



Marlborough Road, Eccles

Manchester



Offers Over £225,000

# Marlborough Road

Eccles, Manchester

Desirable two bedroom semi-detached house in Ellesmere Park with corner plot. Ideal for first-time buyers or downsizers. Close to Salford Royal Hospital. Modern kitchen, conservatory, two double bedrooms, beautifully kept gardens. Excellent amenities and transport links nearby. Great potential for further development.

Council Tax band: A

Tenure: Freehold

- Fabulous Two Bedroom Semi Detached Occupying a Generous Corner Plot
- Perfect First Time Buy or Downsize
- Spacious, yet Cosy Lounge & Conservatory to the Rear
- Two Generous Double Bedrooms
- Fitted Three Piece Bathroom Suite
- Modern Fitted Kitchen
- Beautifully Kept Gardens to the Front & Rear
- Potential for Further Development Subject to Planning Permission
- Walking Distance to the Renowned Salford Royal Hospital
- Surrounded by Excellent Amenities & Transport Links



### Entrance Hallway

Featuring ceiling light point, radiator, power point. Complete with composite door, under the stairs storage, under the stairs dogs house. Fitted with laminate flooring.

### Lounge

21' 7" x 11' 5" (6.58m x 3.48m)

Featuring ceiling wall point, two ceiling light points, power point, two double glazed windows, two radiators.

### Kitchen

10' 1" x 7' 7" (3.07m x 2.31m)

Featuring ceiling light point, double glazed window, composite sink, wall and base units, electric hob, electric oven. Space for fridge and freezer (under counter), washing machine. Complete with part tiled walls, boiler, composite door. Fitted with tiled flooring.

### Conservatory

10' 8" x 10' 3" (3.25m x 3.12m)

Featuring ceiling light point, power point, double glazed windows, French door. Fitted with laminate flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

18' 2" x 9' 8" (5.54m x 2.95m)

Spacious, first bedroom featuring ceiling light point, ceiling wall point, two double glazed windows, power point, radiator. Complete with a single closet.

### Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m)

Featuring ceiling wall point, ceiling light point, double glazed window, radiator, power point. Complete with two single closets.

