



Bedford Road, Eccles

Manchester



Offers Over £360,000

# Bedford Road

Eccles, Manchester

Beautifully presented three-bedroom semi in Ellesmere Park with spacious living areas, modern kitchen, loft room, off-road parking, private garden, and top school catchment. Ideal for families. Council Tax band: C

Tenure: Freehold

- Perfectly Positioned within the Tree Lined Streets of Ellesmere Park
- Beautifully Presented Throughout
- Spacious Bay Fronted family Lounge
- Incredible Open Plan Lounge and Dining Space
- Three Generous Bedrooms and Fully Converted Loft Space
- Modern Bathroom Suite
- Private Rear Garden with Brick Storage Shed
- Off Road Parking
- Located within Catchment for Sought After Schooling
- Located Close to the Greenway, Perfect for Walking



HILLS



**Entrance Hallway**

**Lounge**

14' 7" x 13' 9" (4.45m x 4.19m)

**Dining Room**

10' 6" x 9' 8" (3.20m x 2.95m)

**Kitchen**

10' 5" x 9' 3" (3.18m x 2.82m)

**Landing**

**Bedroom One**

13' 9" x 11' 1" (4.19m x 3.38m)

**Bedroom Two**

13' 9" x 10' 1" (4.19m x 3.07m)

**Bedroom Three**

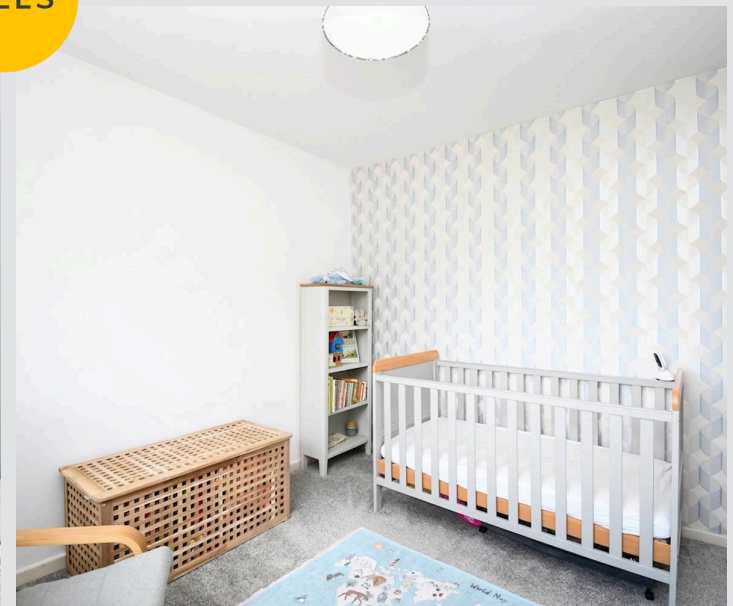
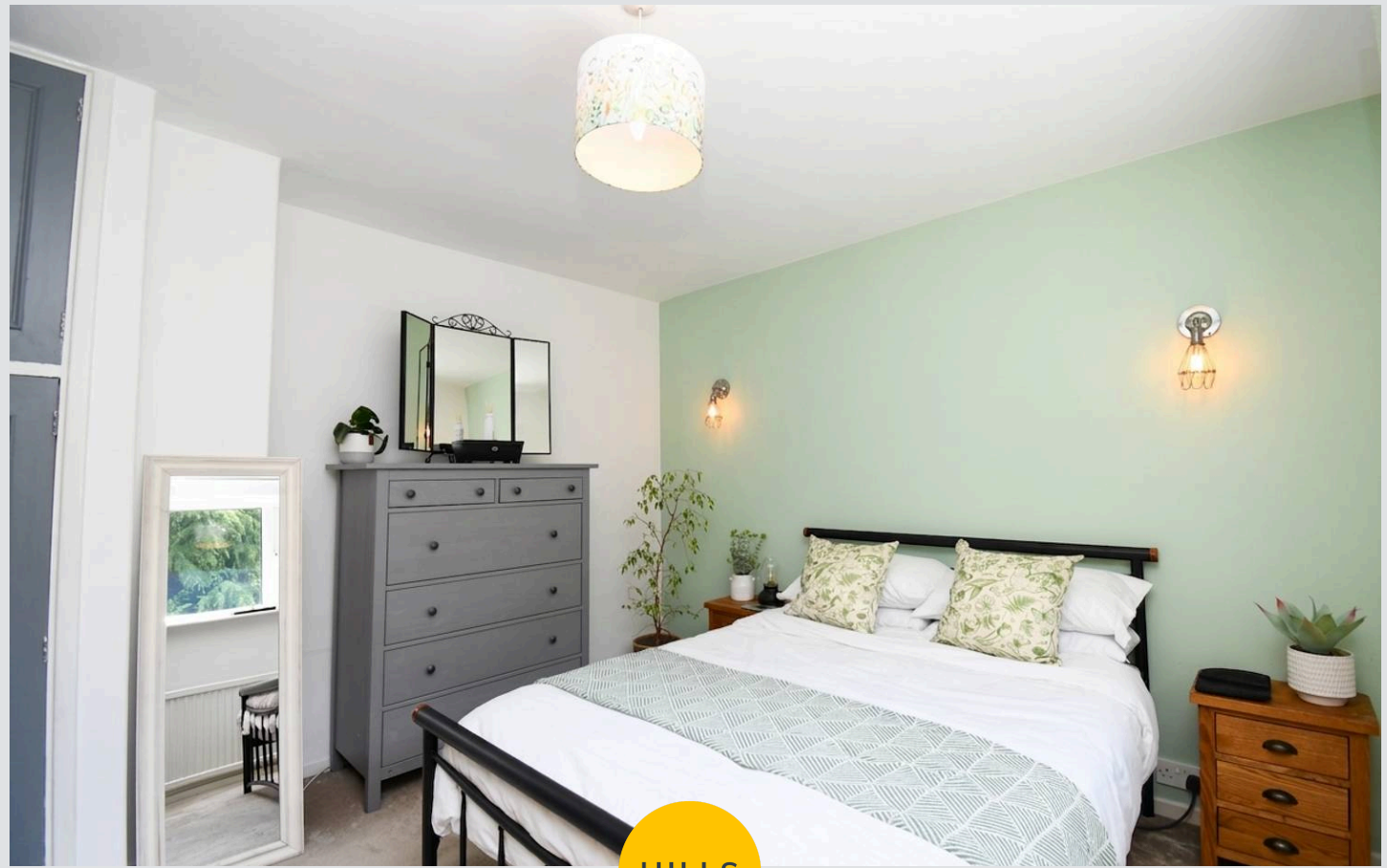
9' 5" x 7' 2" (2.87m x 2.18m)

