



Edison Road, Eccles

Manchester



In Excess of £250,000

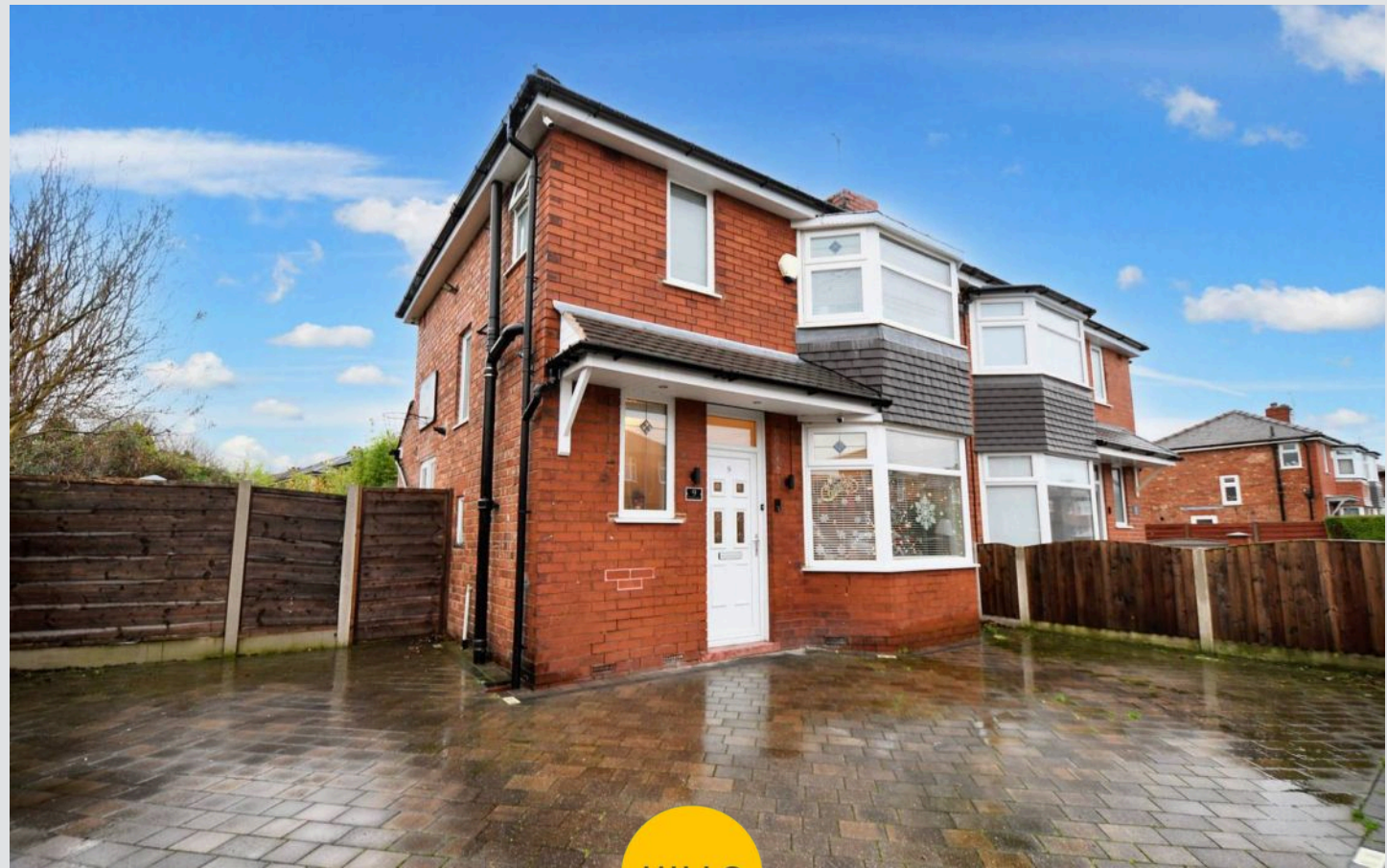
Edison Road

Eccles, Manchester

TAKE A LOOK at this three bedroom, semi-detached family home! Featuring a driveway for off-road parking, a generous garden, a modern kitchen and bathroom and three generous sized bedrooms! Council Tax band: B

Tenure: Leasehold

- Three Bedroom Semi-Detached Family Home
- Spacious bay-fronted lounge
- Modern fitted kitchen diner
- Three well proportioned bedrooms
- Modern three piece bathroom suite
- Driveway to the front providing off-road parking for multiple cars
- Great Family Home, Within Easy Access of Local Schooling and Parks
- Close to Excellent Transport Links to the Trafford Centre and Eccles Town Centre, which Provide a Range of Amenities
- Ideal First Time Home, Viewing is Highly Recommended!
- Large rear garden complete with laid-to lawn grass and patio area



HILLS



Entrance Hallway

8' 7" x 7' 3" (2.61m x 2.22m)

Living Room

11' 7" x 13' 5" (3.54m x 4.08m)

Kitchen

15' 5" x 9' 8" (4.69m x 2.94m)

Dining Room

11' 5" x 11' 1" (3.49m x 3.38m)

