

Elleray Road

Salford

HILLS

£330,000



# Elleray Road

Salford

**\*\*Immaculately Presented, Recently Renovated  
Three Bedroom Period Property Located in the  
Popular Irlam o' th' Heights\*\***

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Three Bedroom Bay-Fronted Period Property
- Recently Renovated Throughout to a High Standard
- Bay-Fronted Lounge and a Spacious Dining Room, Both with Brick Feature Fireplaces
- Modern Fitted Kitchen
- Three Double Bedrooms
- Contemporary Three-Piece Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Local Schooling, Several Well-Kept Parks and Salford Royal Hospital
- Viewing is Highly Recommended to Appreciate the Quality of this Fantastic Property!



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### Entrance Hall

### Living Room

12' 8" x 10' 10" (3.87m x 3.31m)

### Dining Room

11' 10" x 11' 5" (3.61m x 3.49m)

### Kitchen

13' 11" x 9' 11" (4.23m x 3.01m)

### Landing

### Bedroom One

16' 10" x 10' 11" (5.13m x 3.33m)

### Bedroom Two

11' 10" x 11' 2" (3.61m x 3.41m)

### Bedroom Three

10' 0" x 7' 7" (3.04m x 2.32m)

### Bathroom

6' 8" x 5' 10" (2.03m x 1.79m)

### Cellar

Chamber One - 3.82m x 3.13m Chamber Two - 2.33m x 1.07m



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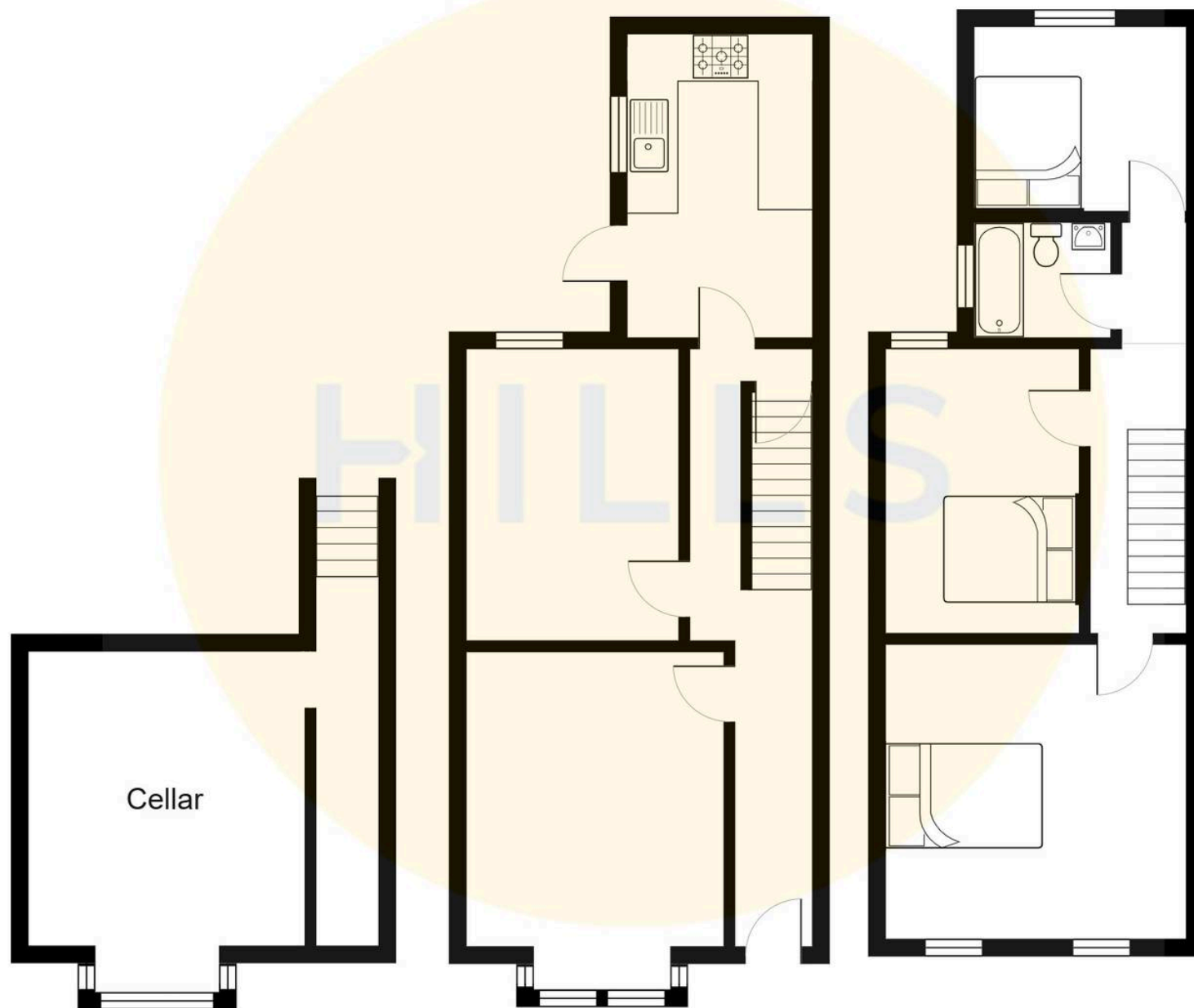




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