



Hereford Road, Eccles

Manchester



Offers Over £255,000



# Hereford Road

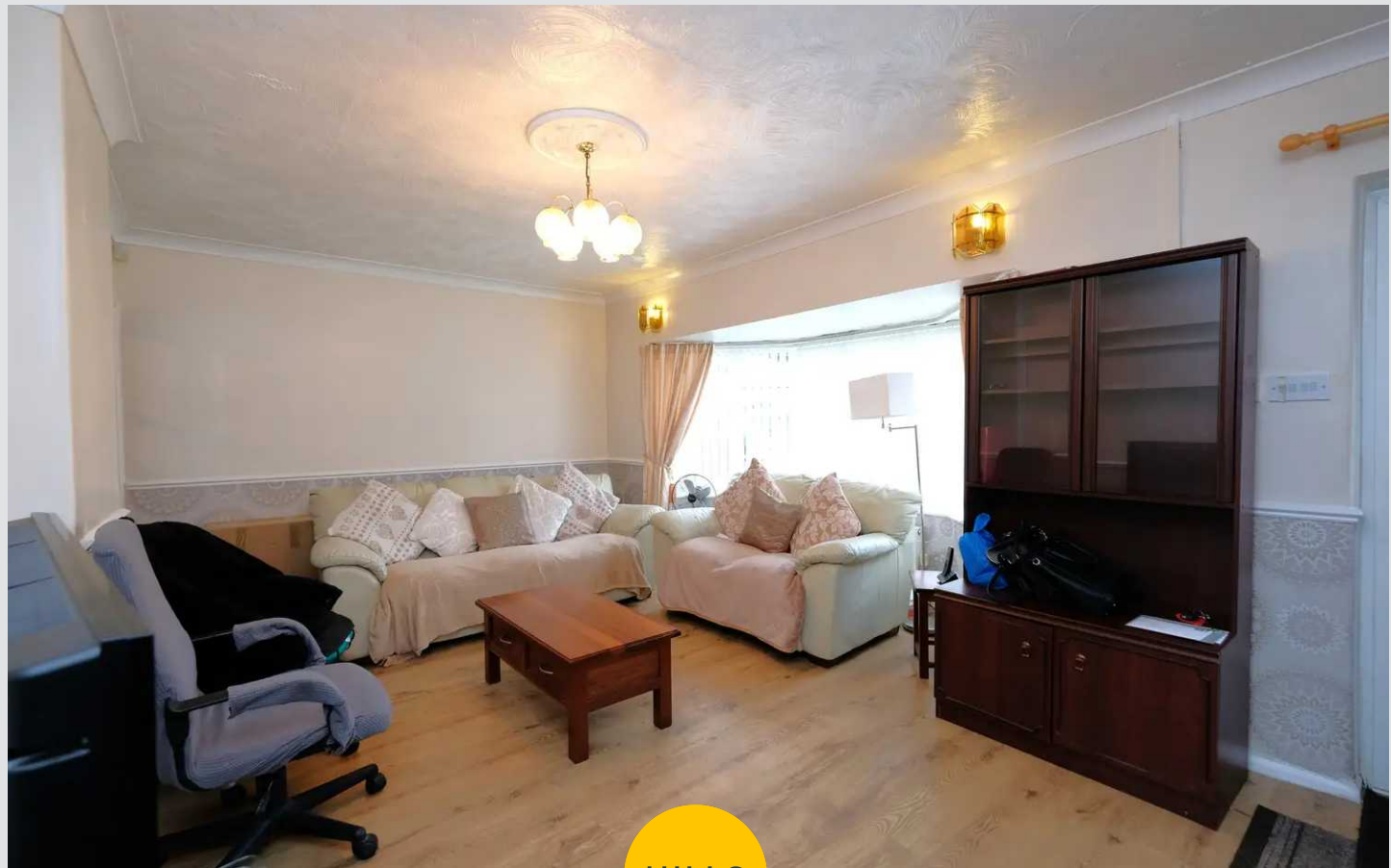
Eccles, Manchester

Charming three bed semi-detached house in sought-after Ellesmere Park area. Bay-fronted lounge, modern kitchen, three spacious bedrooms with storage. Modern shower room, external storage sheds with plumbing. Off-road parking, well-kept gardens. Ideal for families or first-time buyers seeking convenience and comfort in a thriving community near Salford Royal Hospital and local amenities. A must-see property!