Bedroom One

10' 4" x 12' 1" (3.16m x 3.69m)

Bedroom Two

11' 10" x 8' 6" (3.60m x 2.59m)

Bedroom Three

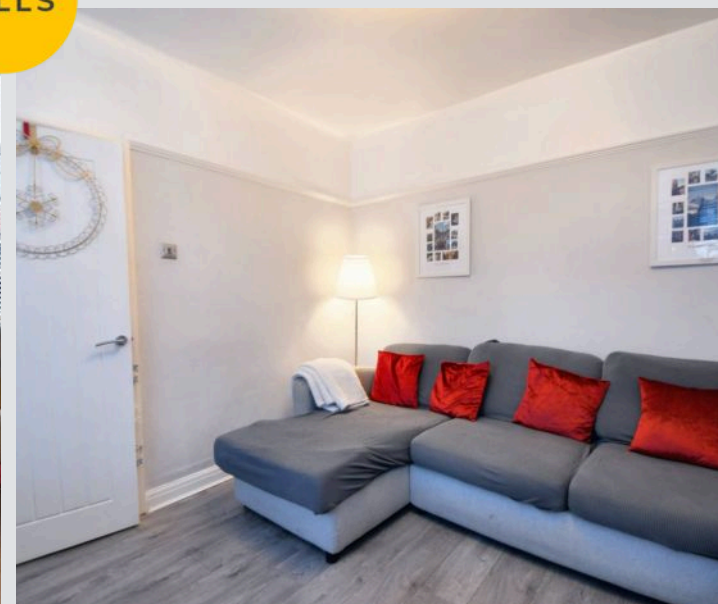
7' 11" x 8' 8" (2.41m x 2.63m)

Bathroom

6' 6" x 7' 8" (1.99m x 2.33m)



HILLS



Entrance Hallway

8' 7" x 7' 3" (2.61m x 2.22m)

Living Room

11' 7" x 13' 5" (3.54m x 4.08m)

Kitchen

15' 5" x 9' 8" (4.69m x 2.94m)

Dining Room

11' 5" x 11' 1" (3.49m x 3.38m)

Bedroom One

10' 4" x 12' 1" (3.16m x 3.69m)

Bedroom Two

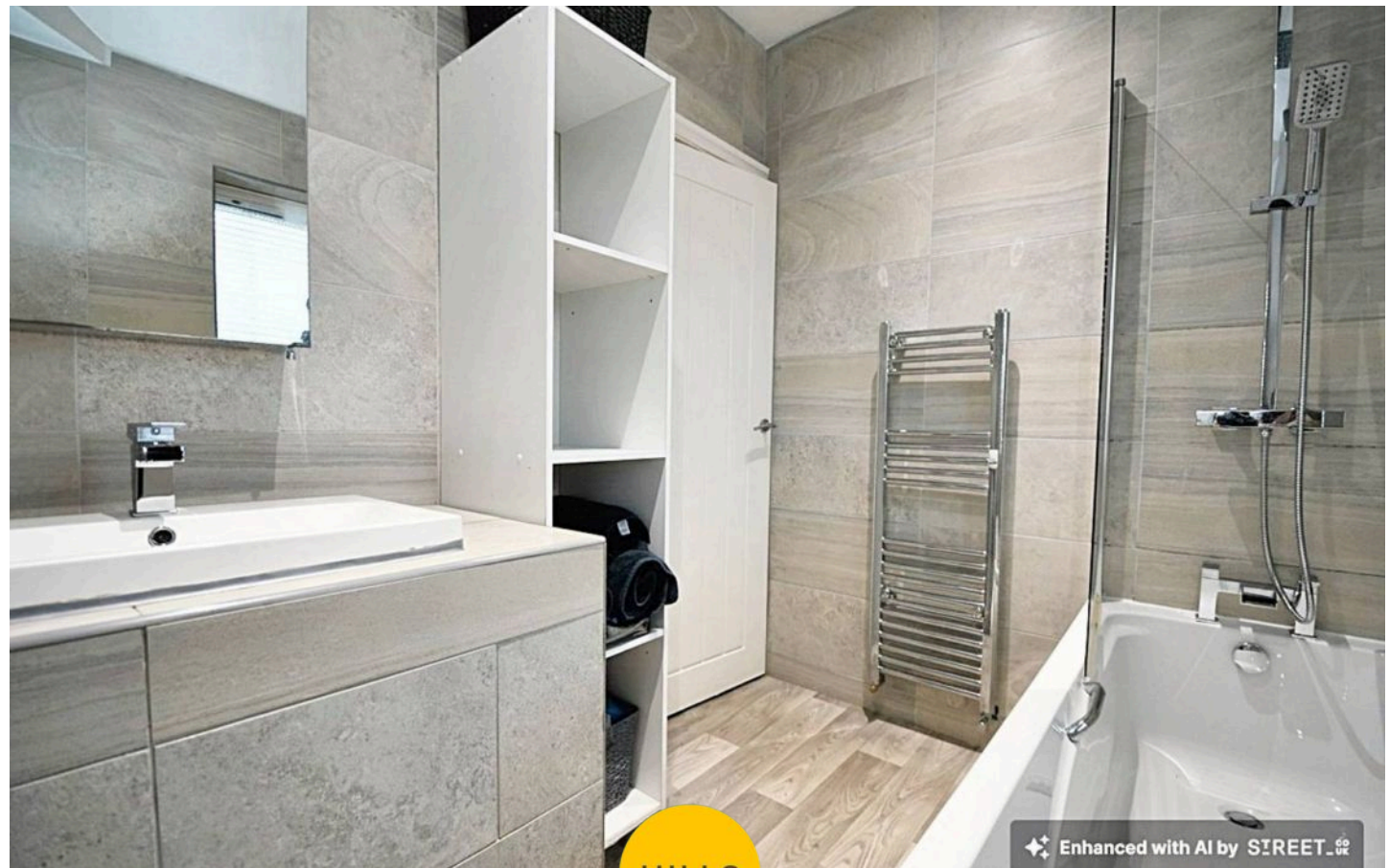
11' 10" x 8' 6" (3.60m x 2.59m)

