



Eccles Old Road, Salford

Salford



£260,000

# Eccles Old Road

Salford

Four Bedroom HMO with the Potential to Generate £28,200 P/A Before Bills! – Just a Short Walk from Salford Royal Hospital & Transport Links into Salford Quays, Media City and Manchester City Centre!  
Council Tax band: B

Tenure: Freehold

- Four Bedroom House of Multiple Occupancy
- Spacious Lounge with Sliding Doors to the Rear
- Modern Kitchen Diner and a Separate Utility Room
- Spacious Three-Piece Bathroom
- Additional Shower Room and a Separate W/C
- Potential for Off-Road Parking to the Front
- Generously Sized Garden to the Rear
- Walking Distance to Salford Royal Hospital
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



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### Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Lounge

14' 3" x 13' 5" (4.34m x 4.09m)

Complete with a ceiling light point, wall mounted radiator and sliding doors. Fitted with laminate flooring.

### Dining Room

11' 0" x 11' 10" (3.36m x 3.60m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen / Diner

13' 5" x 9' 11" (4.08m x 3.01m)

Featuring complementary fitted units with integral hob and oven. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with cushioned flooring.

### Utility Room

6' 10" x 4' 5" (2.09m x 1.34m)

Space for a washing machine and dryer. Complete with a ceiling light point, double glazed window and cushioned flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

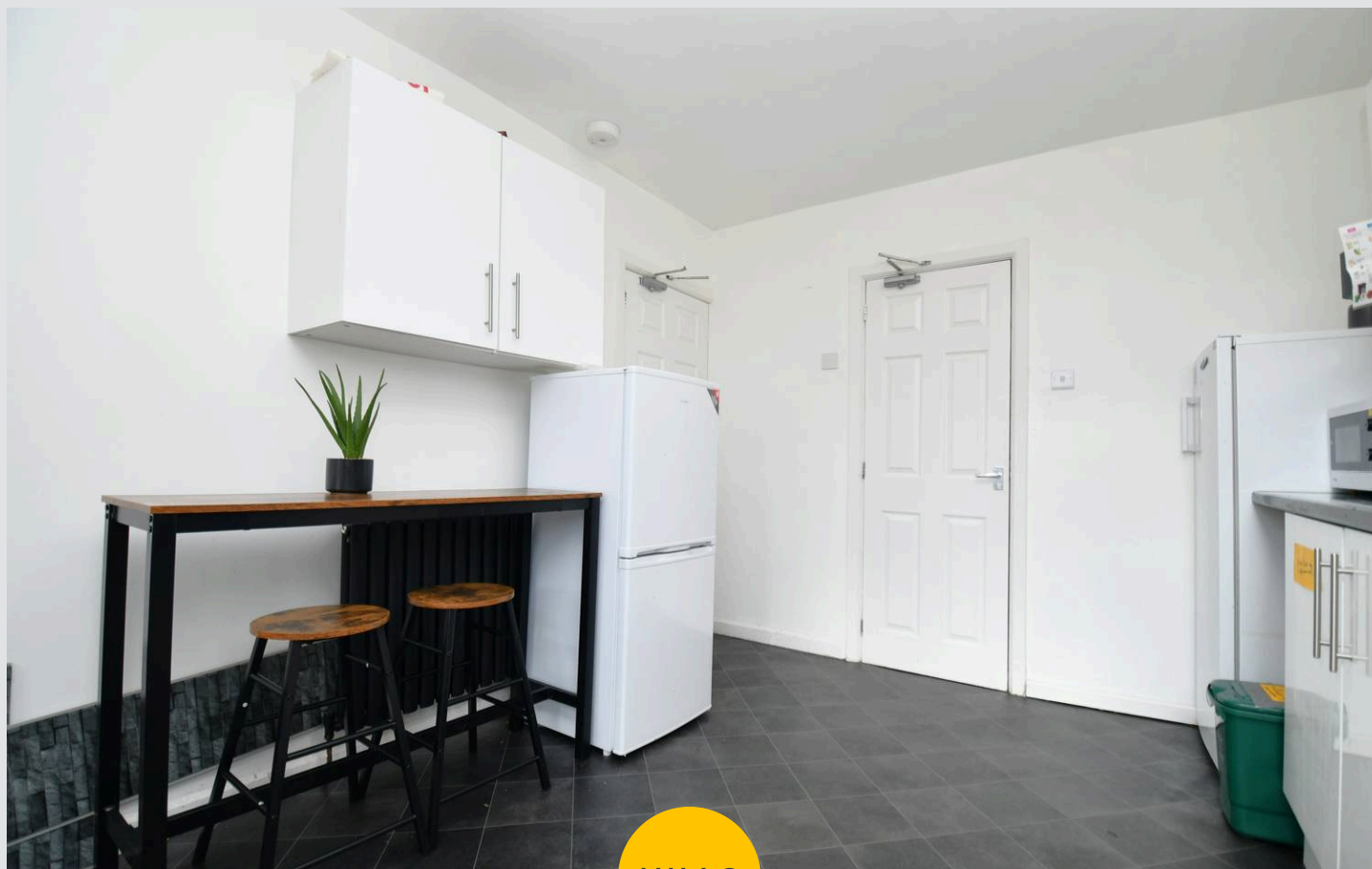
13' 4" x 9' 11" (4.06m x 3.01m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

