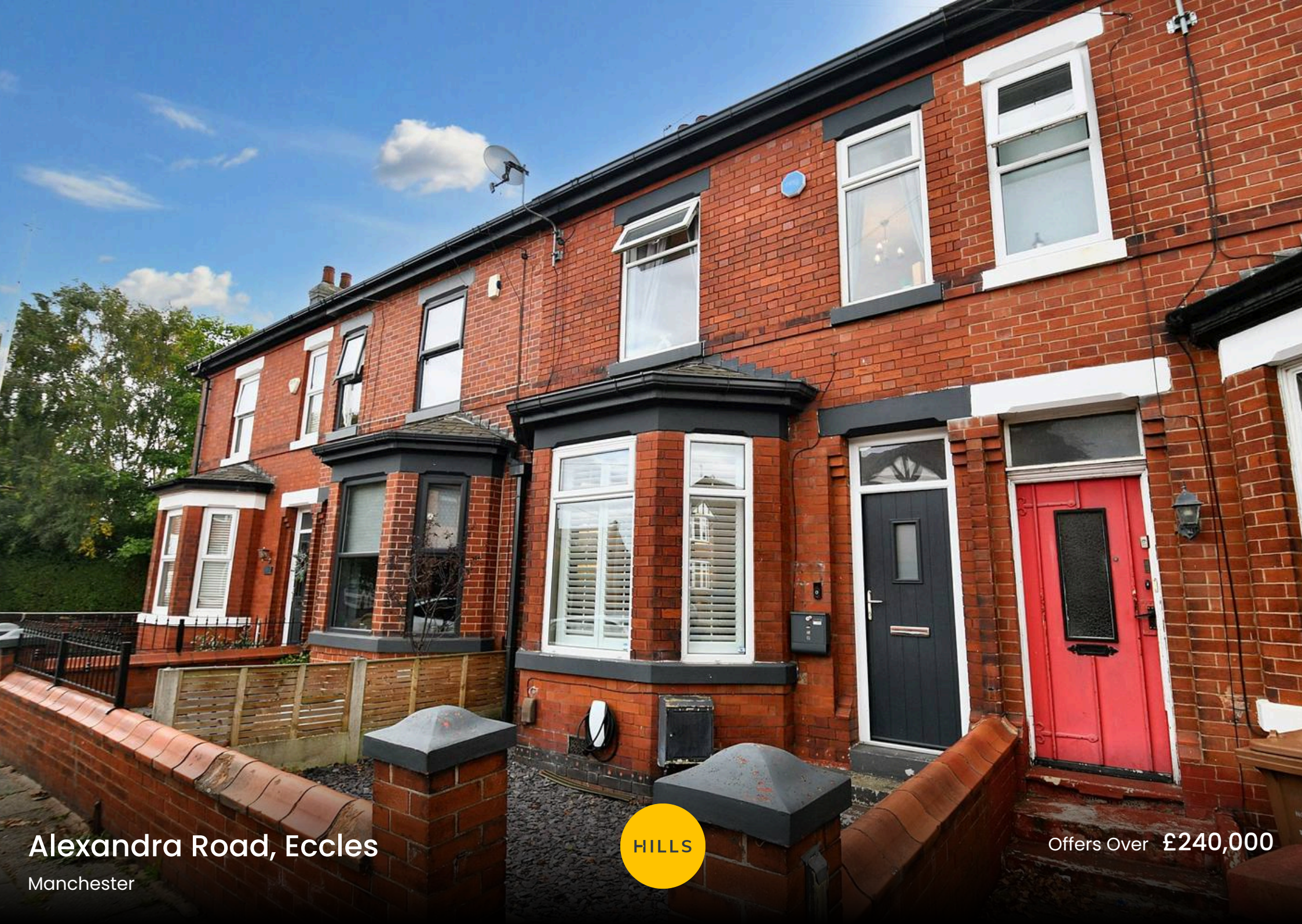




Alexandra Road, Eccles

Manchester

HILLS

Offers Over £240,000



# Alexandra Road

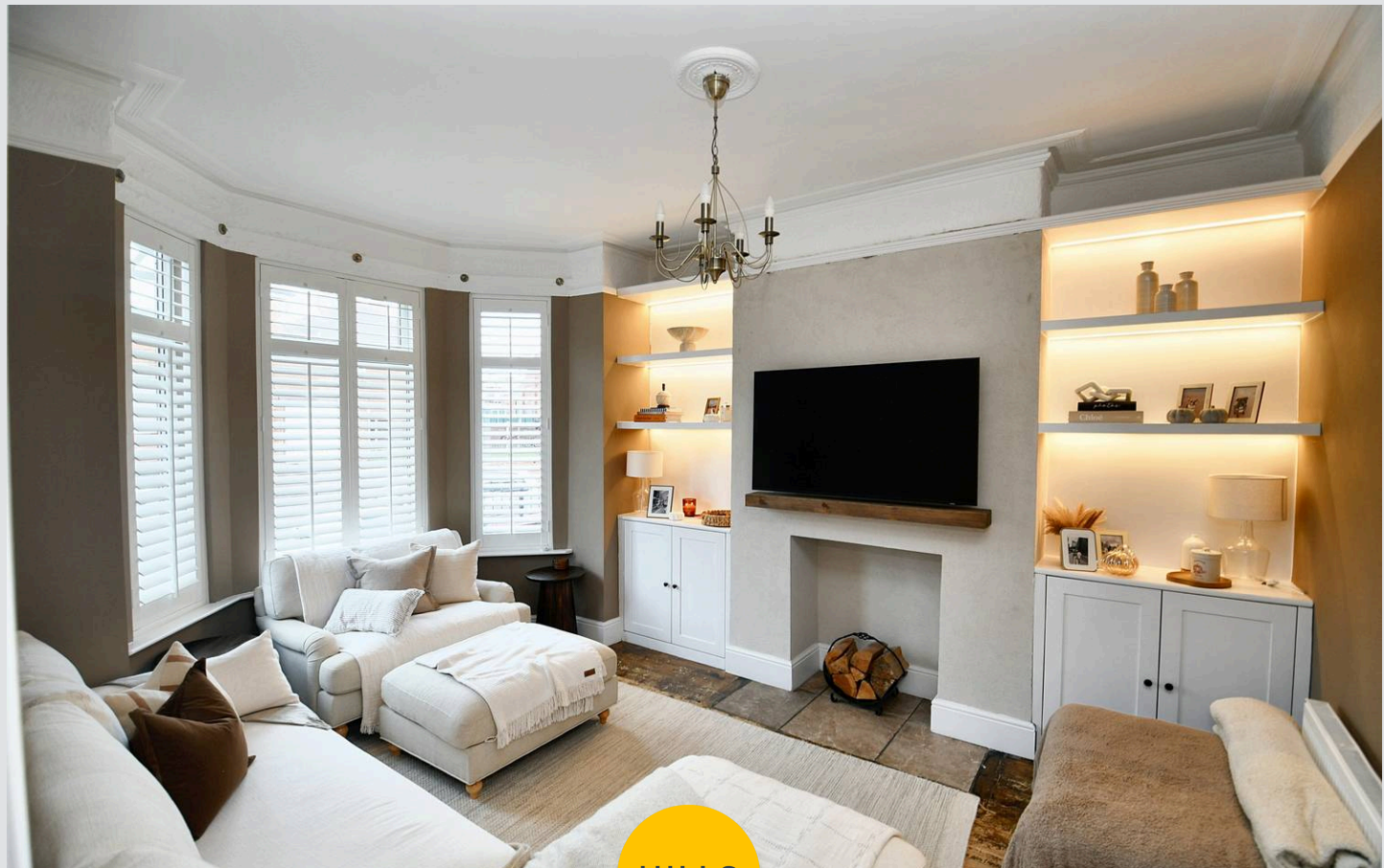
Eccles, Manchester

Beautifully Presented Two Bedroom Bay-Fronted Period Property - Complete with a Stunning Four-Piece Bathroom and an Outbuilding in Use as a Large Office and a Store Room!