Bedroom Three

7' 11" x 8' 8" (2.41m x 2.63m)

Bathroom

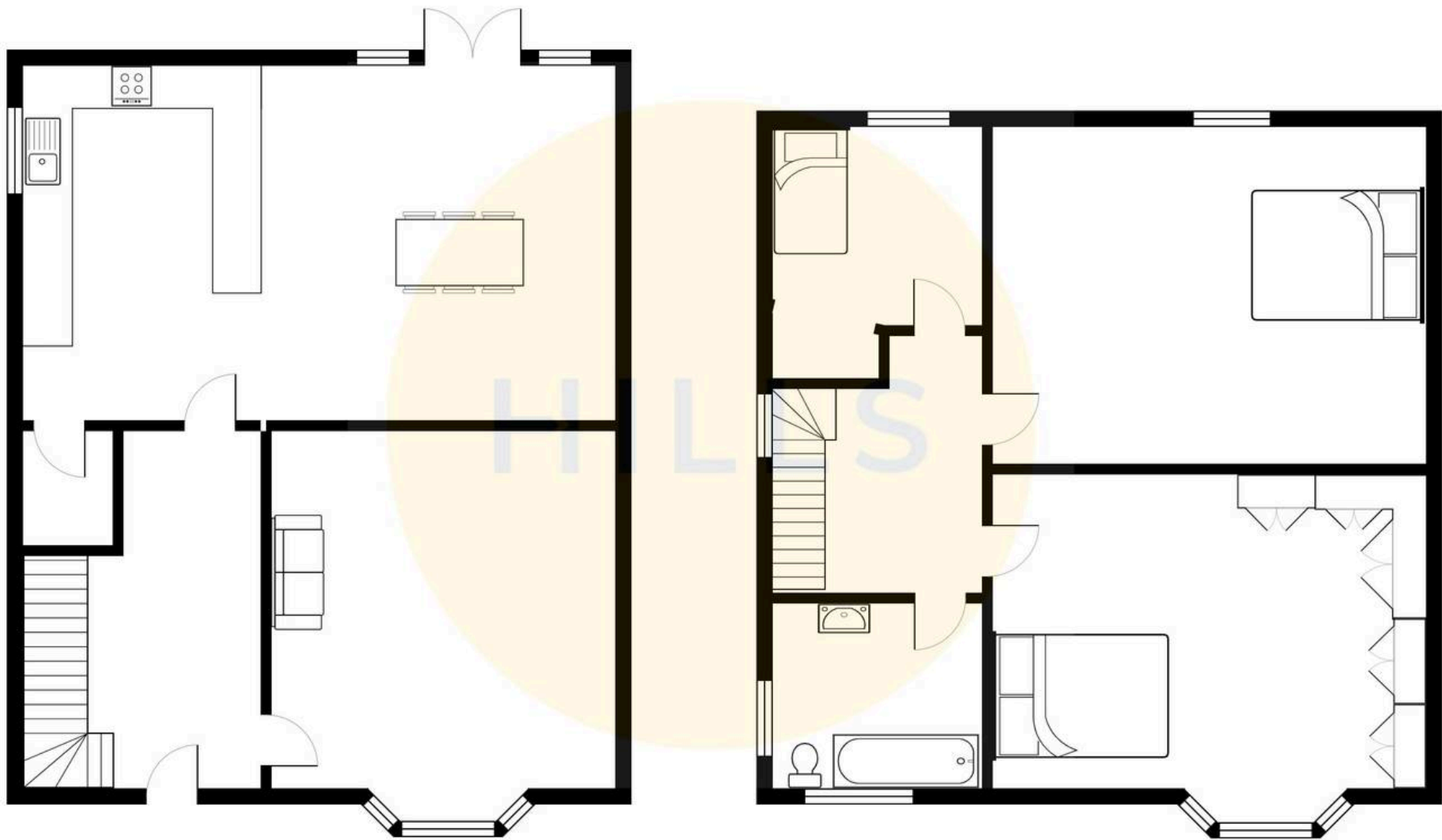
6' 6" x 7' 8" (1.99m x 2.33m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.