



Ellesmere Green, Eccles

Manchester



Offers Over £350,000

Ellesmere Green

Eccles, Manchester

Council Tax band: D

Tenure: Leasehold

- Deceptively Spacious Four Bedroom Town House
- Situated In The Heart Of Monton Village
- Laid Over Three Floors
- Four Generously Sized Bedrooms
- Two Family Bathrooms and En-Suite To The Master
- Garage and Utility Space
- Perfect Family Home
- Off Road Parking To The Front
- Low Maintenance Rear Garden
- Within Easy Access Of Excellent Transport Links Into Salford Quays, Media City and Manchester City Centre



Garage

13' 9" x 8' 5" (4.19m x 2.57m)

Bedroom Four

10' 7" x 8' 6" (3.23m x 2.59m)

Utility

7' 3" x 6' 6" (2.21m x 1.98m)

Downstairs Bathroom

9' 7" x 2' 9" (2.92m x 0.84m)

Landing

Lounge

15' 6" x 10' 8" (4.72m x 3.25m)

Kitchen Diner

16' 4" x 9' 1" (4.98m x 2.77m)

Landing

Bedroom Three

10' 8" x 6' 5" (3.25m x 1.96m)

Bedroom Two

10' 2" x 9' 0" (3.10m x 2.74m)

Family Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Bedroom One

12' 7" x 12' 4" (3.84m x 3.76m)

En-suite

7' 6" x 6' 3" (2.29m x 1.91m)



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.