Council Tax band: A

Tenure: Freehold

- Fantastic First Time Buy or Family Home Occupying an Envious Corner Plot in the Desirable Ellesmere Park Area
- Bay Fronted Lounge & Second Versatile Reception Room
- Fitted Modern Kitchen
- Three Generous Bedrooms with Fitted Storage Solutions
- Modern Shower Room
- External Brick Built Storage Sheds
- Well Kept Front & Side Gardens alongside the Sun Drenched, Low Maintenance Rear Garden
- Off Road Parking For Multiple Cars
- Walking Distance to Salford Royal Hospital
- Excellently Located Close to Local Amenities & Fantastic Transport Links





### Lounge

20' 2" x 10' 6" (6.15m x 3.20m)

A spacious lounge complete with a ceiling light point, two wall light points, double glazed bay window and two wall mounted radiators. Fitted with a uPVC front door and laminate flooring.

### Kitchen

10' 4" x 9' 3" (3.15m x 2.82m)

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

### Reception Room Two

10' 5" x 10' 4" (3.18m x 3.15m)

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

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

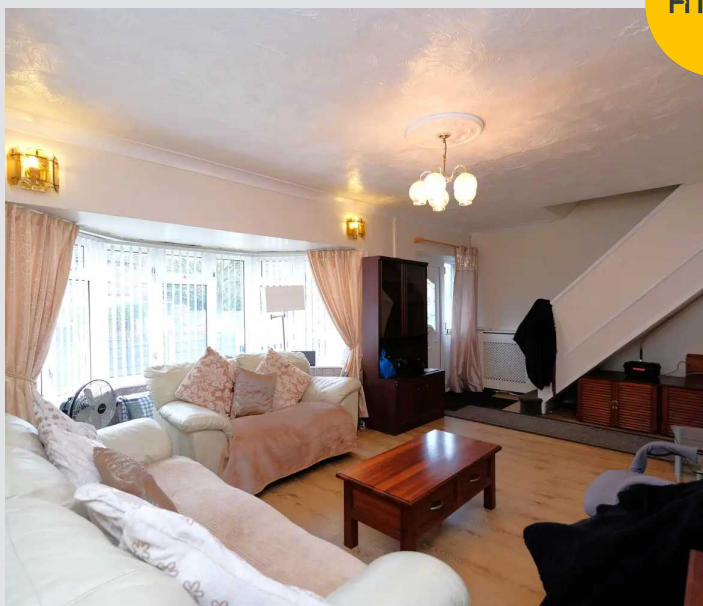
13' 7" x 10' 0" (4.14m x 3.05m)

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

### Bedroom Two

13' 7" x 9' 5" (4.14m x 2.87m)

Featuring a double closet and single storage cupboard. Complete with a ceiling light point and fan, double glazed window and wall mounted radiator. Fitted with carpet flooring.



### Bathroom

7' 5" x 5' 4" (2.26m x 1.63m)

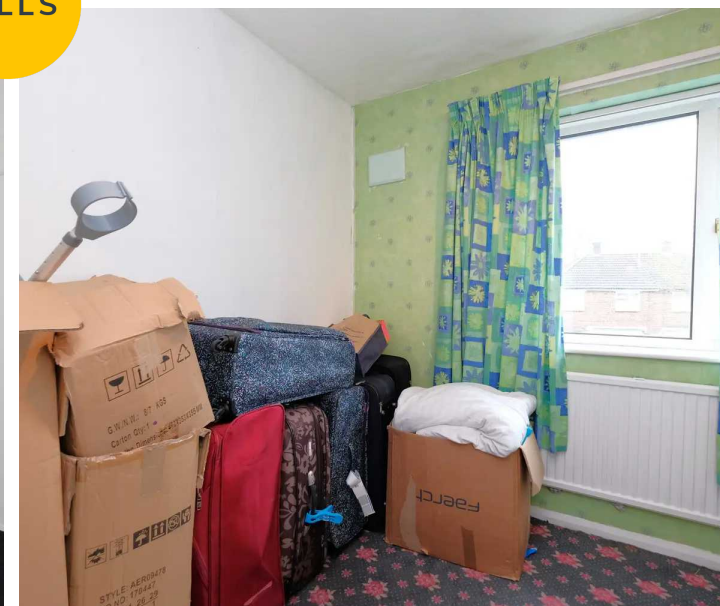
Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, two double glazed windows and heated towel rail. Fitted with tiled walls and flooring.

