



**28 Eccles Old Road, Salford**

Salford



Offers in Region of **£375,000**



# Eccles Old Road

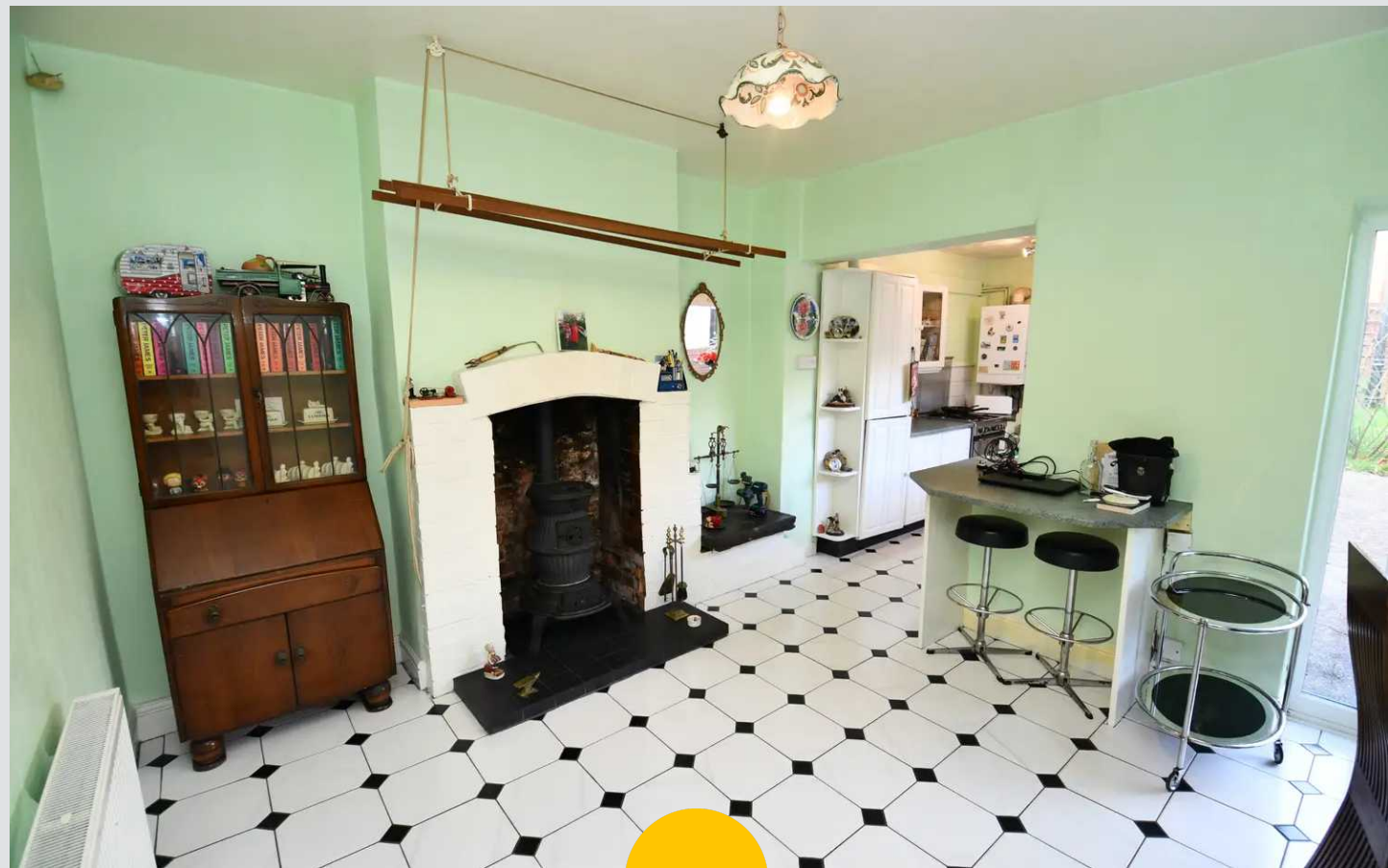
Salford, Salford

**\*\*Prestigious Four Bedroom Semi-Detached Family Home, Occupying a Generous Plot Just a Short Walk from Buile Hill Park, Local Schooling and Amenities\*\***

Council Tax band: D

Tenure: Freehold

- Prestigious Four Bedroom Semi-Detached Family Home
- Occupying a Generous Plot
- Large, L-Shaped Kitchen Diner with Patio Doors to the Rear
- Three Piece Family Bathroom and the Added Benefit of a Utility Room
- Four Generously Sized Bedrooms
- Great Family Location, Just a Short Walk from Buile Hill Park, Local Schooling and Amenities
- Benefits from a Driveway Stretching from the Front to the Rear, which the Owner Stated has Previously Held up to Ten Cars
- Beautifully Maintained, Mature Gardens to the Front and Rear with Laid-to-Lawn Grass
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Viewing is Essential to Appreciate this Spacious Period Property!





