

Worsley Road, Eccles

Manchester

HILLS

In Excess of £280,000



# Worsley Road

Eccles, Manchester

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY LAID OVER THREE FLOORS AND COMING TO THE MARKET CHAIN FREE! THREE DOUBLE BEDROOMS, A MODERN KITCHEN, BATHROOM AND W.C!  
Council Tax band: C

Tenure: Leasehold

- Beautifully presented three bedroom semi-detached property laid over three floors and coming to the market CHAIN FREE!
- Spacious contemporary fitted kitchen diner
- Stunning four-piece family bathroom suite and downstairs W.C.
- Three double bedrooms
- Large family lounge
- Large driveway to the front for off-road parking and garage to the rear
- Low maintenance rear garden complete with laid-to-lawn grass and paving
- Fantastic first time buy or family home
- With Catchment for Highly Sought After Schooling
- Well Served by Excellent Amenities & transport Links



HILLS



**Porch**

3' 0" x 5' 7" (0.92m x 1.71m)

**Entrance Hallway**

13' 3" x 11' 5" (4.03m x 3.47m)

**Lounge**

17' 8" x 10' 11" (5.38m x 3.34m)

**Kitchen**

17' 5" x 11' 3" (5.32m x 3.43m)

**Downstairs W.C.**

6' 10" x 4' 7" (2.08m x 1.39m)

**Landing****Bedroom One**

12' 10" x 11' 3" (3.91m x 3.44m)

**Bedroom Two**

12' 3" x 11' 4" (3.73m x 3.45m)

**Bedroom Three**

9' 11" x 11' 4" (3.01m x 3.45m)

**Bathroom**

8' 7" x 7' 10" (2.61m x 2.38m)

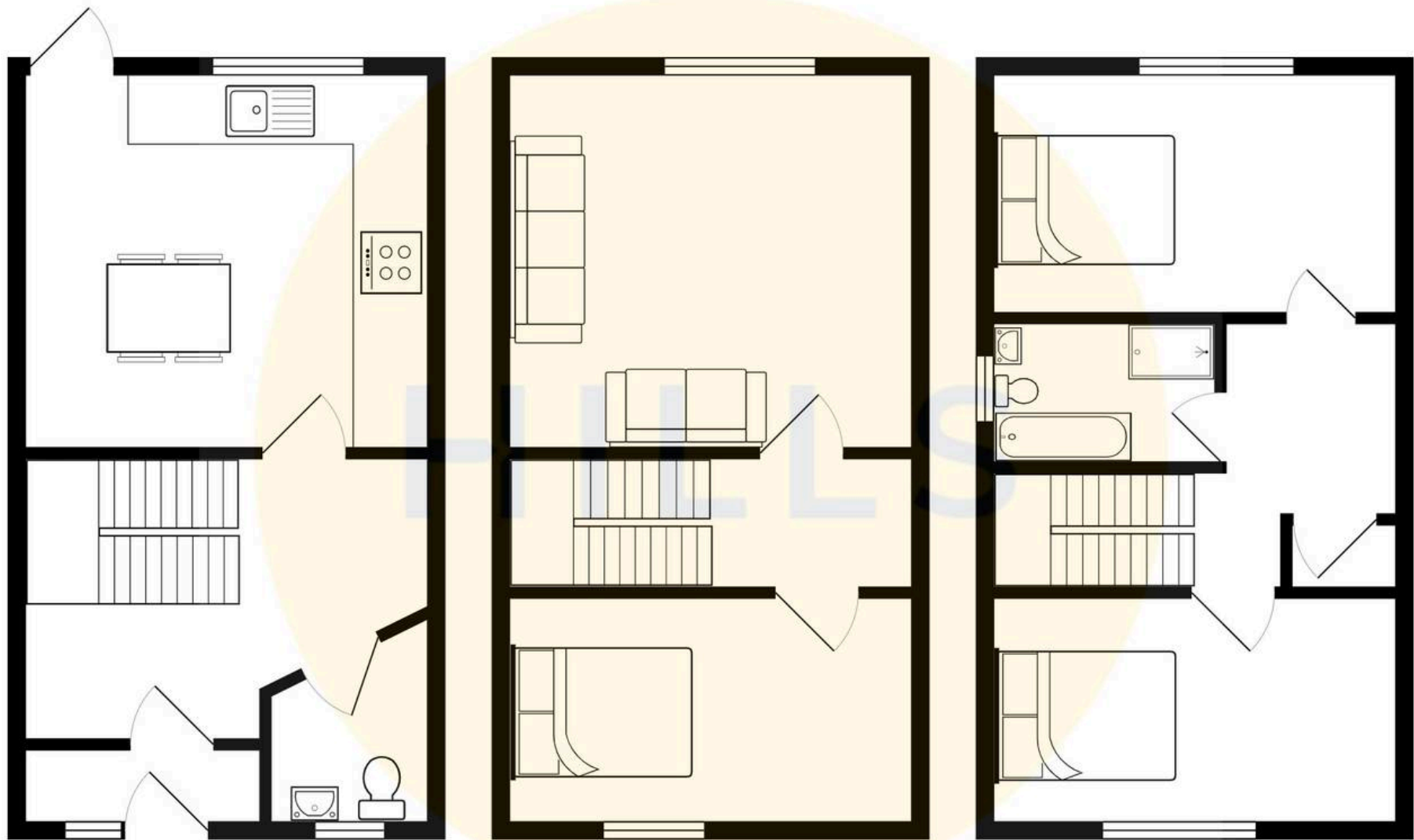






HILLS









## 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/)



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.