



Trafford Road, Eccles

Manchester



Offers in Region of £290,000

Trafford Road

Eccles, Manchester

Modern elegance meets convenience in this three bed end-terraced property with open-plan living, luxury kitchen, three double bedrooms including a dressing room, en-suite & W.C. Low-maintenance garden, off-road parking. Vibrant community with great amenities & transport links. Ideal for first-time buyers and families.

Council Tax band: B

Tenure: Freehold

- Beautifully Presented End Terraced Laid over Three Floors
- Modern Open Plan Living Space
- Contemporary Kitchen with Integral Appliances & Ceramic Sink
- Spacious Lounge & Dining Area with a Media Wall Creating a Stunning Centre Piece
- Three Double Bedrooms, one Currently Set up as a Dressing Room with Fitted Wardrobes
- Family Bathroom, En suite & Guest W.C.
- Low Maintenance Gardens, with Artificial Front Lawn, Paved border around the Tiled Seating Area
- Off Road Parking for Two Cars & Storage Shed
- Surrounded by Excellent Amenities & Fantastic Transport Links



Entrance Hallway

Complete with ceiling spotlights, wall mounted radiator and laminate flooring.

Lounge

An open plan lounge, kitchen and dining space complete with ceiling spotlights, two Velux windows and wall mounted radiator. Fitted with French doors and laminate flooring.

Kitchen Diner

An open plan lounge, kitchen and dining space featuring modern wall and base units with ceramic sink. Integral dishwasher, electric oven, hob and fridge freezer. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with part tiled walls and laminate flooring. Boiler.

Downstairs W.C.

Featuring a hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator, tiled splashback and laminate flooring. Plumbing for washer.

Landing

Complete with ceiling spotlights, two double glazed windows and carpet flooring.

Bedroom One

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

En-suite

Featuring a shower cubicle, hand wash basin and W.C. Complete with Velux window, heated towel rail, part tiled walls and tiled flooring.

Bedroom Two

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



Bedroom Three

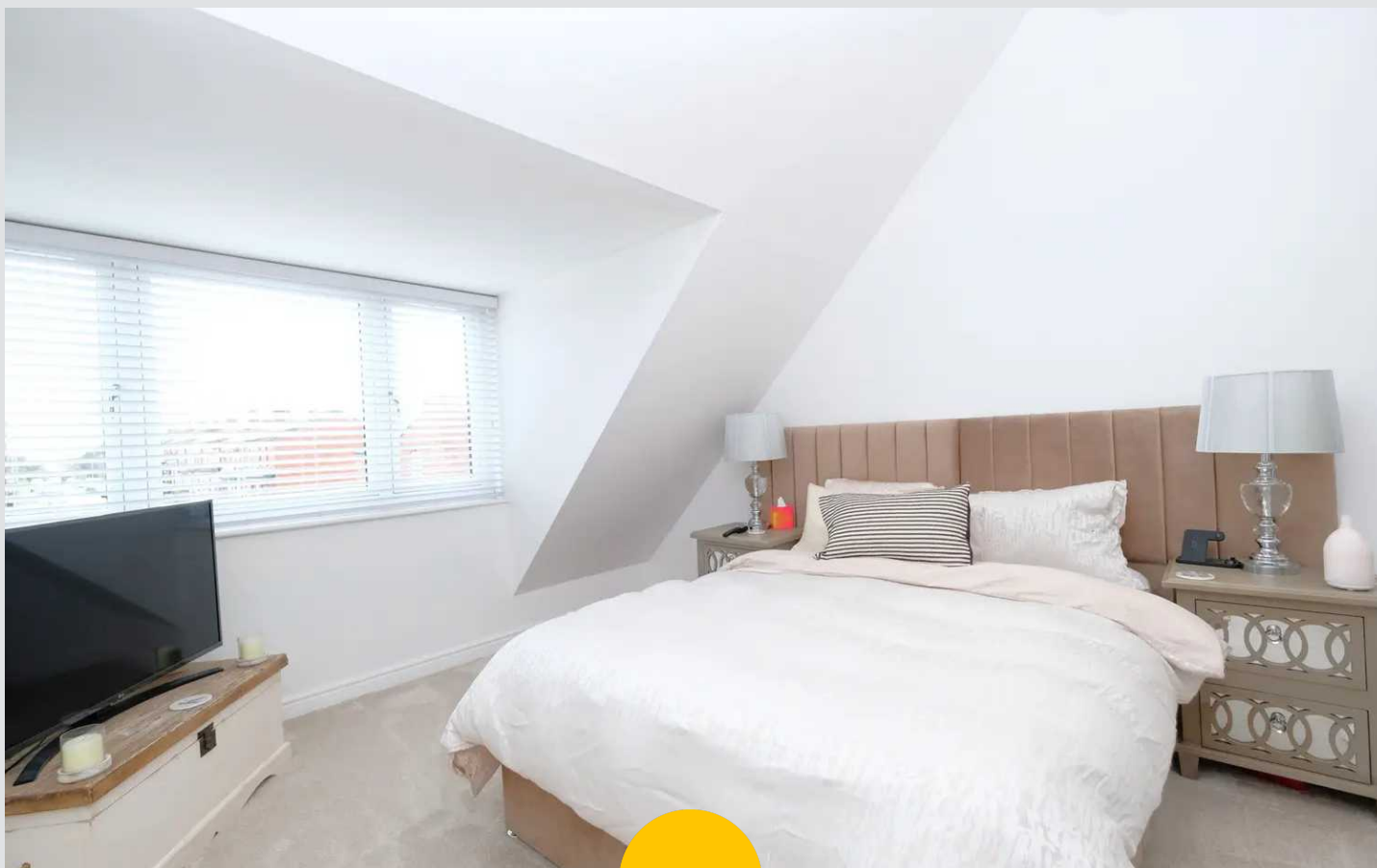
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled walls and flooring.