Council Tax band: A

Tenure: Leasehold

- Beautifully Presented Two Bedroom Bay-Fronted Period Property
- Bay-Fronted Lounge Complete with a Media Wall
- Spacious Dining Room with a Feature Brick Chimney Breast
- Modern Fitted Kitchen
- Stunning Four-Piece Bathroom with a Freestanding Bath
- Two Double Bedrooms
- Benefits from an Outbuilding to the Rear in Use as a Home Office and a Storage Area
- Generously-Sized Garden with Decking, Artificial Grass and Stones
- Close to Excellent Transport Links Throughout Manchester
- Within Easy Access of Monton Village and the Trafford Centre



HILLS





### Entrance Hallway

### Lounge

11' 11" x 11' 8" (3.62m x 3.55m)

### Dining Room

14' 6" x 12' 3" (4.41m x 3.73m)

### Kitchen

9' 11" x 8' 11" (3.03m x 2.71m)

### Landing

### Bedroom One

15' 4" x 12' 0" (4.67m x 3.65m)

### Bedroom Two

13' 0" x 10' 1" (3.95m x 3.07m)

### Bathroom

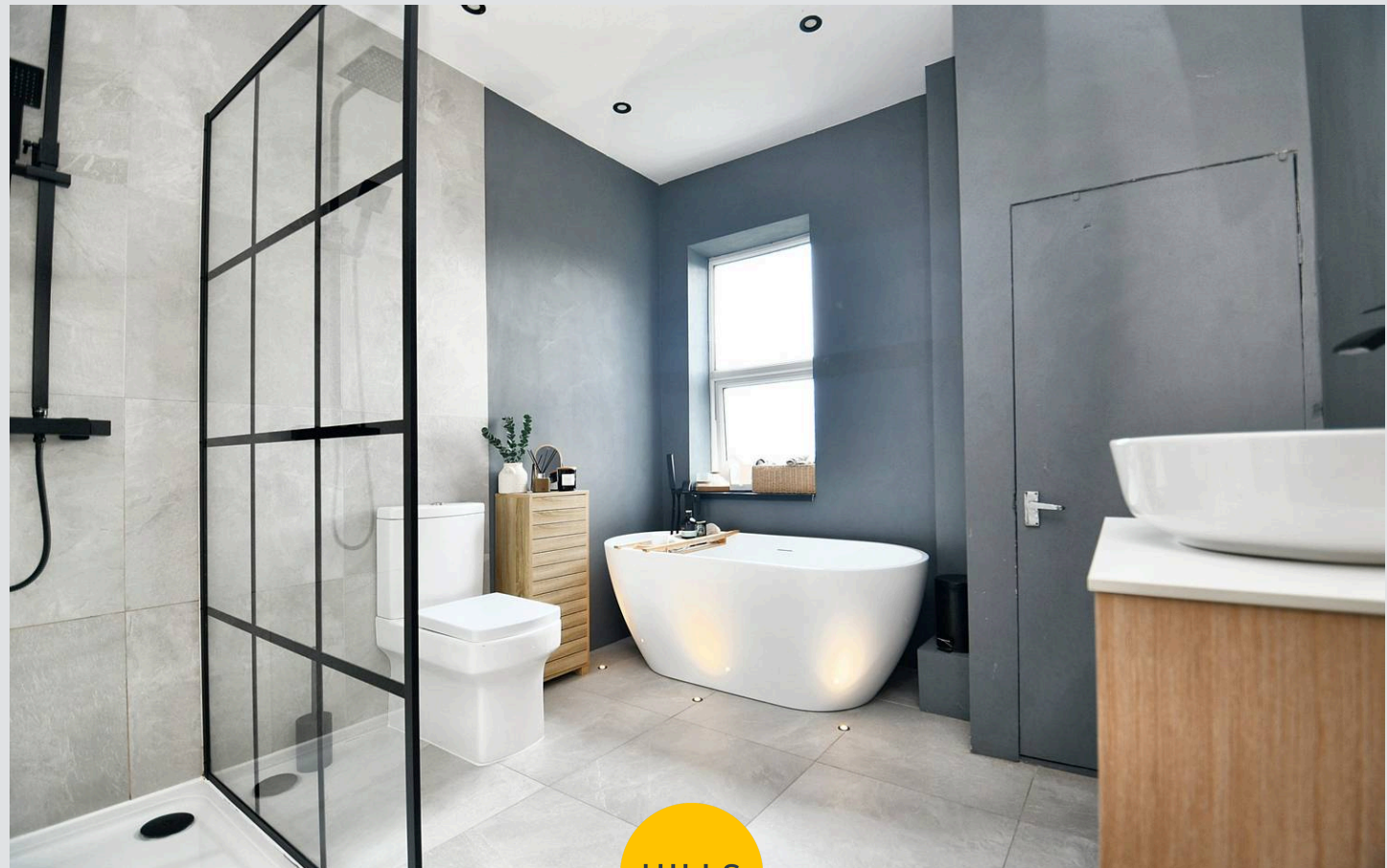
9' 11" x 8' 10" (3.01m x 2.70m)

