



**Elleray Road**

Salford

HILLS

In Excess of £300,000

# Elleray Road

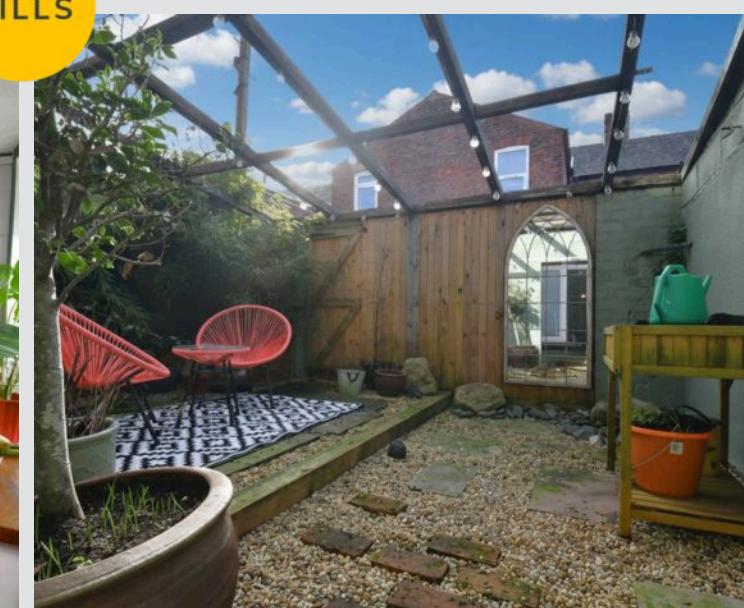
Salford

**\*\*Immaculately Presented, Spacious Three Bedroom Period Property Located in the Popular Irlam o' th' Heights and Benefitting From a Loft Room Above The Master Bedroom!\*\***

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Three Bedroom Bay-Fronted Period Property
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Four-Piece Family Bathroom
- Large Modern Fitted Kitchen
- Benefits from a Loft Room Above the Master Bedroom
- Three Tastefully Decorated Bedrooms
- Ideal for First Time Buyers and Families
- Low Maintenance Courtyard Gardens to the Front and Rear
- Located Close to Excellent Transport Links, Well-Regarded Local Schools and Well-Kept Parks
- Within Easy Access of Local Schooling, Several Well-Kept Parks and Salford Royal Hospital



**Entrance Hall****Lounge**

12' 7" x 10' 11" (3.84m x 3.33m)

**Dining Room**

11' 10" x 11' 5" (3.61m x 3.47m)

**Kitchen**

13' 10" x 9' 9" (4.21m x 2.97m)

**Cellar One**

16' 4" x 10' 5" (4.99m x 3.18m)

**Cellar Two**

13' 0" x 11' 5" (3.96m x 3.49m)

**Landing**

Ceiling light point and access to bedrooms and bathroom.

**Bedroom One**

16' 9" x 10' 11" (5.10m x 3.33m)

**Bedroom Two**

11' 11" x 11' 4" (3.62m x 3.46m)

**Bedroom Three**

5' 5" x 9' 11" (1.64m x 3.02m)

**Bathroom**

8' 0" x 6' 8" (2.44m x 2.04m)

**Loft**

15' 3" x 11' 7" (4.66m x 3.53m)









HILLS

## Hills | Salfords Estate Agent

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