



HILLS  
K&N AGENT

Easy Online Sale

Eccles Old Road

Salford



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£525,000

# Eccles Old Road

Salford

Council Tax band: D

Tenure: Leasehold

- Bay-Fronted Period Semi-Detached Home
- Six Spacious Bedrooms
- Laid Over Three Floors
- Off Road Parking For Multiple Cars
- Original Features Throughout
- Large Low Maintenance Rear Garden Over Two Tiers
- Perfect Family Home
- Within Easy Access Of Excellent Transport Links Into Salford Quays, Media City and Manchester City Centre
- Viewing Highly Recommended!



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**Entrance Hallway**

13' 2" x 10' 7" (4.01m x 3.23m)

**Reception Room One**

15' 8" x 12' 3" (4.78m x 3.73m)

**Reception Room Two**

15' 8" x 12' 3" (4.78m x 3.73m)

**Kitchen**

21' 2" x 10' 5" (6.45m x 3.18m)

**Landing**

**Bedroom One**

12' 3" x 17' 0" (3.73m x 5.18m)

**Bedroom Two**

12' 2" x 12' 4" (3.71m x 3.76m)

**Bedroom Three**

10' 4" x 9' 6" (3.15m x 2.90m)

**Bathroom**

6' 9" x 11' 7" (2.06m x 3.53m)

**Bedroom Four**

8' 9" x 10' 4" (2.67m x 3.15m)

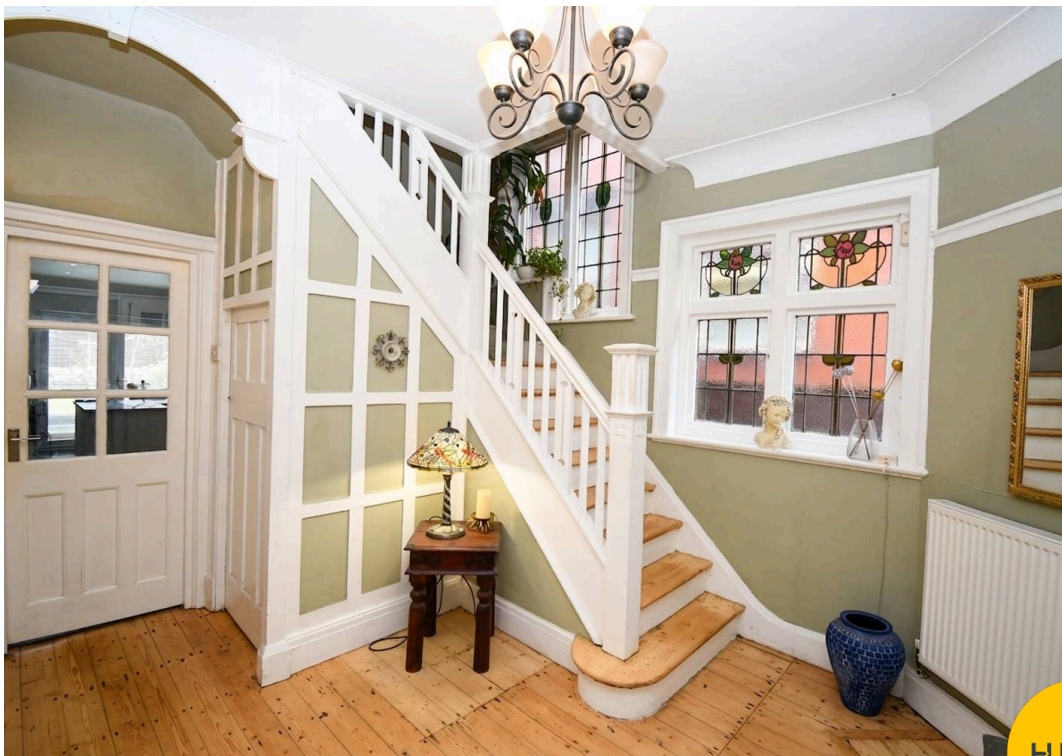
**Bedroom Five**

9' 4" x 16' 0" (2.85m x 4.88m)