### External

To the front of the property is off road parking for multiple cars. Front and side lawns. To the rear of the property is a paved patio and artificial lawn with raised sleeper boarders divided by a picket fence.



HILLS



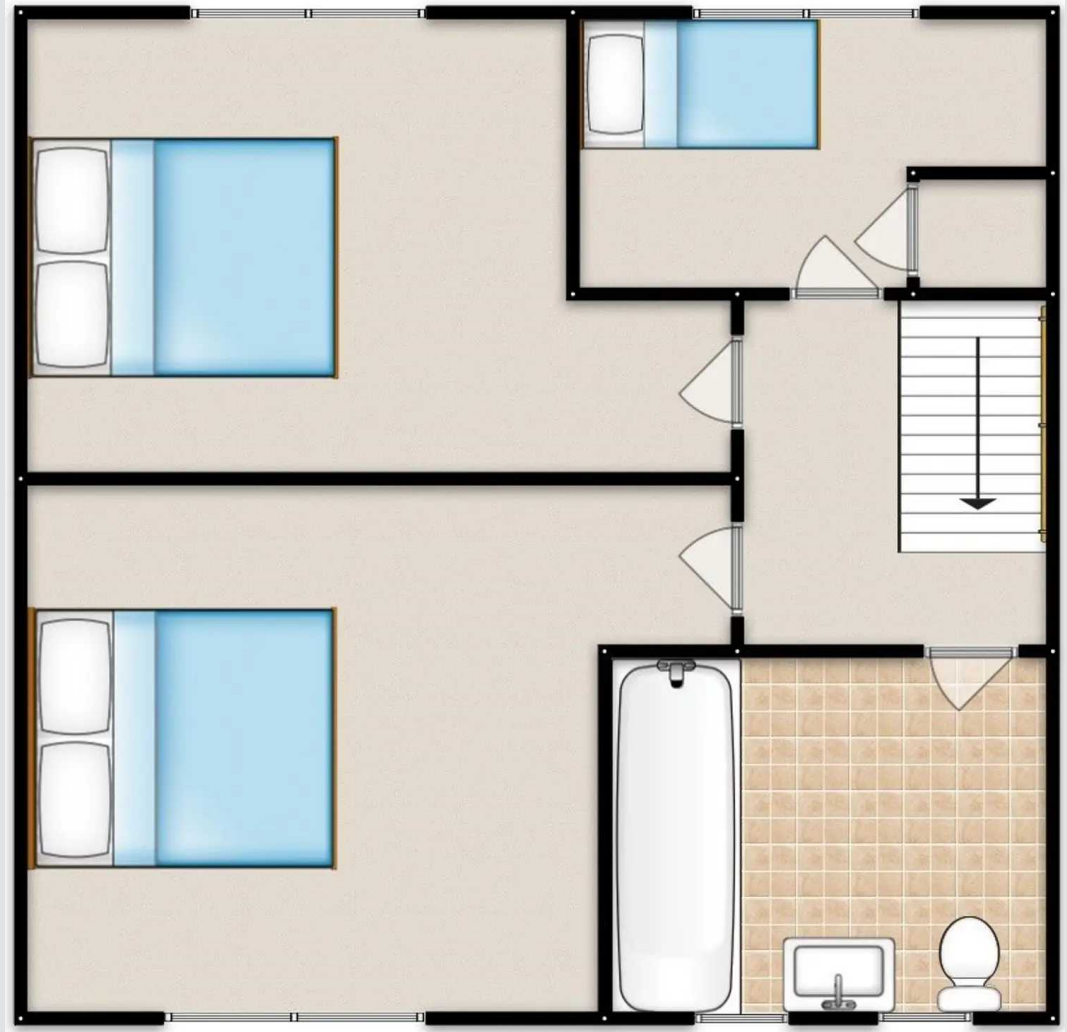




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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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