11' 10" x 9' 2" (3.60m x 2.79m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

14' 2" x 9' 11" (4.33m x 3.01m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

8' 11" x 7' 0" (2.73m x 2.13m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and tile effect flooring.

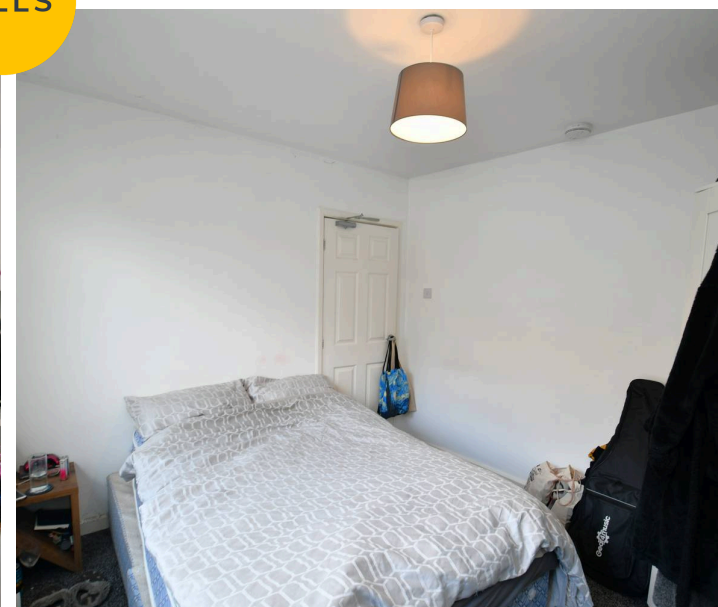
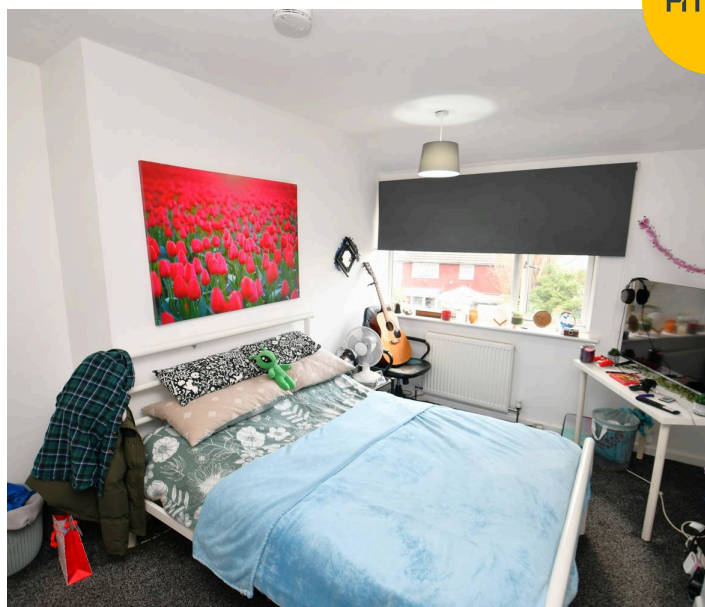
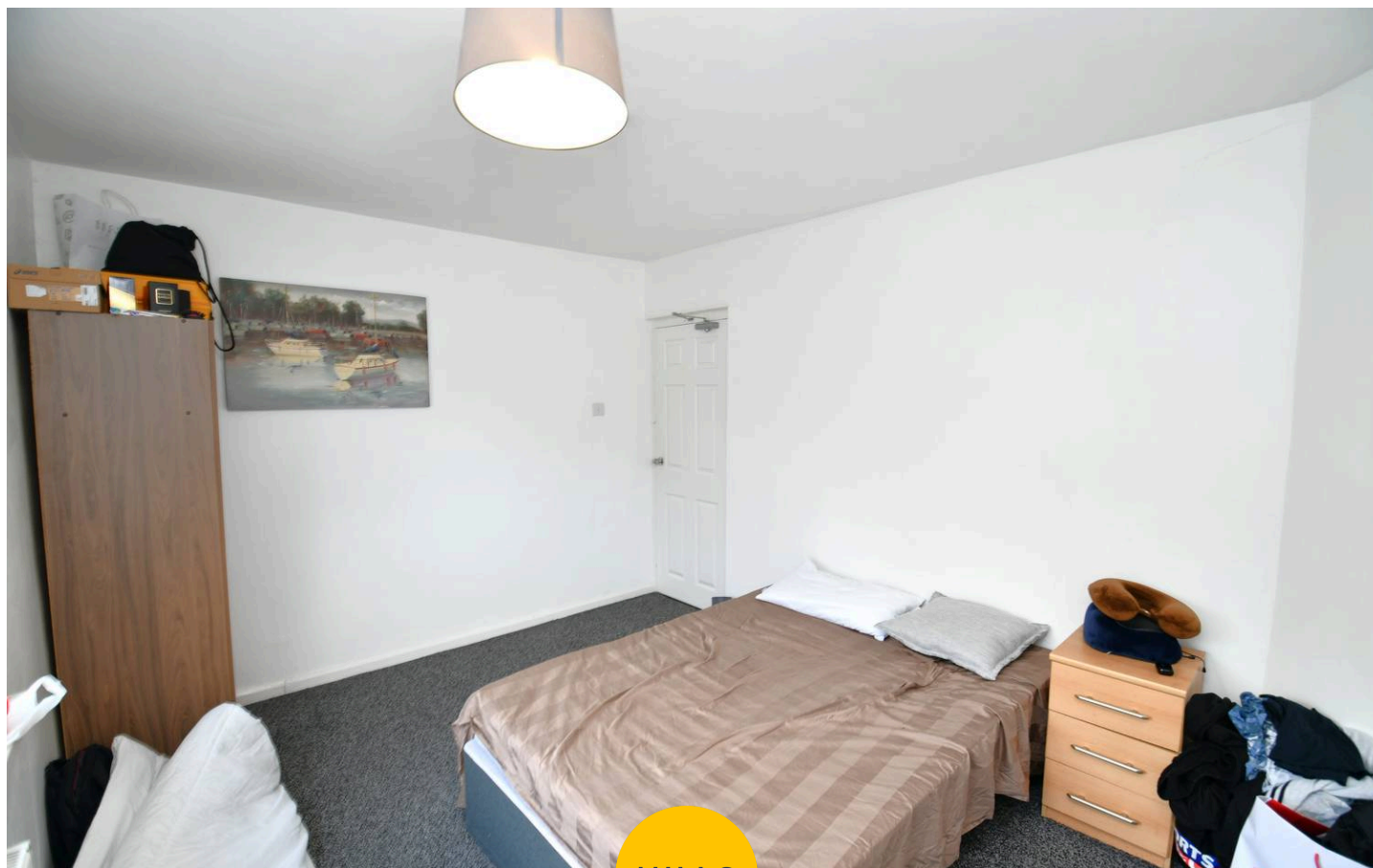
**Shower Room**