### **Porch**

A welcoming entryway complete with ceiling light point, wall mounted radiator and laminate flooring.

### **Lounge**

16' 0" x 11' 11" (4.87m x 3.64m)

A spacious lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### **Dining Room**

12' 0" x 10' 11" (3.65m x 3.32m)

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

### **Second Dining Room**

19' 9" x 11' 10" (6.02m x 3.61m)

Complete with two ceiling light points, two wall mounted radiators and tiled flooring.

### **Kitchen**

9' 11" x 6' 9" (3.01m x 2.06m)

Featuring fitted wall and base units with space for a freestanding oven and washer. Complete with two ceiling light points, double glazed window and tiled flooring.

### **Utility**

8' 1" x 7' 6" (2.46m x 2.29m)

Complete with a ceiling light point, wall mounted radiator and tiled flooring.

### **Landing**

Complete with a ceiling light point, single glazed window and carpet flooring.

### **Bedroom One**

11' 11" x 10' 10" (3.64m x 3.31m)

A large first bedroom complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Two**

16' 0" x 10' 2" (4.87m x 3.09m)

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

**Bedroom Three**

11' 10" x 10' 9" (3.60m x 3.28m)

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

**Bedroom Four**

7' 10" x 6' 11" (2.39m x 2.11m)

Complete with a ceiling light point, double glazed window and carpet flooring.

**Bathroom**

8' 0" x 7' 10" (2.45m x 2.38m)

A well lit bathroom featuring a three-piece suite including a corner bath with shower over, basin and W.C. Complete with ceiling light point, two double glazed windows and a wall mounted radiator. Fitted with tiled flooring.

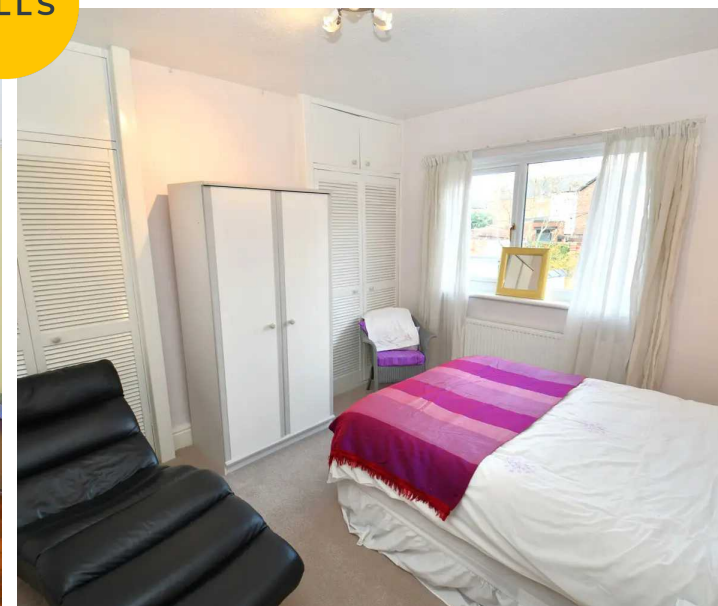
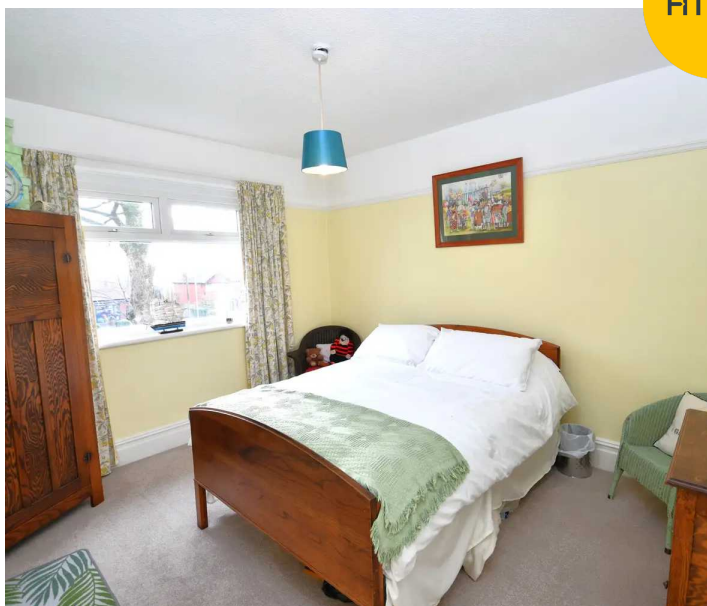
**Garage**

18' 7" x 18' 10" (5.67m x 5.74m)

Complete with a new roof. Space for three small cars.