### Office

13' 2" x 9' 5" (4.02m x 2.87m)

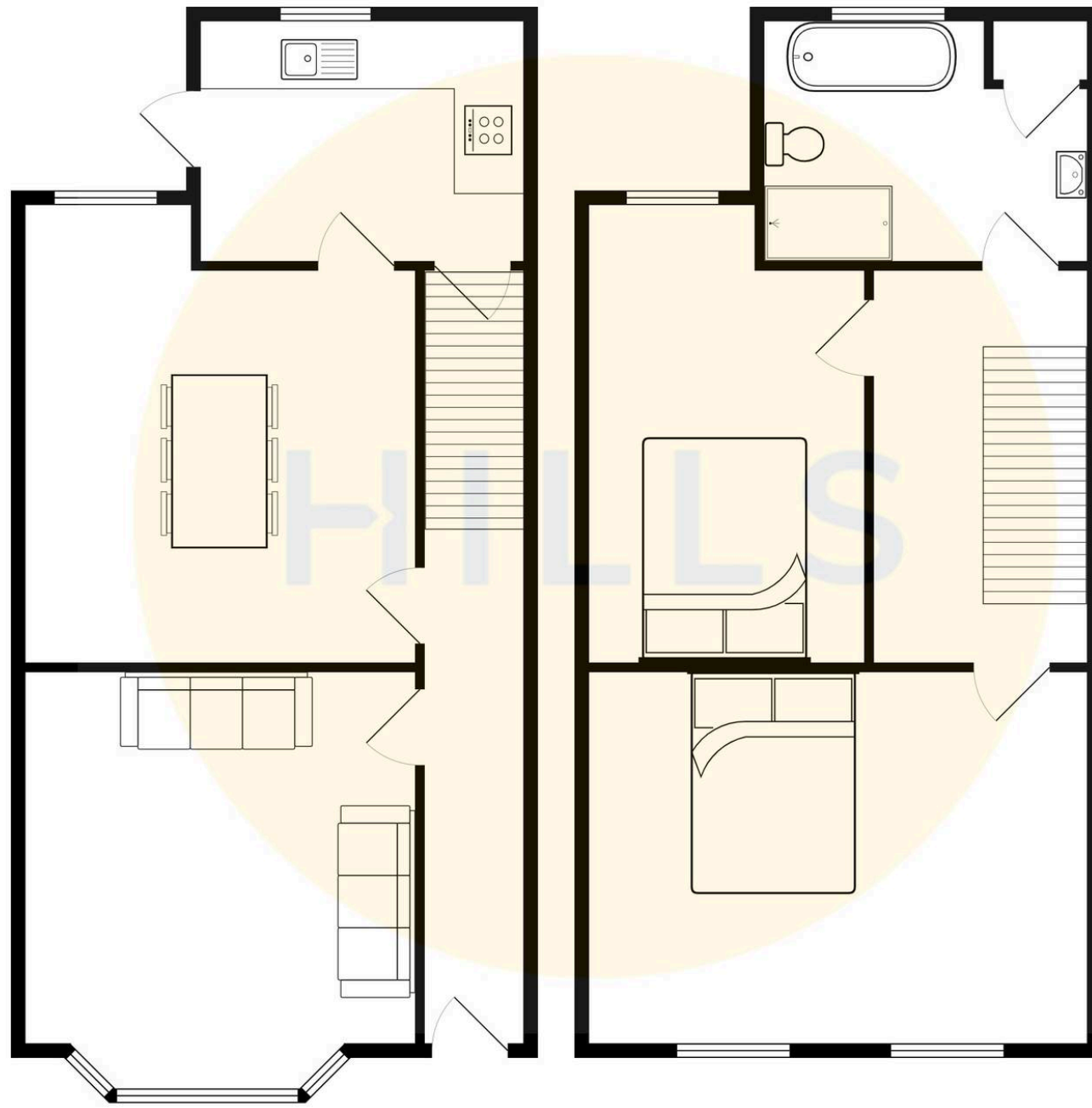
### Storage Room

9' 5" x 5' 10" (2.87m x 1.78m)



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## Hills | Salfords Estate Agent

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



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.