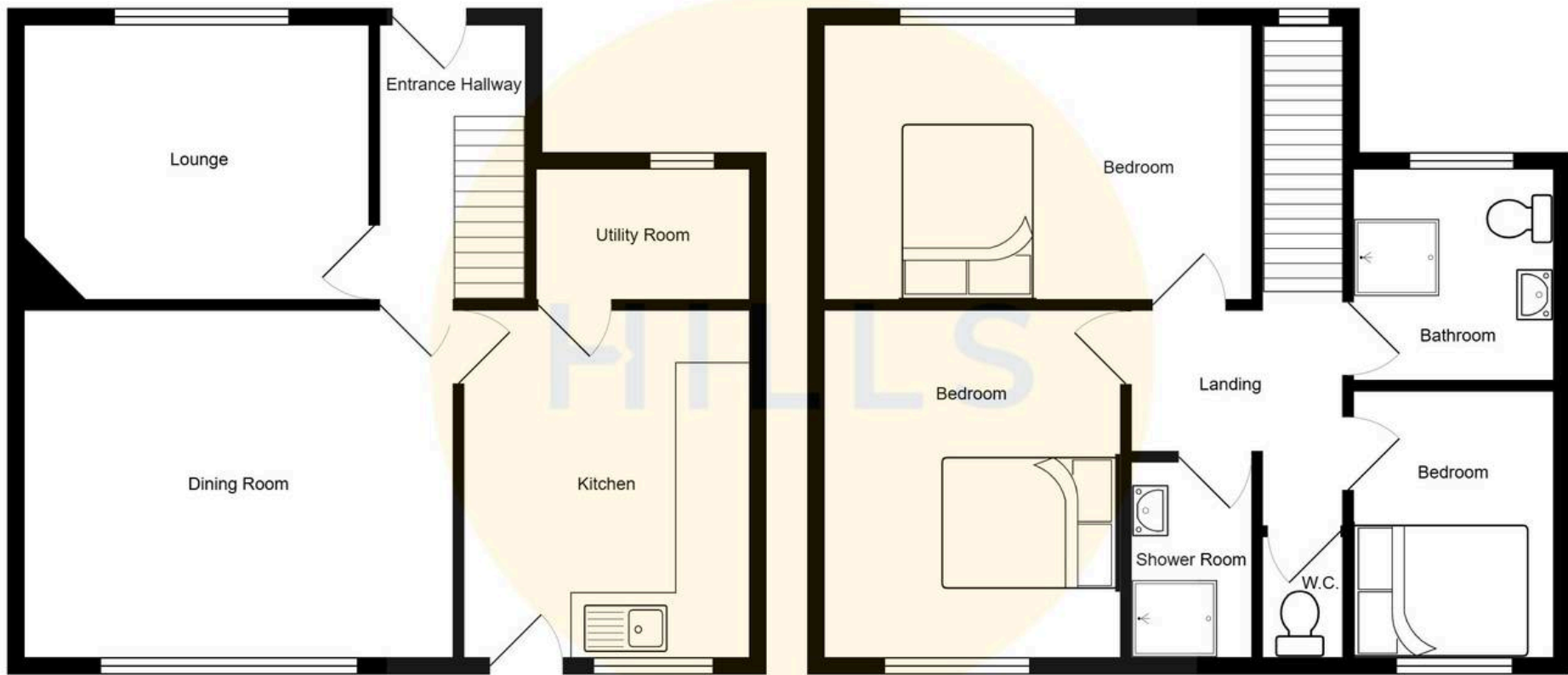
6' 9" x 4' 5" (2.07m x 1.35m)

Featuring a two piece suite including a shower cubicle and hand wash basin. Complete with a ceiling light point, heated towel rail, uPVC walls and laminate flooring.

**External**

To the rear of the property is a garden with stoned area and decking.







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