



Roby Road, Eccles

Manchester



£225,000

# Roby Road

Eccles, Manchester

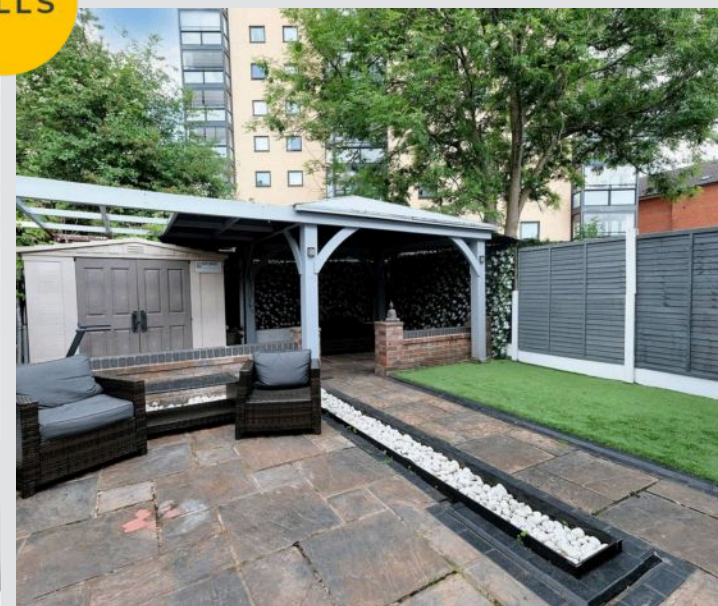
\* PERFECT FOR FAMILIES & FIRST TIME BUYERS ALIKE \*  
WELL PRESENTED THROUGHOUT \* THREE GENEROUS  
SIZED BEDROOMS \* SINGLE STORY SIDE EXTENDED \*  
MODERN FITTED KITCHEN AND BATHROOM!  
Council Tax band: A

Tenure: Freehold

- Spacious three bedroom end terraced property
- Modern fitted kitchen and bathroom
- Single story side extension
- Perfect first buy or family home!
- Driveway to the front for off road parking
- Gas central heated and double glazed throughout
- Fantastic low maintenance rear garden
- Within walking distance to the Trafford Centre
- Spacious lounge
- Within easy access of excellent transport links into Salford Quays, Media City and Manchester City Centre



HILLS



**Entrance Hallway**

11' 11" x 9' 1" (3.62m x 2.78m)

**Lounge**

11' 7" x 16' 7" (3.53m x 5.05m)

**Kitchen Diner**

13' 10" x 22' 6" (4.21m x 6.86m)

**Bedroom One**

8' 10" x 13' 10" (2.69m x 4.22m)

**Bedroom Two**

10' 3" x 8' 7" (3.13m x 2.61m)

**Bedroom Three**

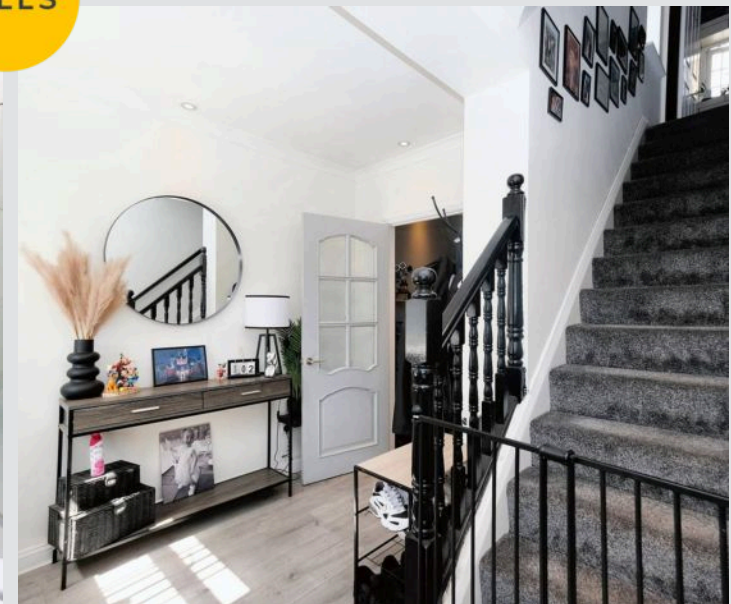
10' 6" x 6' 5" (3.20m x 1.95m)

