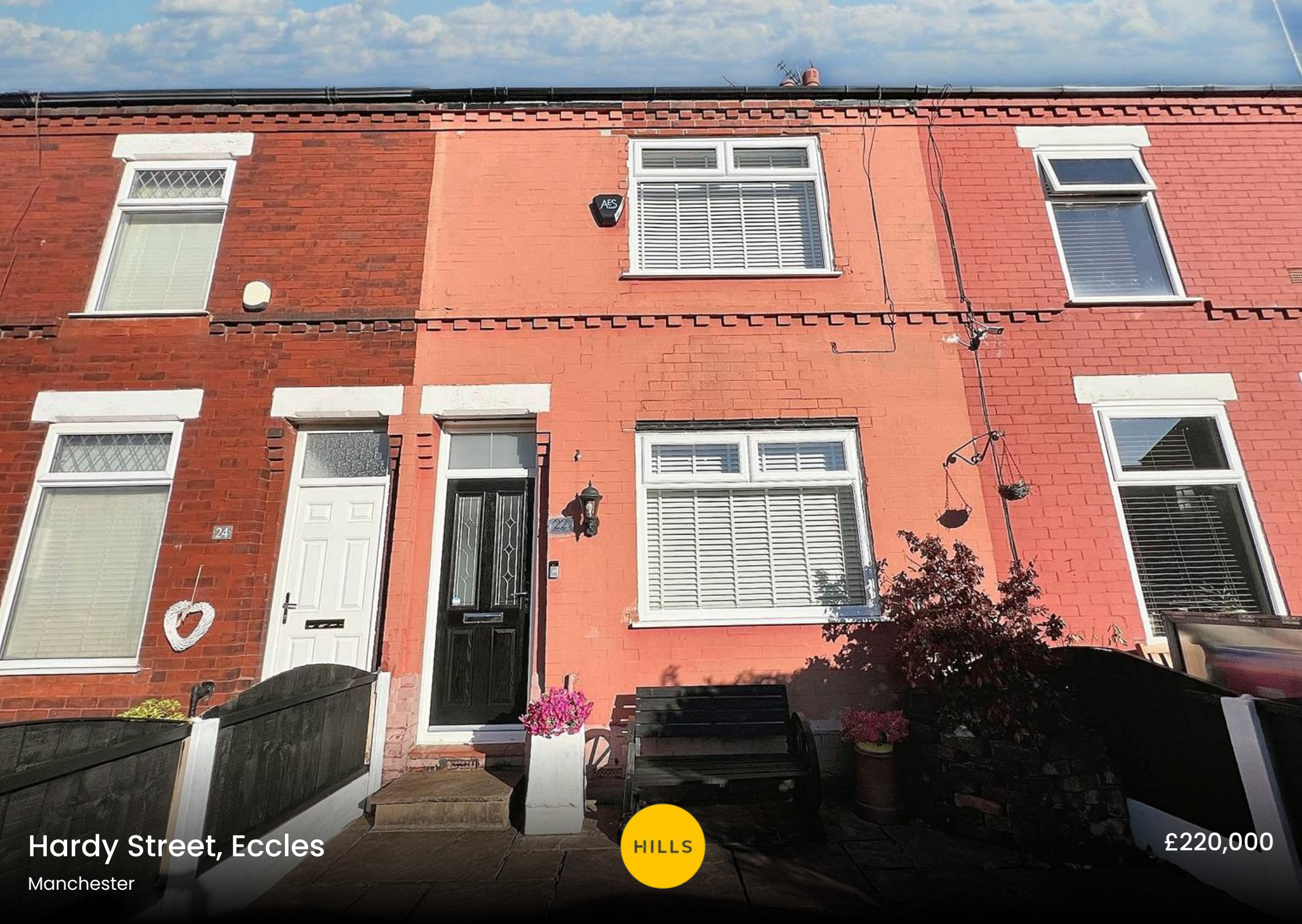




Hardy Street, Eccles  
Manchester



£220,000

# Hardy Street

Eccles, Manchester

BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED PROPERTY! PERFECT FIRST HOME OR DOWNSIZE \* WELL PRESENTED THROUGHOUT \* THREE GENEROUS DOUBLE BEDROOMS \* MODERN FITTED KITCHEN & BATHROOM! Council Tax band: A

Tenure: Freehold

- Beautifully presented three bedroom terraced property
- Two spacious reception rooms
- Modern fitted kitchen
- Low maintenance rear garden complete with astroturf and paving
- Three generous sized bedrooms
- Three piece family bathroom suite
- Perfect first time buy
- Excellently located close to local shops and amenities
- Surrounded by brilliant transport links
- Early viewing is essential