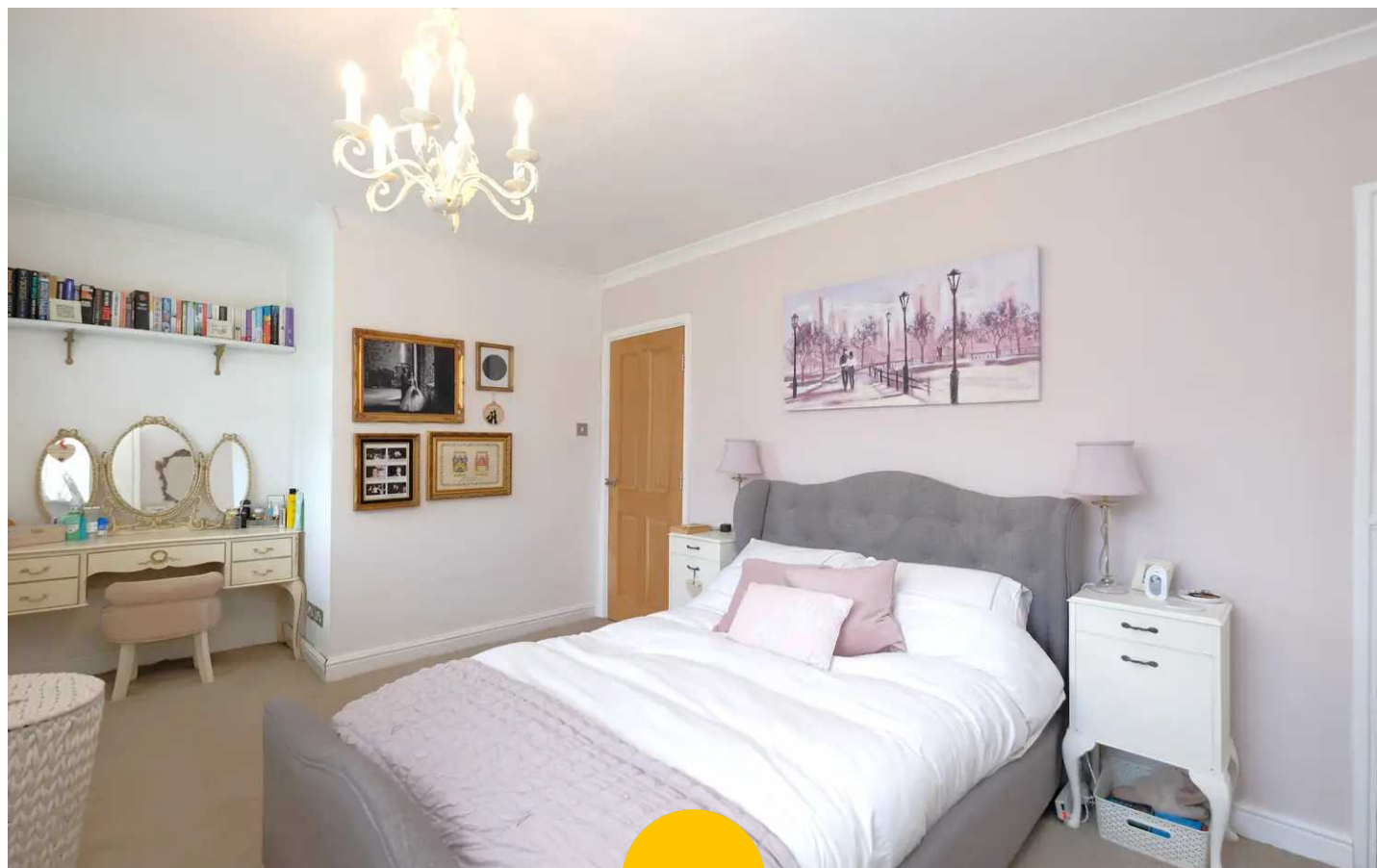


### Bathroom

Featuring a three piece suite including hand wash basin, w/c, shower above the bath. Complete with a hand towel radiator, ceiling light point, two double glazed windows. Fitted with laminate tiled flooring.

### External

To the front of the property is a gated garden including a lawn with planted borders, paved path and decorative slate chippings. To the rear of the property is a fence enclosed garden with gated access to the front. Indian stone patio, raised composite decked seating area with pergola. Lawn with raised sleeper beds including trees and shrubbery, adding plenty of privacy. Scope to develop further subject to planning permission.



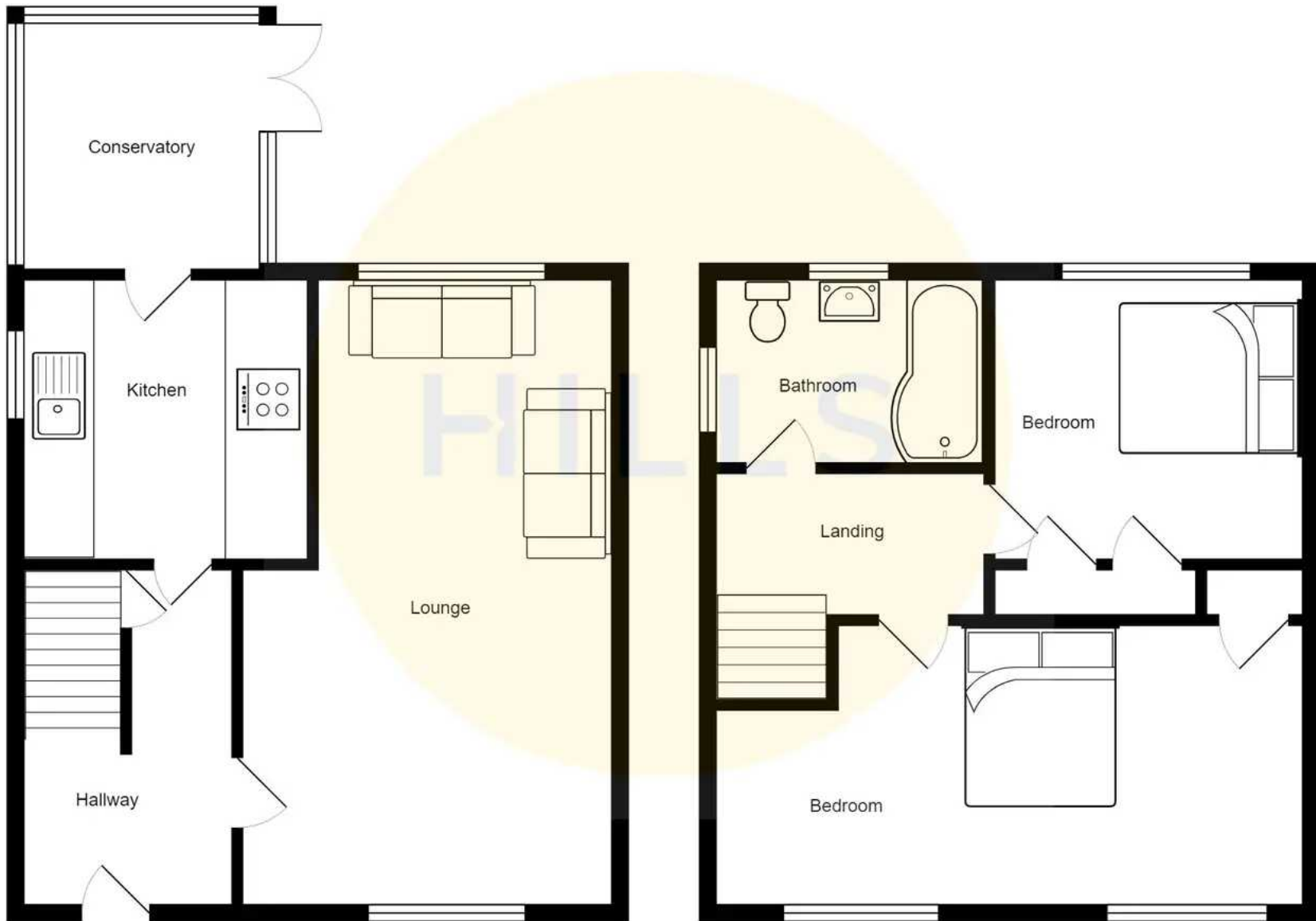
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HILLS





Conservatory

Kitchen

Lounge

Hallway

Bathroom

Bedroom

Landing

Bedroom



## Hills | Salfords Estate Agent

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