



Wellington Road, Eccles

Manchester



Offers Over £475,000

Wellington Road

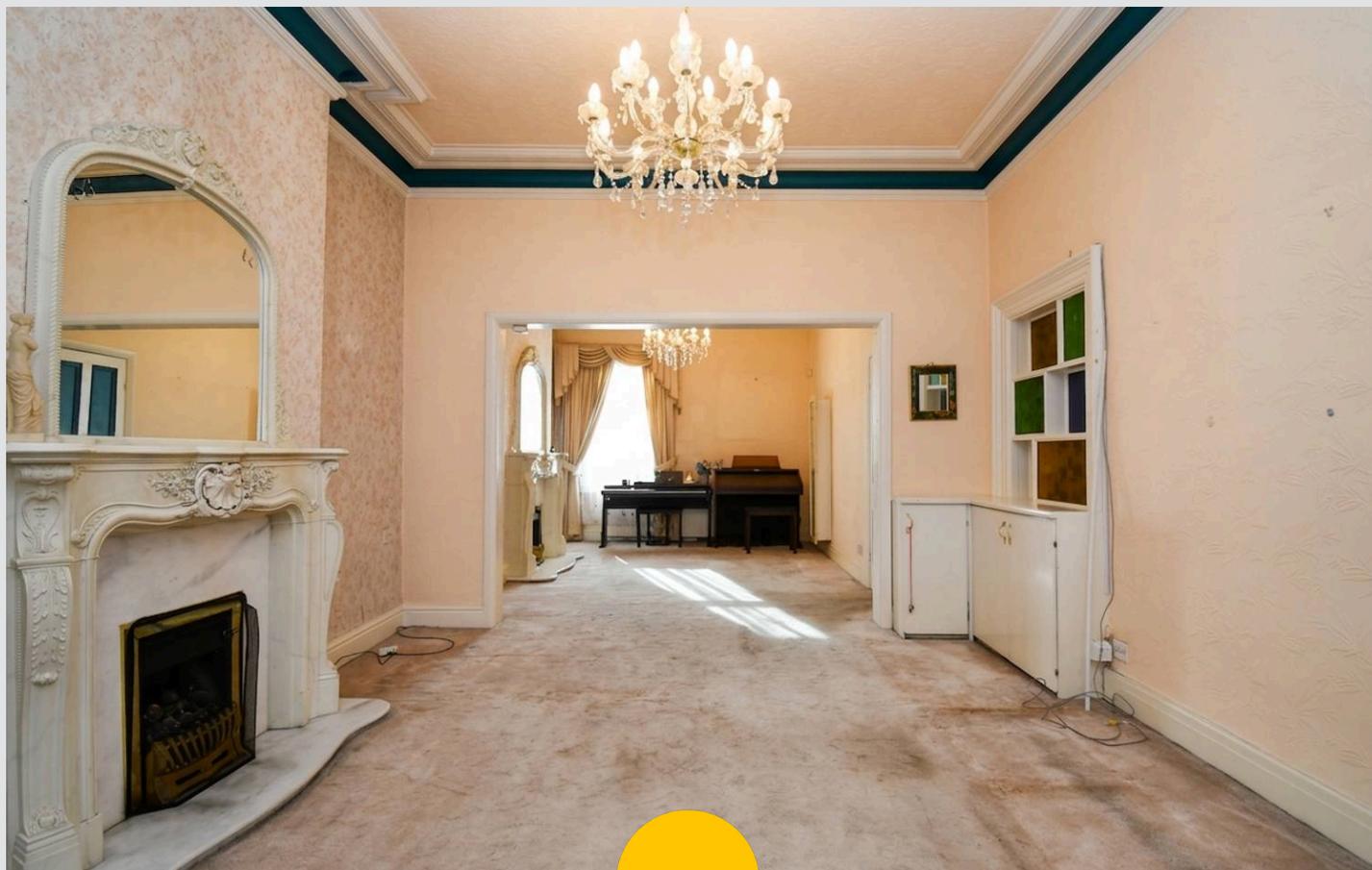
Eccles, Manchester

Spacious five bed semi over four floors near Monton Village. Features open plan living, conservatory, cellar, two bathrooms, and no onward chain. Ideal for families or investors.

