



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Eccles Old Road, Salford, M6 8AL

Offers Over £400,000

BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME

Nestled on Eccles Old Road in the charming area of Salford, this beautifully presented semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms plus a study, and a well-appointed bathroom, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a home bursting with character and charm. The open plan dining kitchen is perfect for hosting family gatherings or intimate dinners with friends. Imagine preparing delicious meals while enjoying the view of the extensive gardens that stretch both to the front and rear of the property.

Convenience is key with off-road parking and a detached garage, providing ample space for your vehicles and storage needs. The large plot this property sits on offers endless possibilities for outdoor activities and landscaping to create your own personal oasis.

Don't miss the opportunity to make this house your home, where modern comfort meets classic elegance in a sought-after location. Book a viewing today and let this property captivate you with its unique charm and potential.

Eccles Old Road, Salford, M6 8AL

Offers Over £400,000



- Well Presented Semi Detached Property
- Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating: C
- Three Bedrooms and Study
- Two Reception Rooms
- Tenure Freehold
- Family Bathroom and Separate WC
- Extensive Rear Garden
- Council Tax Band: D

Ground Floor

Entrance Hall

17 x 7'11 (5.18m x 2.41m)

Composite double glazed entrance door, central heating radiator, picture rail, smoke alarm, hardwood flooring, stairs to first floor, UPVC frosted door to storage, hardwood doors to reception room, dining area and WC.

WC

5'4 x 2'10 (1.63m x 0.86m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled effect lino flooring.

Reception Room One

18'9 x 14'11 (5.72m x 4.55m)

UPVC double glazed leaded bow bay window, central heating radiator, coving, picture rail, television point, open coal fire with tiled hearth and surround.

Dining Area

11'11 x 9'2 (3.63m x 2.79m)

UPVC double glazed window, central heating radiator, fitted storage, wood effect laminate flooring and open to reception room two.

Reception Room Two

17'5 x 13'10 (5.31m x 4.22m)

Two UPVC double glazed leaded windows, central heating radiator, coving, open coal fire with tiled hearth and surround and UPVC leaded door to rear.

Kitchen

17'2 x 7'6 (5.23m x 2.29m)

Three UPVC double glazed windows, wood effect wall and base units with granite effect worktops, tiled splashbacks, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, space for dryer, spotlights, wood effect laminate flooring, UPVC double glazed door to side elevation and UPVC double glazed patio doors to rear.

First Floor

Landing

13'11 x 10'11 (4.24m x 3.33m)

UPVC double glazed leaded window, picture rail, loft access, hardwood doors to three bedrooms, study, bathroom and WC.

Bedroom One

18'10 x 12'11 (5.74m x 3.94m)

UPVC double glazed leaded bow bay window, central heating radiator, coving, picture rail and open coal fire with tiled hearth and surround.

Bedroom Two

17'9 x 11'11 (5.41m x 3.63m)

UPVC double glazed leaded bow bay window, central heating radiator, picture rail, open coal fire with tiled hearth and surround.

Bedroom Three

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed leaded window, central heating radiator and picture rail.

Study

6'9 x 3'8 (2.06m x 1.12m)

UPVC double glazed leaded window and integrated shelving.

Bathroom

9'1 x 6'10 (2.77m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with waterfall mixer tap, panelled bath with waterfall and rinse head, electric feed shower enclosed, fully tiled elevations, integrated linen cupboard and spotlights.

WC

5'4 x 2'5 (1.63m x 0.74m)

UPVC double glazed frosted window, dual flush WC and fully tiled elevations.

External

Front

Laid to lawn garden and off road parking.

Rear

Laid to lawn garden, paved area and access to garage.