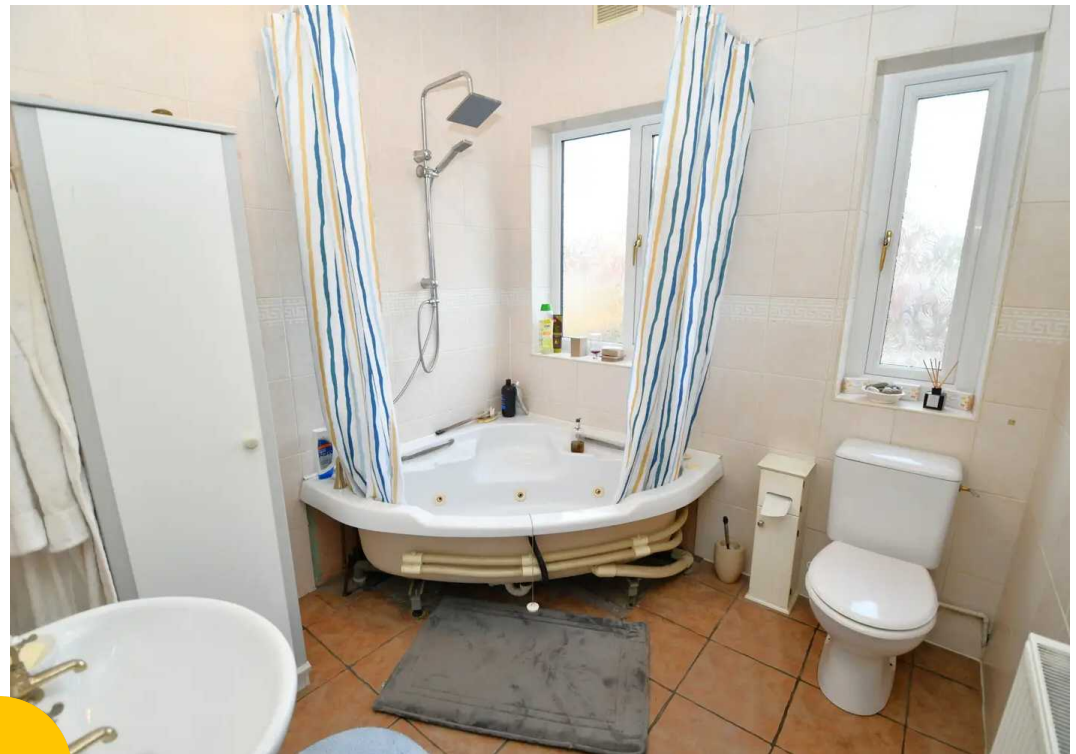
**External**

Stretching from the front to the rear of the property is a driveway providing off-road parking for up to ten cars with well presented, laid-to-lawn gardens to the front and rear of the property.