**Bathroom**

7' 5" x 5' 5" (2.26m x 1.65m)

**Loft Room**

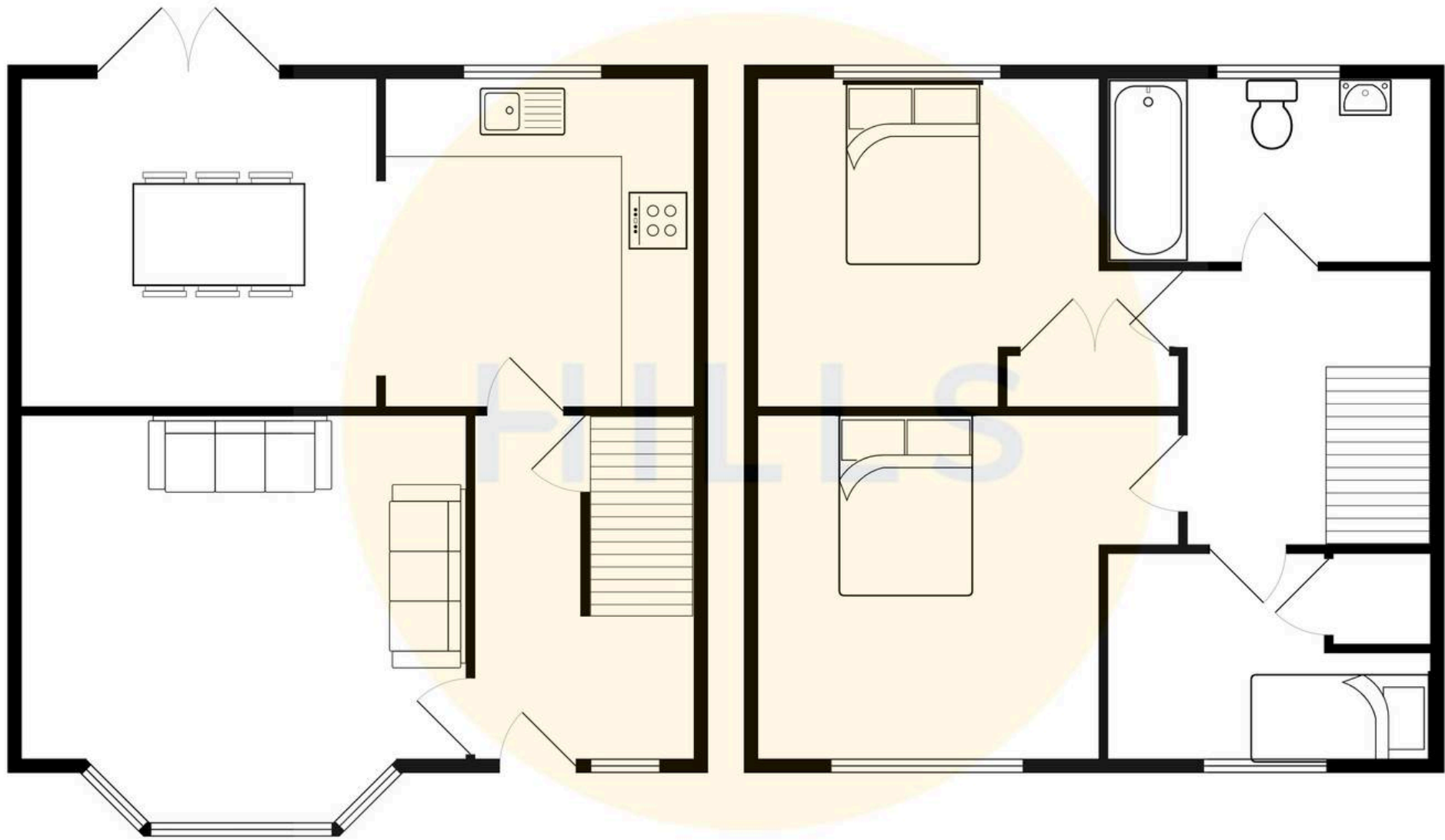
20' 3" x 12' 5" (6.17m x 3.79m)





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.