



Cambell Road, Eccles

Manchester



In Excess of £280,000

Cambell Road

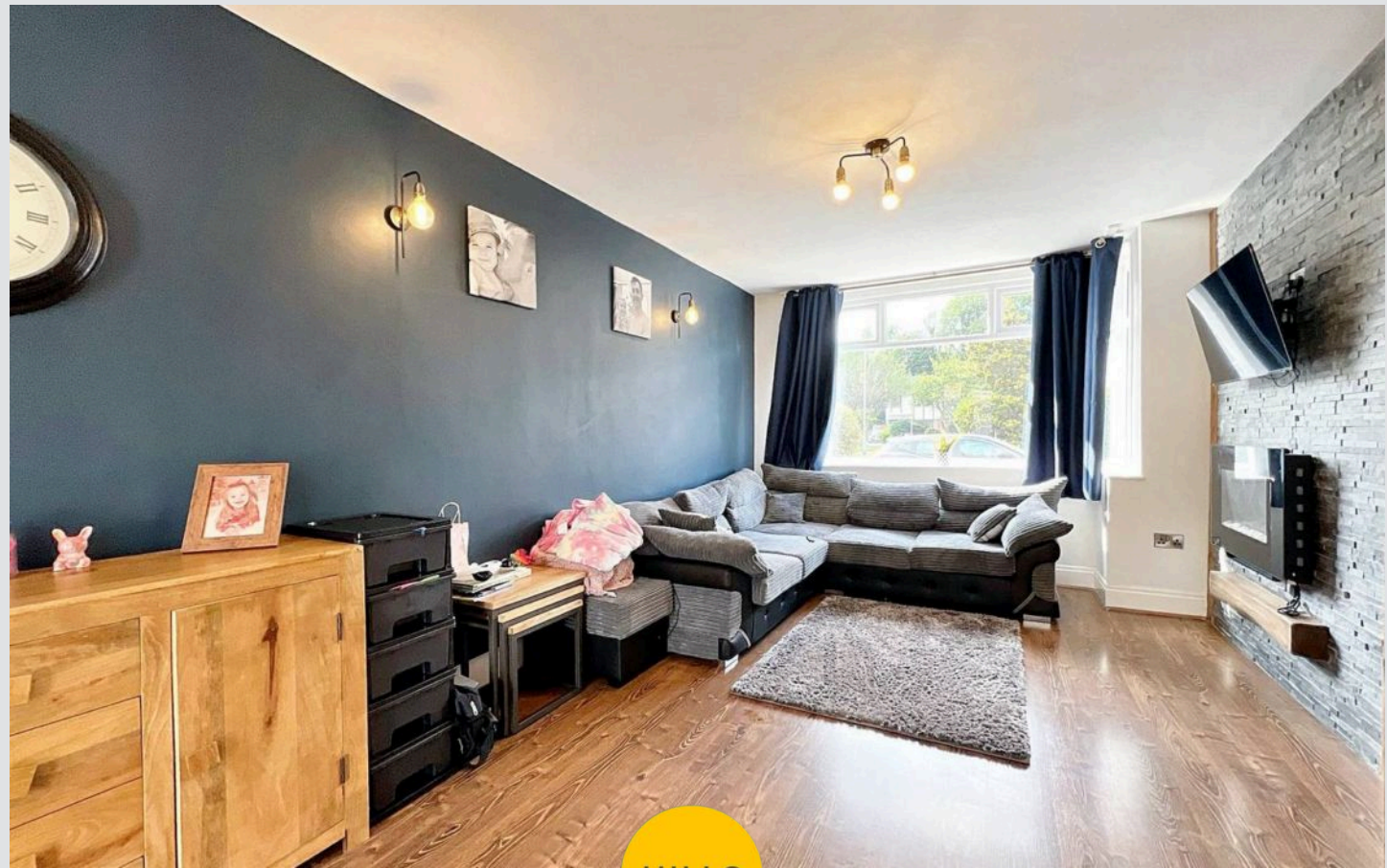
Eccles, Manchester

Beautifully presented three bed semi-detached house in sought-after location between Monton and Worsley villages. Open plan living, modern bathroom, low maintenance garden, off-road parking, garage. Ideal for families with schools nearby and excellent amenities.