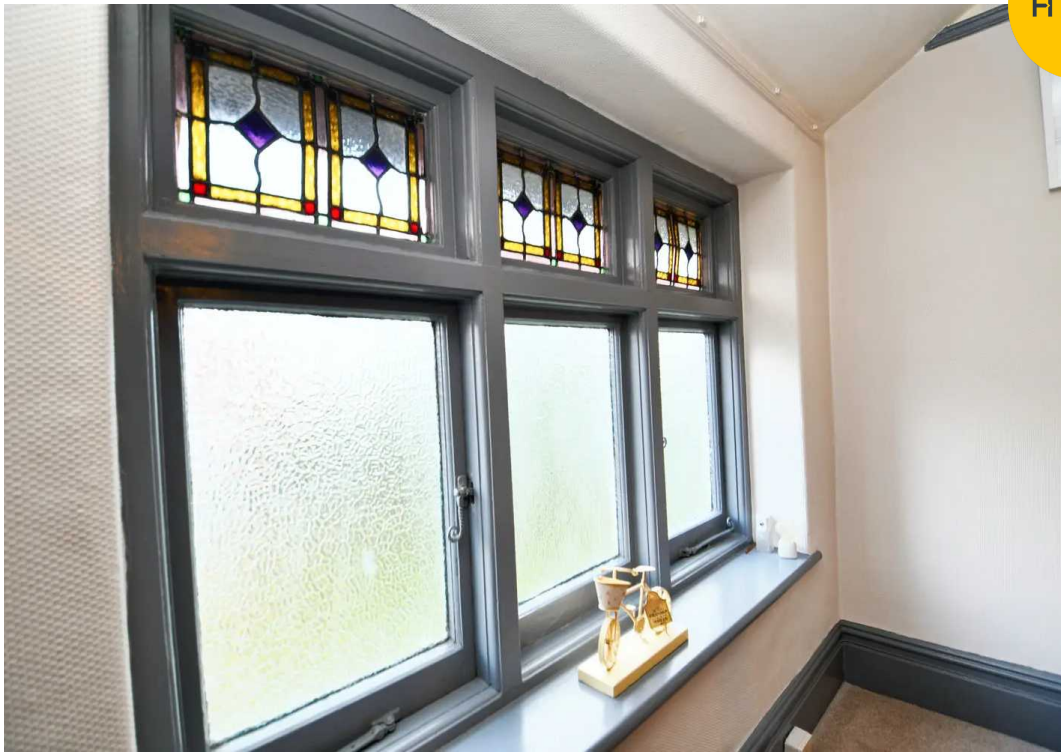


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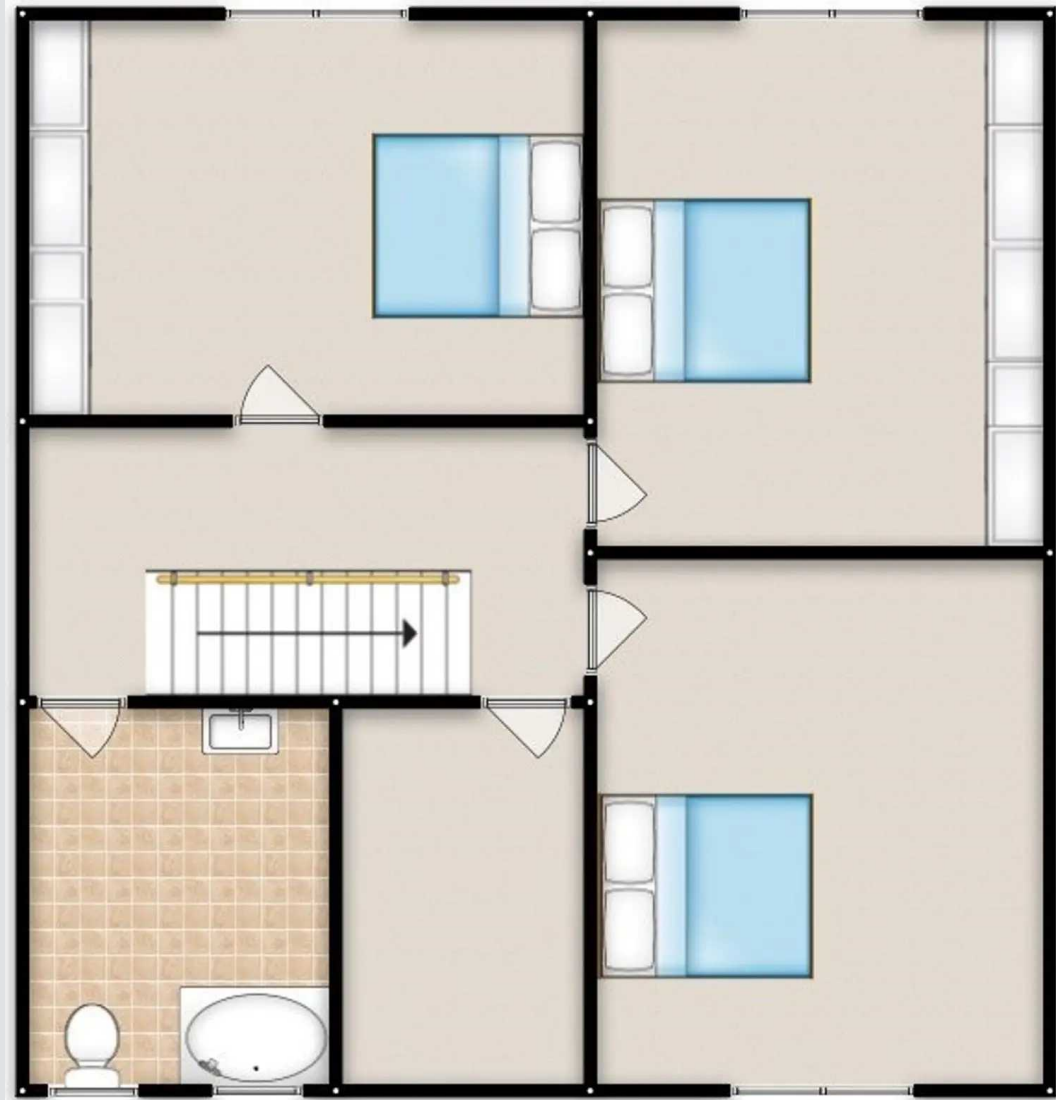




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