External Brick Storage Shed & W.C.
- Low Maintenance Garden to the Front & Rear along with Detached Garage
- Perfectly Positioned Close to Shops, Schools, Parks & Excellent Transport Links
- Perfect Property to Add Your Own Stamp with Huge Potential



HILLS



### Entrance Hallway

Entered via a hardwood front door. Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Reception Room One

15' 1" x 12' 0" (4.60m x 3.66m)

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

### Reception Room Two

13' 3" x 12' 7" (4.04m x 3.84m)

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

### Kitchen

9' 8" x 8' 9" (2.95m x 2.67m)

Featuring complementary wall and base units with integral stainless steel sink and electric hob. Space for a washing machine and undercounter fridge freezer. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and lino flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

15' 8" x 12' 0" (4.78m x 3.66m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

13' 3" x 10' 4" (4.04m x 3.15m)

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



HILLS



**Bedroom Three**

10' 5" x 9' 8" (3.18m x 2.95m)

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

**Bathroom**

6' 8" x 5' 1" (2.03m x 1.55m)

Featuring a three piece suite including a bath with electric shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, part tiled walls and lino flooring.

**External**

To the front of the property is a gated garden. To the rear of the property is a concrete garden with decked area and detached garage. Gated access.

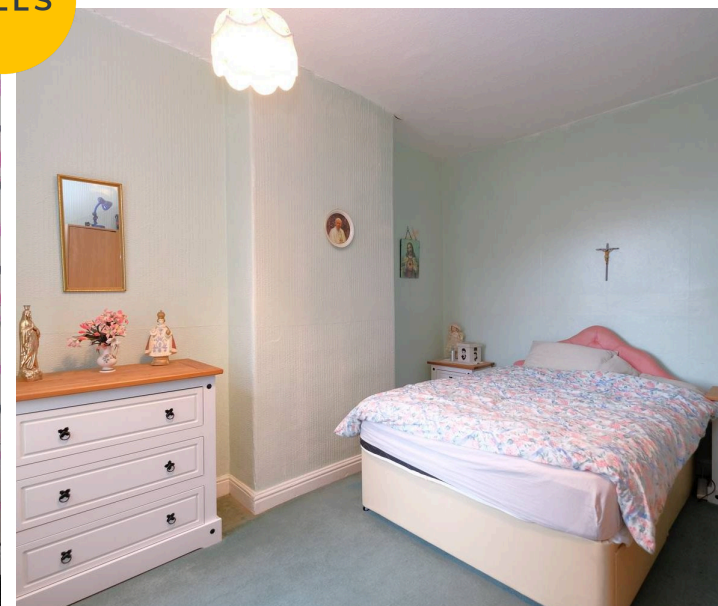
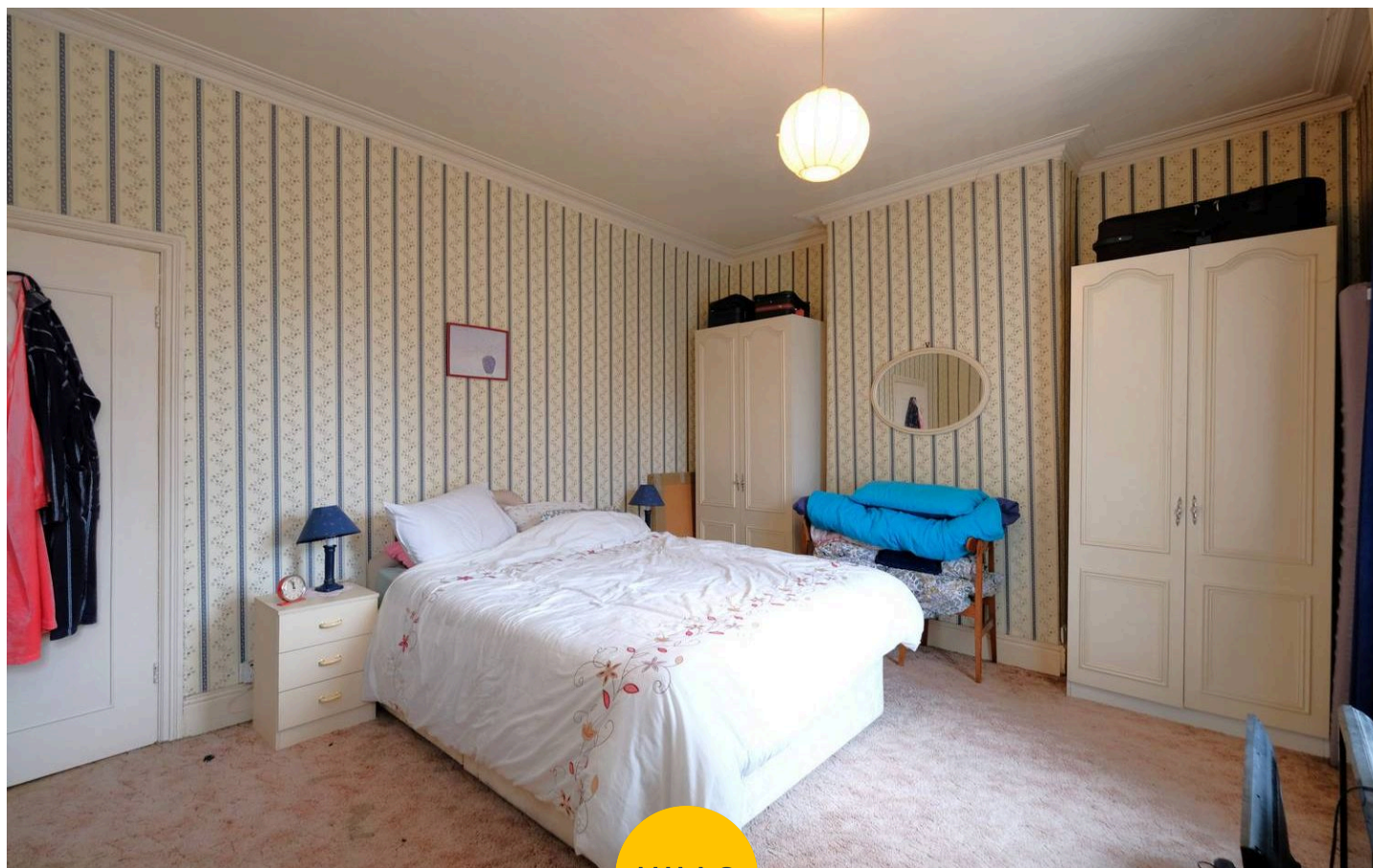
**External W.C.**