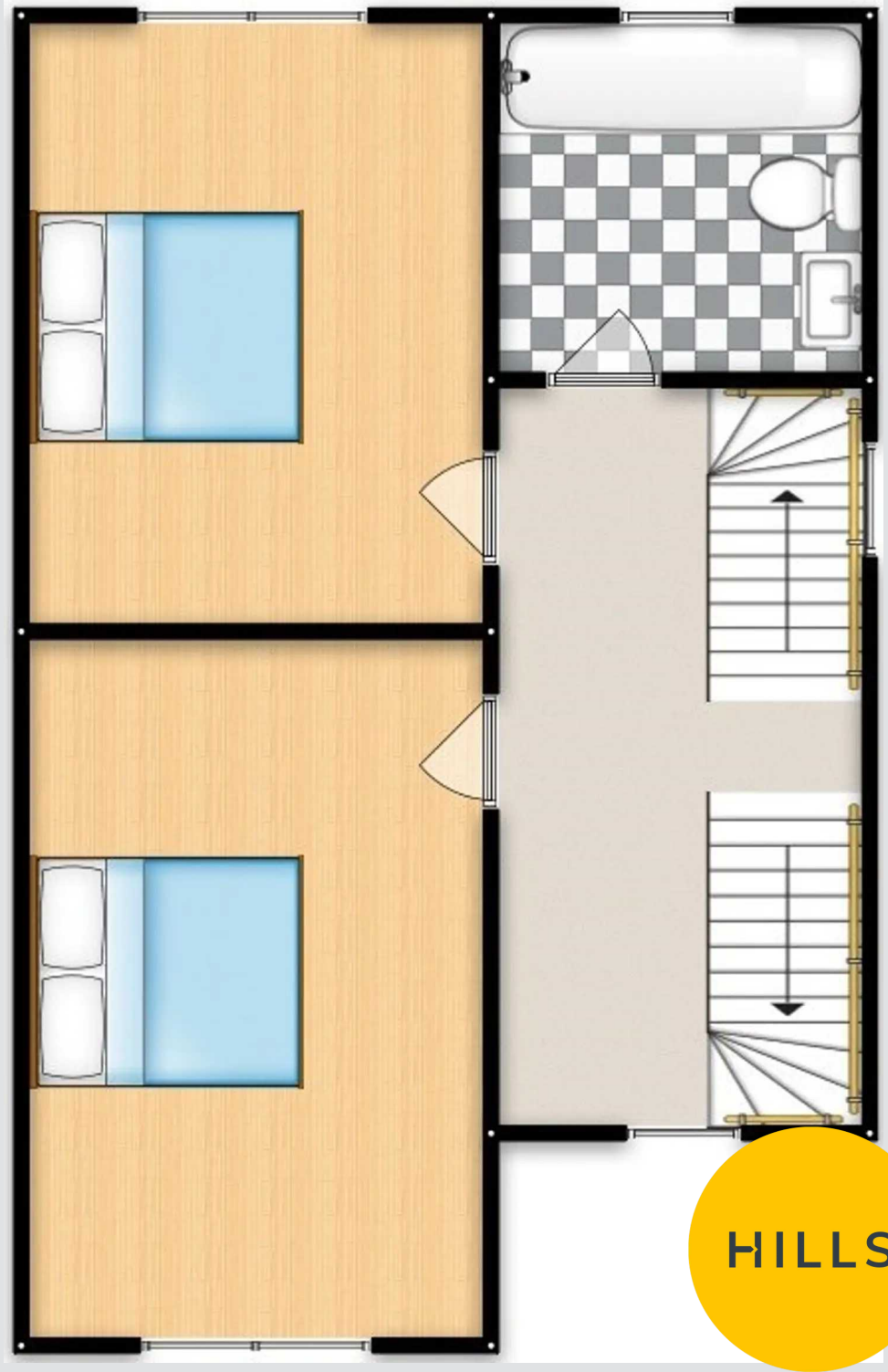
External

To the front of the property is a front garden with artificial lawn. To the rear of the property is a garden with central tiled seating area. Double gated on to