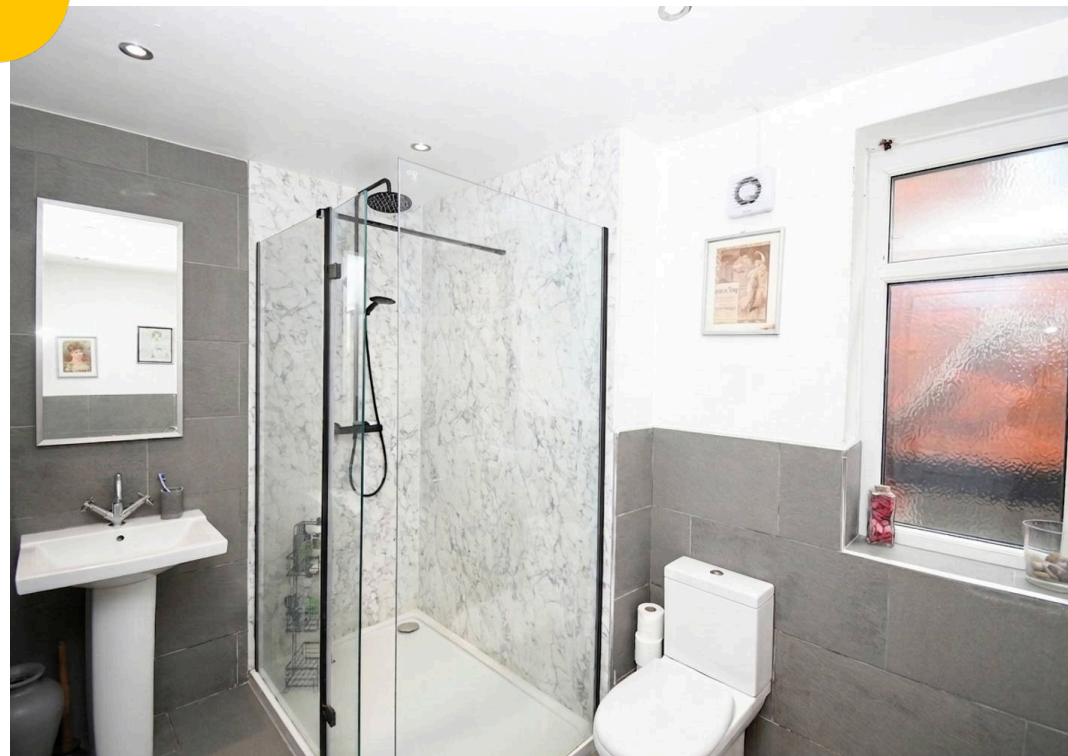
**Bedroom Six**

10' 4" x 14' 7" (3.15m x 4.45m)