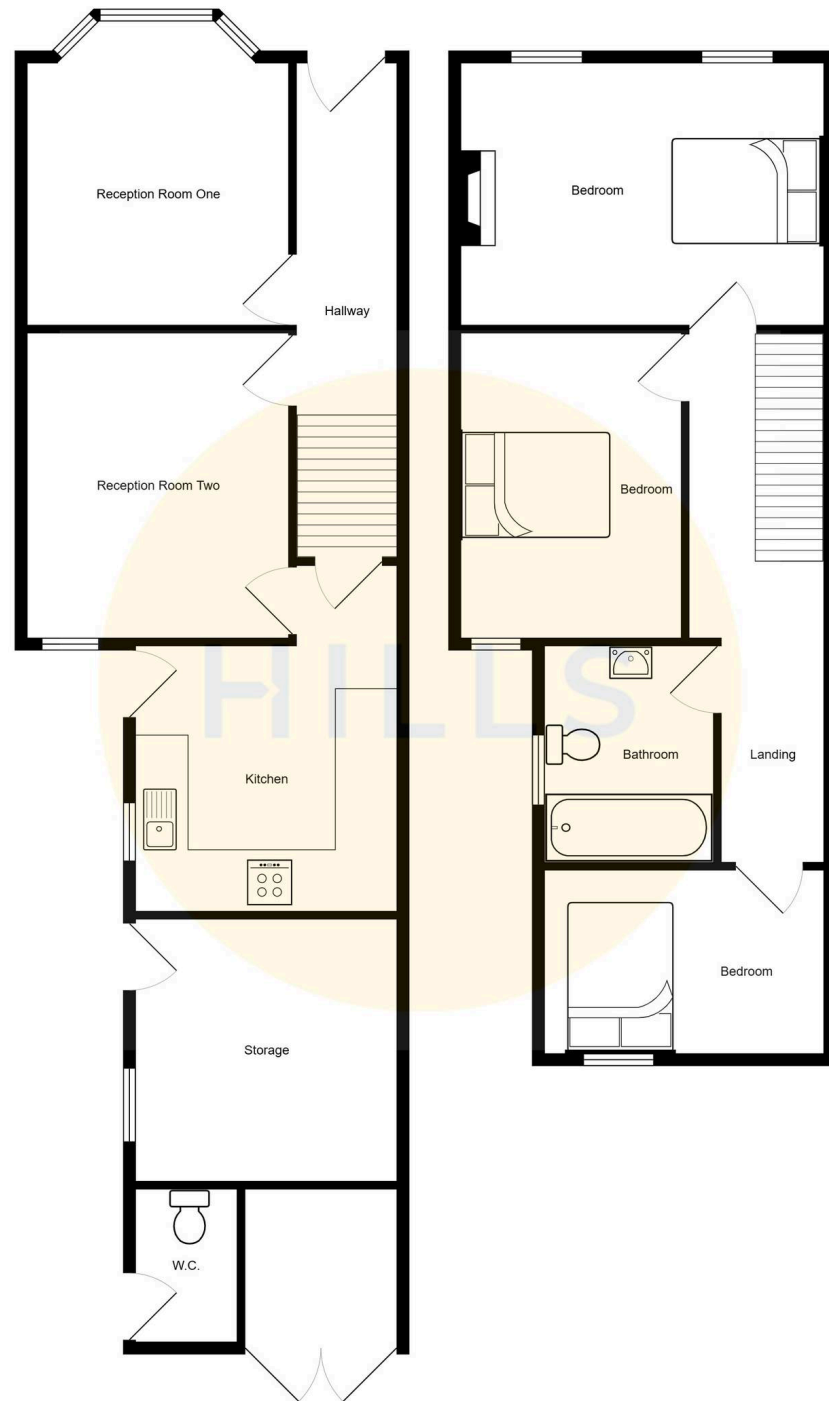
4' 5" x 3' 0" (1.35m x 0.91m)

Complete with a W.C., single glazed window and lino flooring.

**Storage Shed**

10' 0" x 6' 5" (3.05m x 1.96m)







## Hills | Salfords Estate Agent

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