the shed. Off-road parking for two cars behind the garden. Side access via a gate.

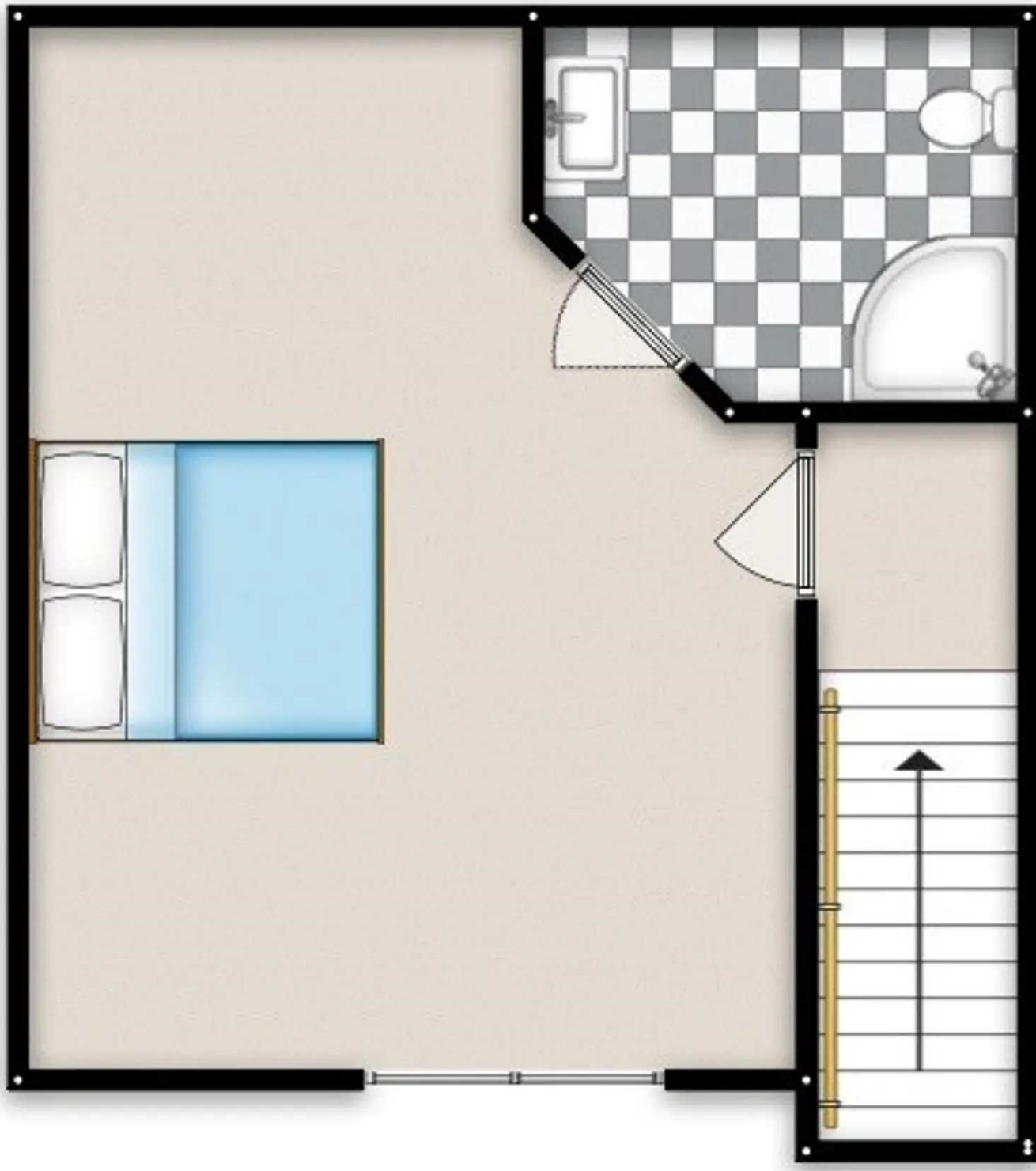


HILLS





HILLS



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.



HILLS