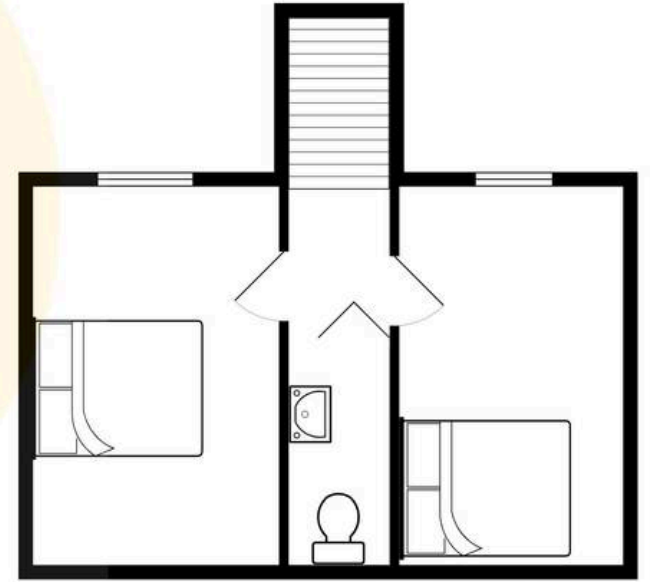
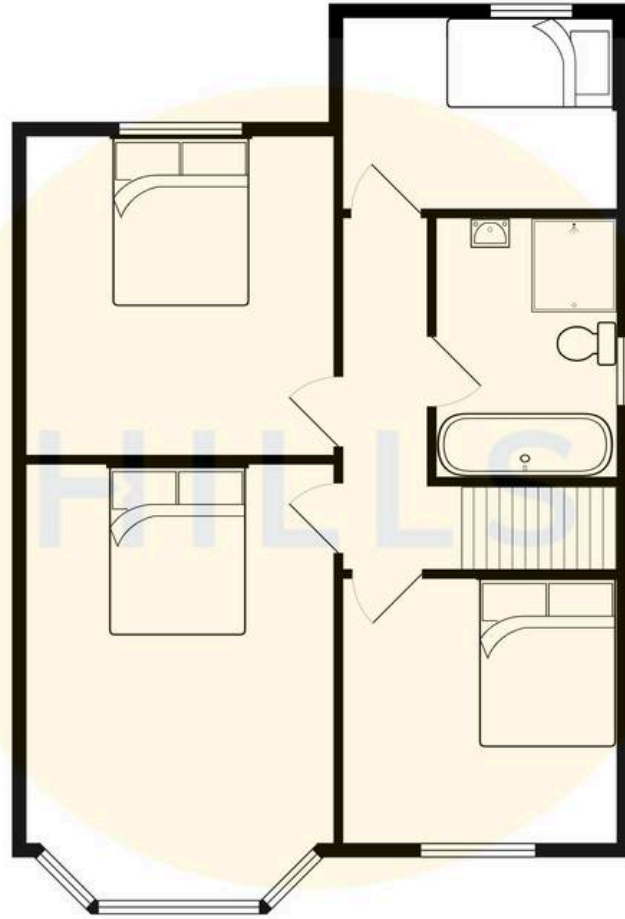
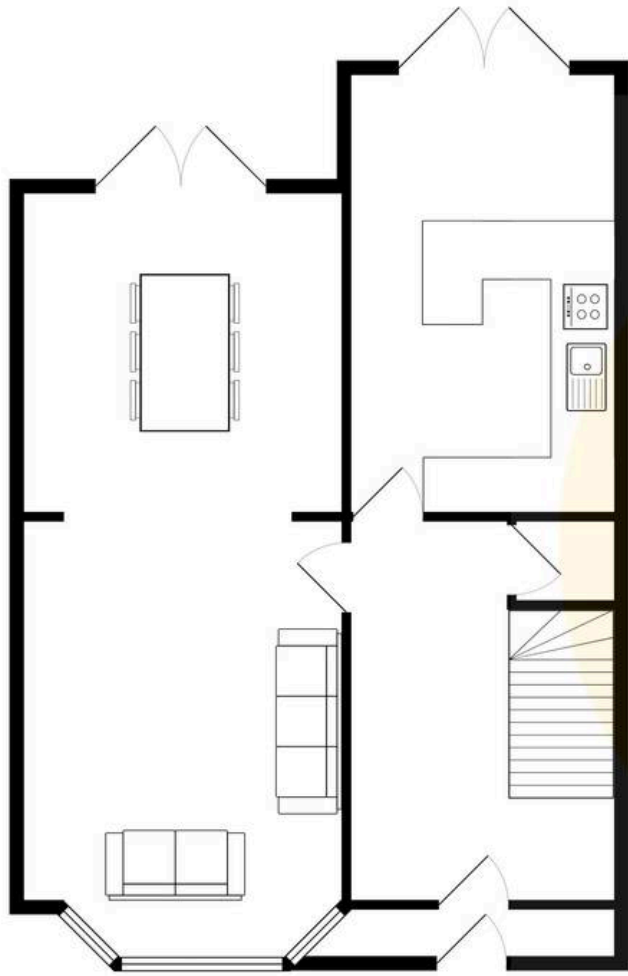
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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.