**Bathroom**

5' 2" x 7' 1" (1.57m x 2.16m)



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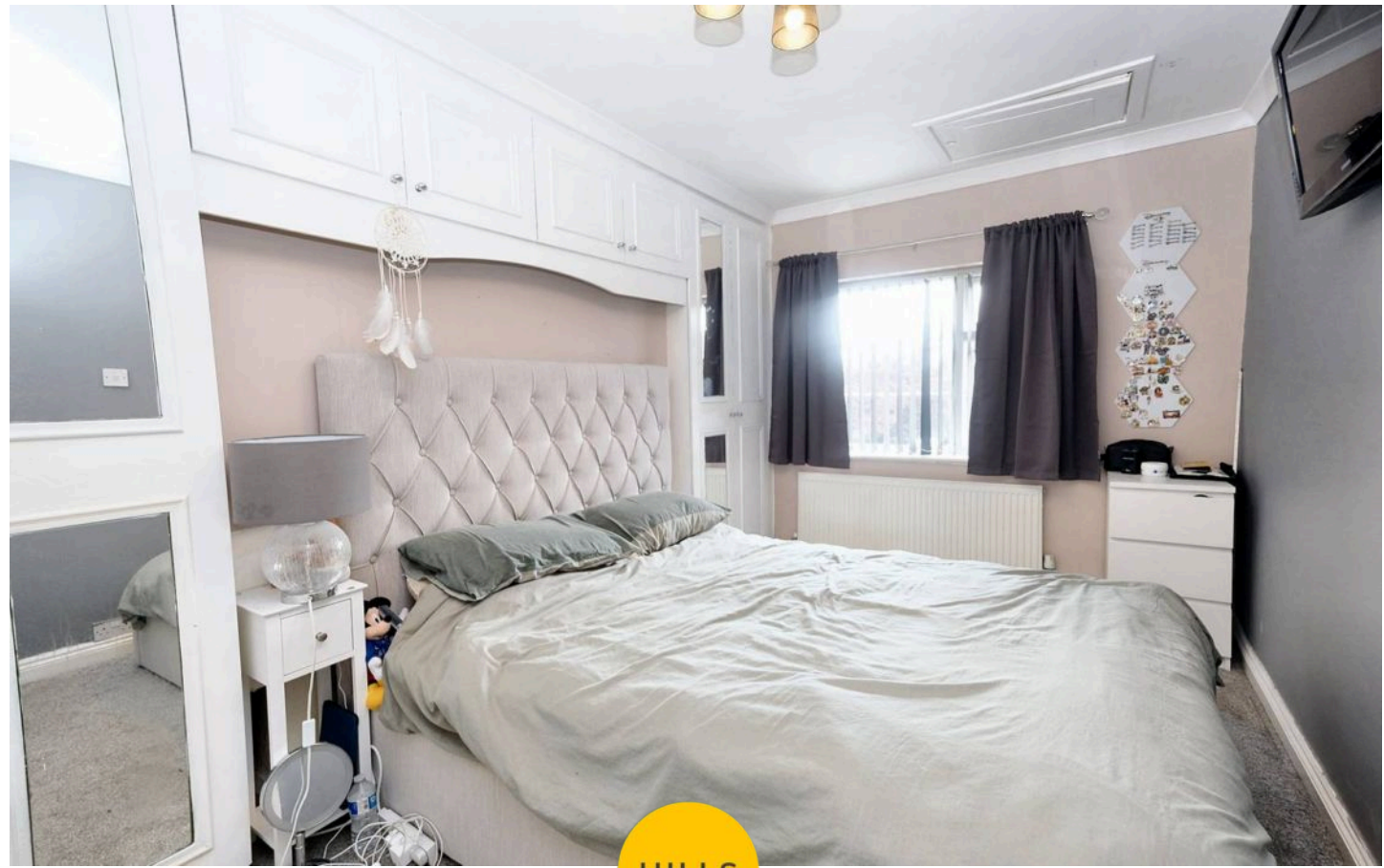
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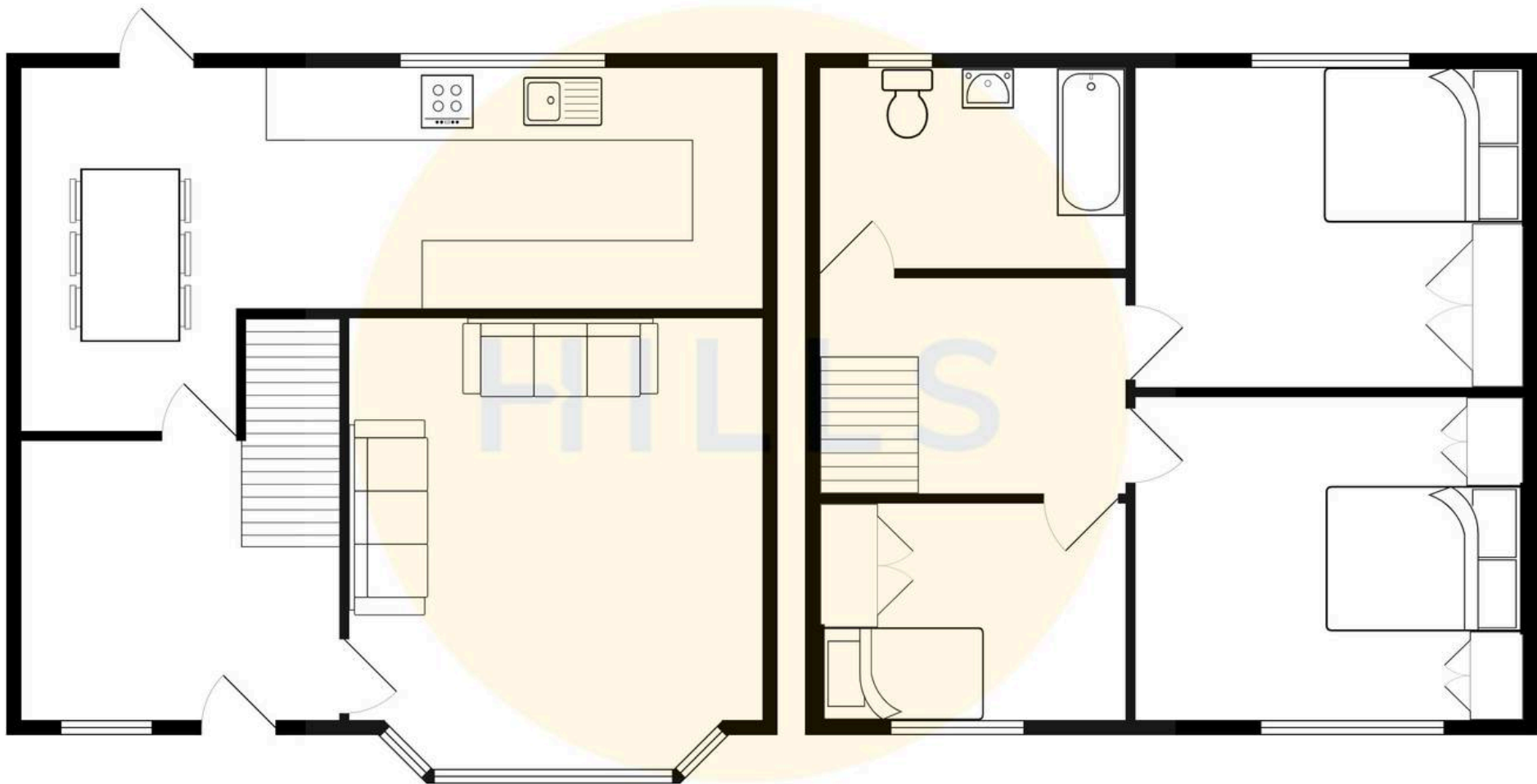
**Bedroom Three**

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**Bathroom**

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## Hills | Salfords Estate Agent

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