



Clifford Street, Eccles

Manchester

HILLS

Offers in Region of £270,000

Clifford Street

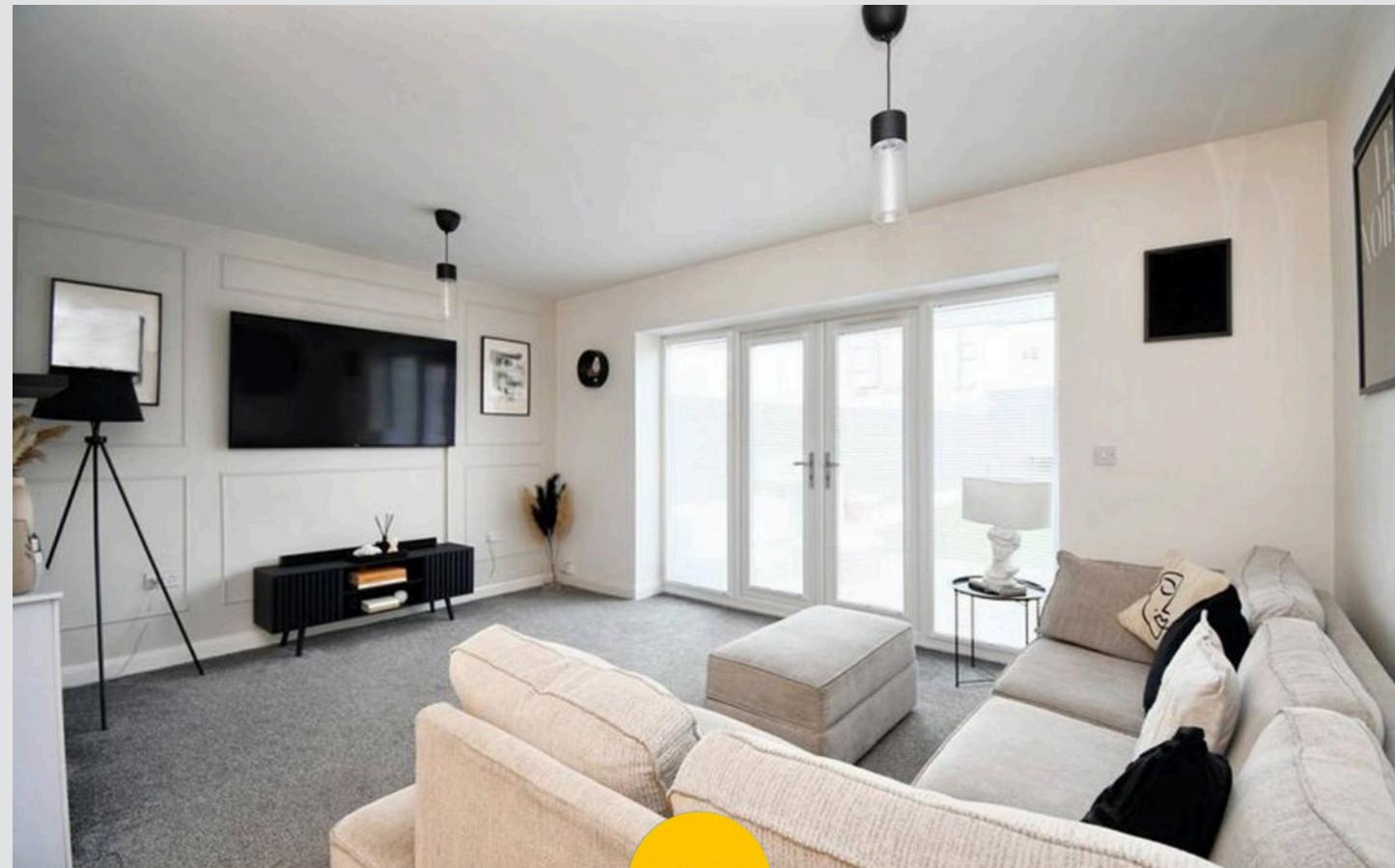
Eccles, Manchester

This modern three bed terraced house in Peel Green has open plan layout, spacious lounge, and sun-drenched rear garden. Offers three bedrooms, eco-friendly solar panels, off-road parking, and convenient amenities. Close to The Trafford Centre. Beautifully presented throughout.

