



Elleray Road
Salford



£270,000

Elleray Road

Salford

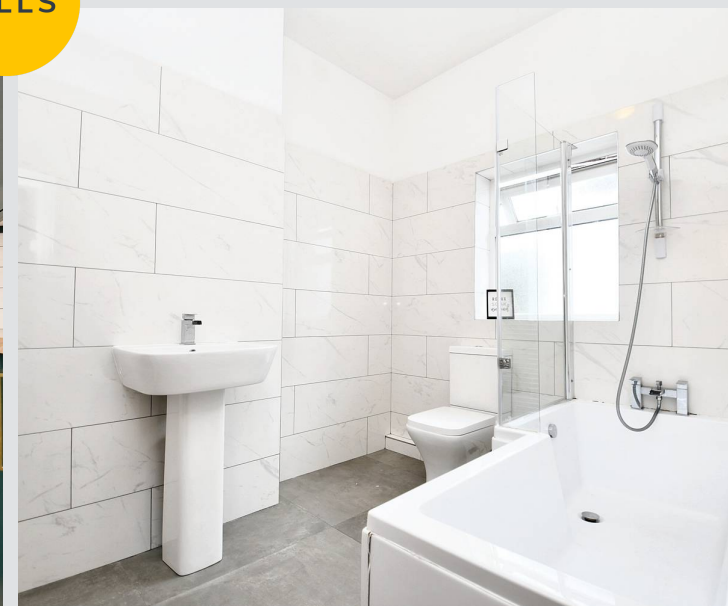
Situated on the popular Irlam o' th' Height is this **STYLISH**, period, two bedroom property - which has an abundance of space, and the potential to reconfigure it into a three bedroom property! Featuring two large double bedrooms, a large modern bathroom and three reception rooms. Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Period Property
- Located in the Popular Irlam o' th' Height
- Bay-Fronted Lounge, Spacious Dining Room and an Additional Reception Room
- Modern Fitted Kitchen and a Large Three-Piece Bathroom
- Benefits from an Office
- Garden to the Front and a Low-Maintenance Yard to the Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Local Schooling and Well-Kept Parks
- Viewing is Highly Recommended!



HILLS



Reception Room One

11' 10" x 11' 7" (3.61m x 3.53m)

Reception Room Two

12' 4" x 13' 1" (3.75m x 3.98m)

Reception Room Three

11' 3" x 8' 11" (3.43m x 2.72m)

Kitchen

8' 10" x 7' 3" (2.70m x 2.21m)

Landing**Bedroom One**

12' 11" x 10' 0" (3.94m x 3.06m)

Bedroom Two

11' 11" x 8' 7" (3.64m x 2.61m)

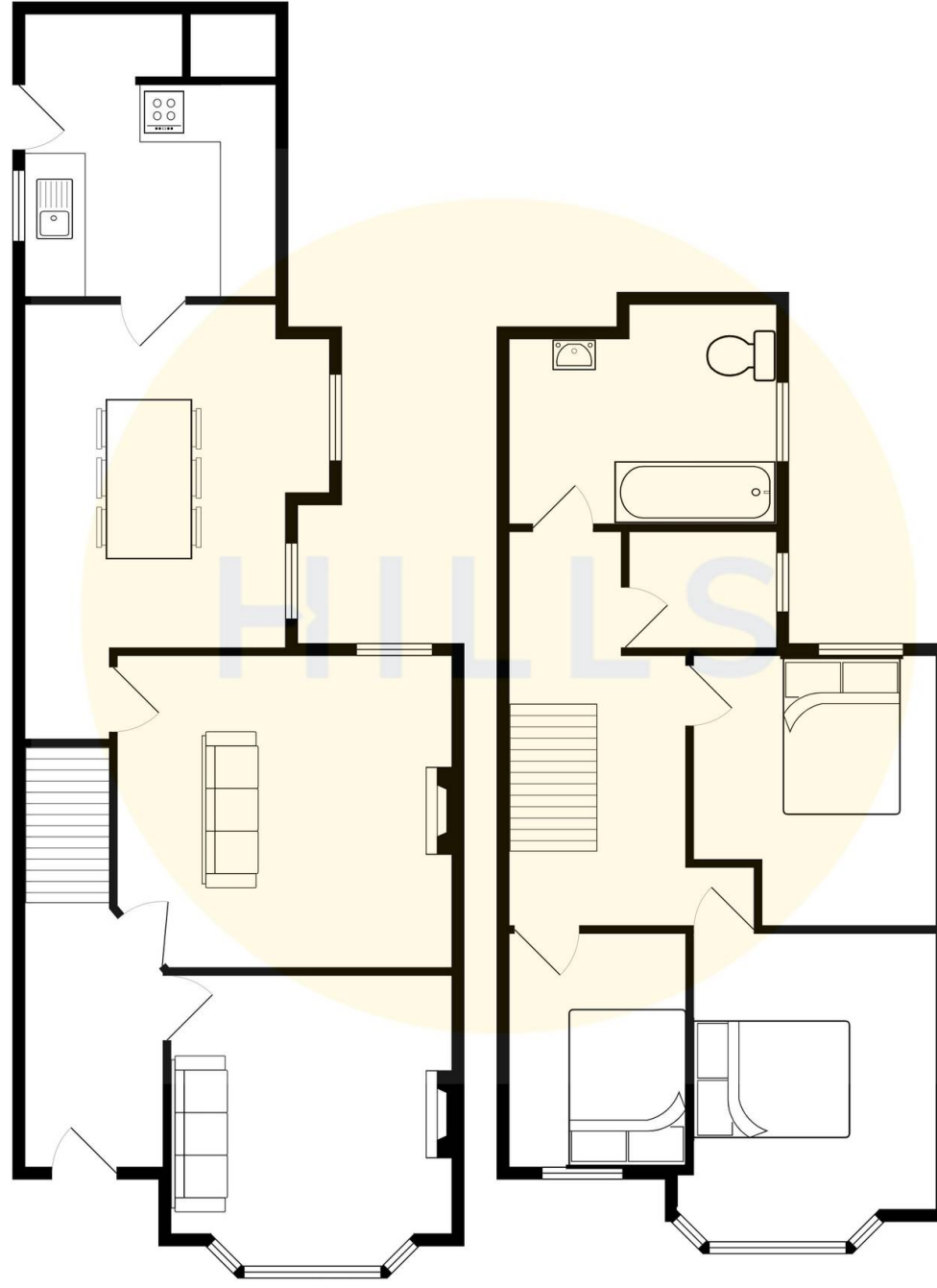
Bedroom Three

11' 11" x 6' 7" (3.64m x 2.01m)

Bathroom

8' 10" x 6' 4" (2.68m x 1.93m)







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.