## Porch

## Dining Room

13' 2" x 11' 0" (4.01m x 3.35m)

## Lounge

13' 2" x 11' 11" (4.01m x 3.63m)

## Kitchen

8' 0" x 10' 10" (2.44m x 3.30m)

## Landing

## Bedroom One

13' 2" x 11' 0" (4.01m x 3.35m)

## Bedroom Two

8' 4" x 11' 11" (2.54m x 3.63m)

## Bedroom Three

8' 0" x 7' 9" (2.44m x 2.36m)

## Shower Room

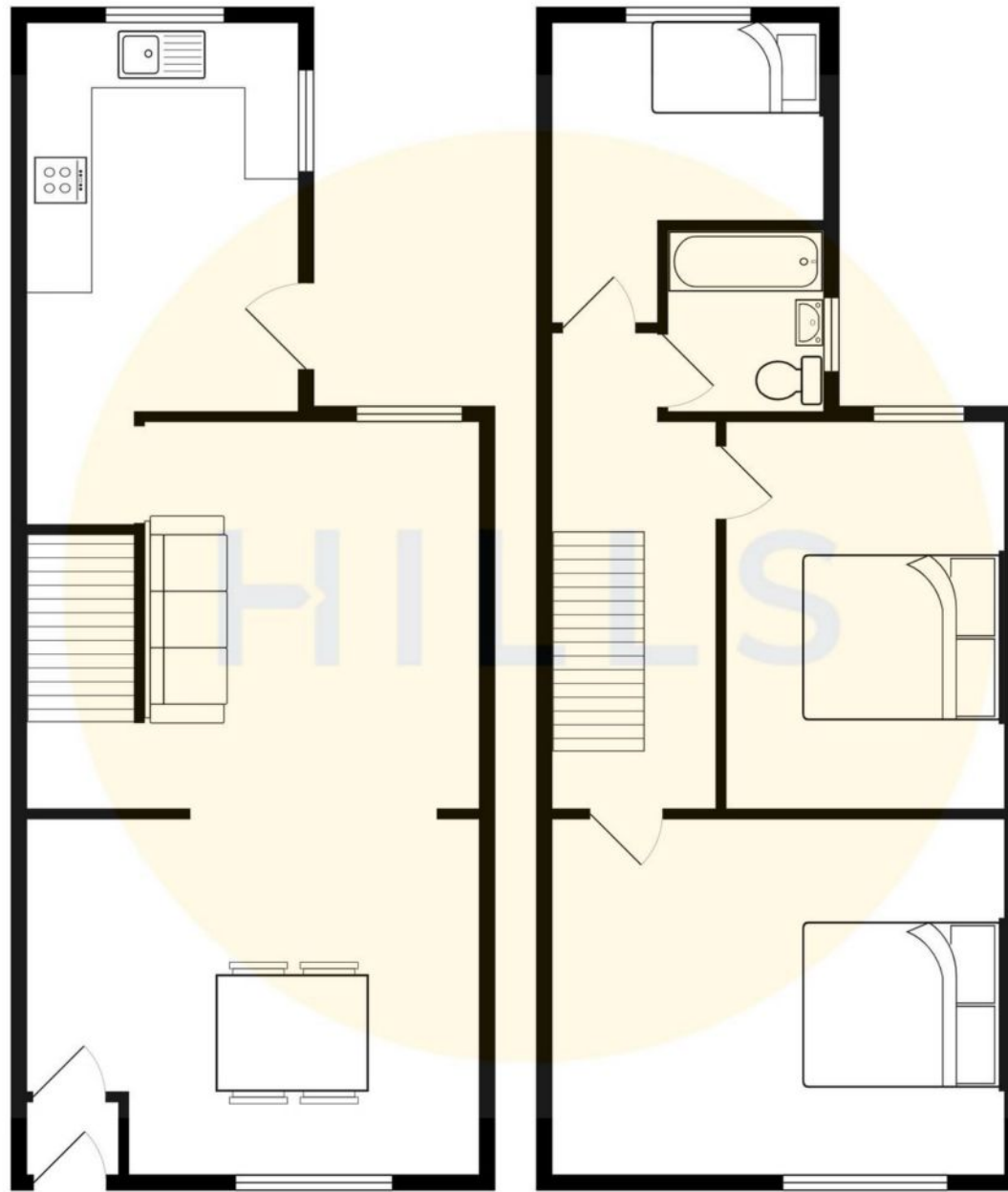
5' 0" x 6' 5" (1.52m x 1.96m)





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.