Council Tax band: B

Tenure: Leasehold

- Modern Build Property Presented to a Show Home Standard Throughout
- Located in the Popular Peel Green Area
- Open Plan Layout to the Ground Floor
- Spacious Lounge Opening out to the Rear Garden
- Three Well Proportioned Bedrooms
- Modern Family Bathroom & Guest W.C.
- Off Road Parking for Multiple Cars
- Sun Drenched Rear Garden approx 50ft
- Complete with Solar Panels
- Surrounded by Excellent Amenities & Transports links and Located just a Short Walk to The Trafford Centre



Entrance Hallway

18' 7" x 4' 5" (5.66m x 1.35m)

Lounge

15' 8" x 11' 9" (4.78m x 3.58m)

Kitchen / Diner

9' 7" x 7' 6" (2.92m x 2.29m)

Downstairs W.C.

6' 5" x 2' 8" (1.96m x 0.81m)

Landing**Bedroom One**

13' 7" x 8' 6" (4.14m x 2.59m)

Bedroom Two

15' 2" x 8' 7" (4.62m x 2.62m)

Bedroom Three

11' 0" x 6' 8" (3.35m x 2.03m)

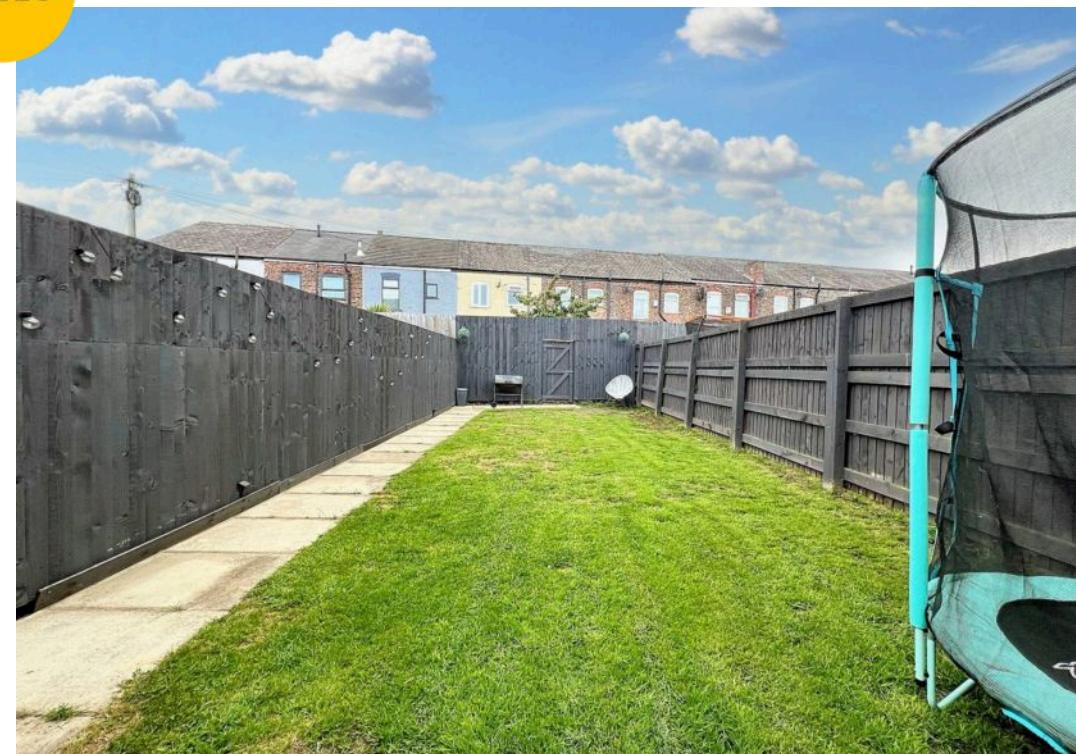
Bathroom

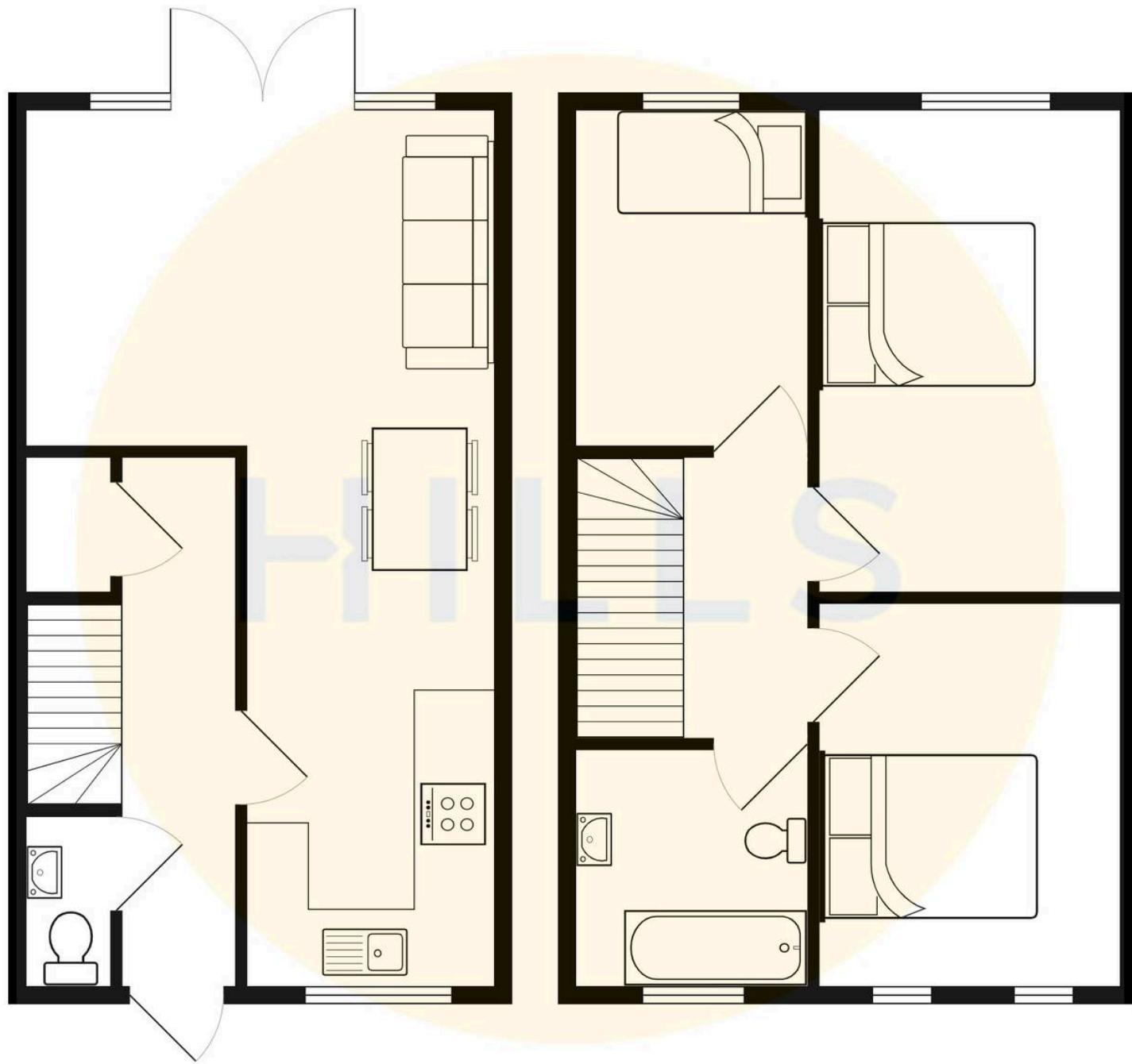
8' 6" x 7' 4" (2.59m x 2.24m)





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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.