Council Tax band: D

Tenure: Freehold

- Fabulous Semi Detached Property, Laid across Four Floors just a Short Walk to Monton Village
- Open Plan Lounge and Dining Space Along with the Conservatory
- Fitted Kitchen and Dining Space with Additional Modern Kitchen
- Four Chamber Cellar Suitable for Storage
- Five Double Bedrooms, the Master an Impressive 17ft with Fitted Wardrobes
- Four Piece Family Bathroom Suite along with a Modern Shower Room
- Fantastic Family Home or Investment
- Close to Excellent Amenities & Transport Links
- Offered to the Market with No Onward Chain



HILLS



Entrance Hallway

Reception Room One

15' 0" x 12' 9" (4.57m x 3.89m)

Reception Room Two

13' 2" x 11' 5" (4.01m x 3.48m)

Conservatory

15' 4" x 11' 4" (4.67m x 3.45m)

Kitchen (New)

11' 8" x 6' 7" (3.56m x 2.01m)

Kitchen (Old)

13' 3" x 11' 7" (4.04m x 3.53m)

Landing

Bedroom One

17' 9" x 13' 1" (5.41m x 3.99m)

Bedroom Two

13' 4" x 11' 4" (4.06m x 3.45m)

Bedroom Three

12' 1" x 11' 8" (3.68m x 3.56m)

Bathroom

7' 9" x 7' 8" (2.36m x 2.34m)

Landing

Bedroom Four

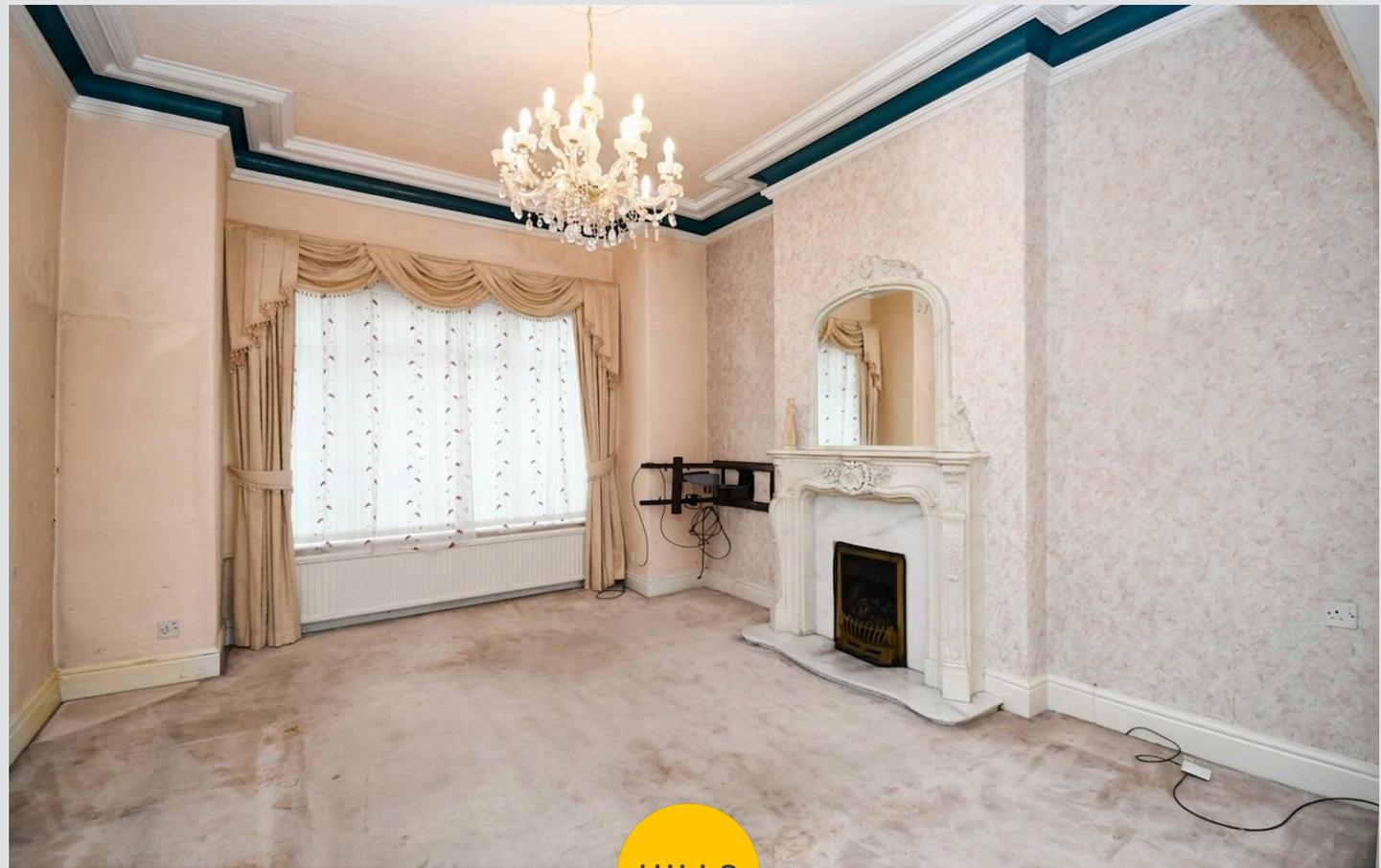
11' 8" x 11' 7" (3.56m x 3.53m)

Bedroom Five

13' 4" x 11' 4" (4.06m x 3.45m)

Shower Room

7' 1" x 5' 5" (2.16m x 1.65m)





HILLS





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.