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented Throughout
- Open Plan Kitchen, Living and Dining Space
- Three Bedrooms, Master with Fitted Wardrobes
- Stunning Four Piece Family Bathroom Suite Installed Three Years Ago
- Low Maintenance Garden to the Rear with Artificial Lawn
- Off Road Parking for Multiple Cars and Detached Garage with Power
- Within Catchment for Highly Sought After Schooling
- Located between both Monton & Worsley Villages
- Surrounded by Excellent Amenities & Transport Links



HILLS

Entrance Hallway

11' 6" x 6' 2" (3.51m x 1.88m)

Lounge

24' 8" x 10' 8" (7.52m x 3.25m)

Kitchen

8' 9" x 6' 9" (2.67m x 2.06m)

Bedroom One

12' 2" x 10' 4" (3.71m x 3.15m)

Bedroom Two

12' 1" x 9' 8" (3.68m x 2.95m)

Bedroom Three

6' 8" x 6' 9" (2.03m x 2.06m)

Bathroom

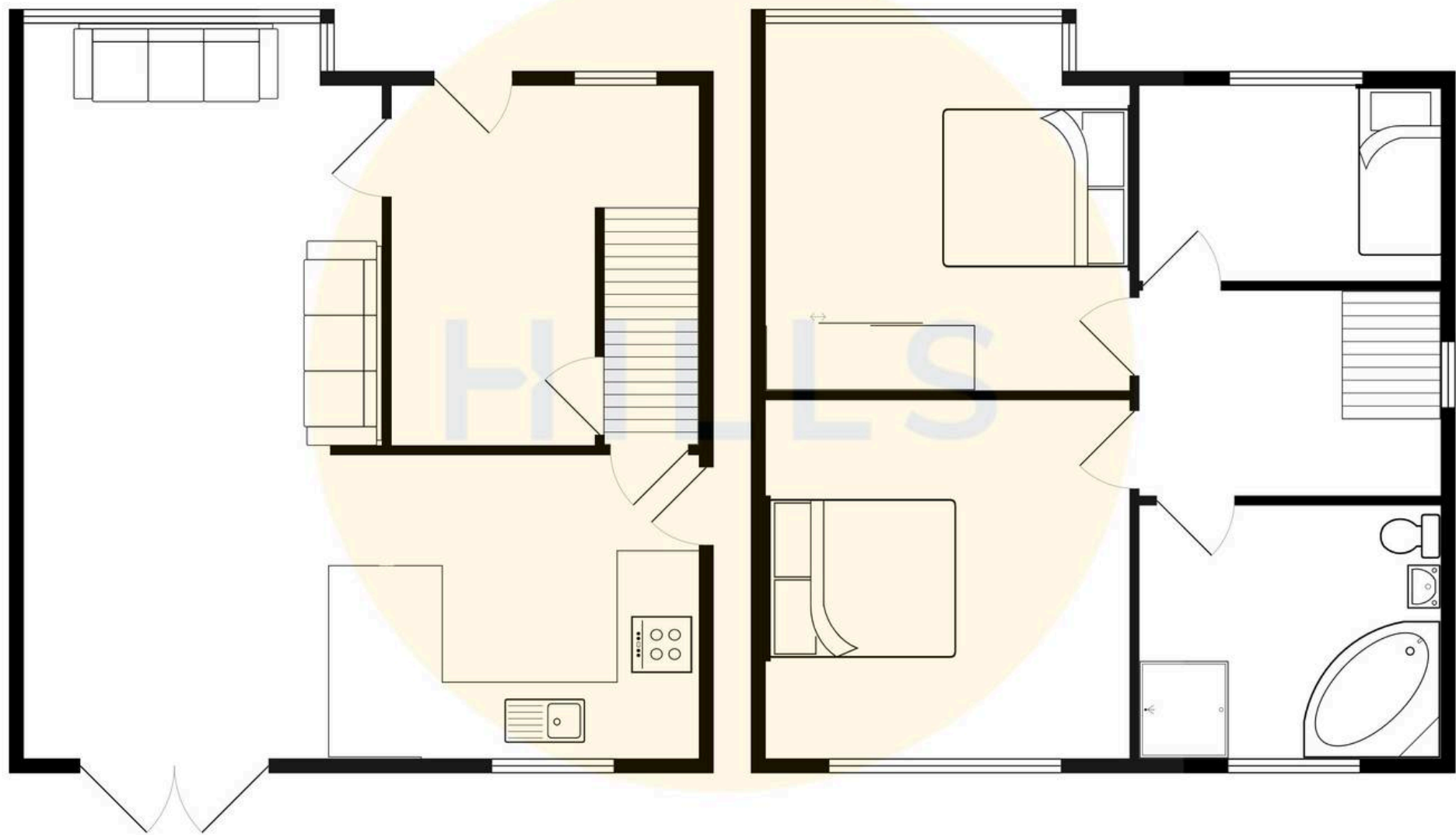
8' 0" x 7' 1" (2.44m x 2.16m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.