



**Westmorland Road, Eccles**

Manchester



Offers in Region of **£300,000**

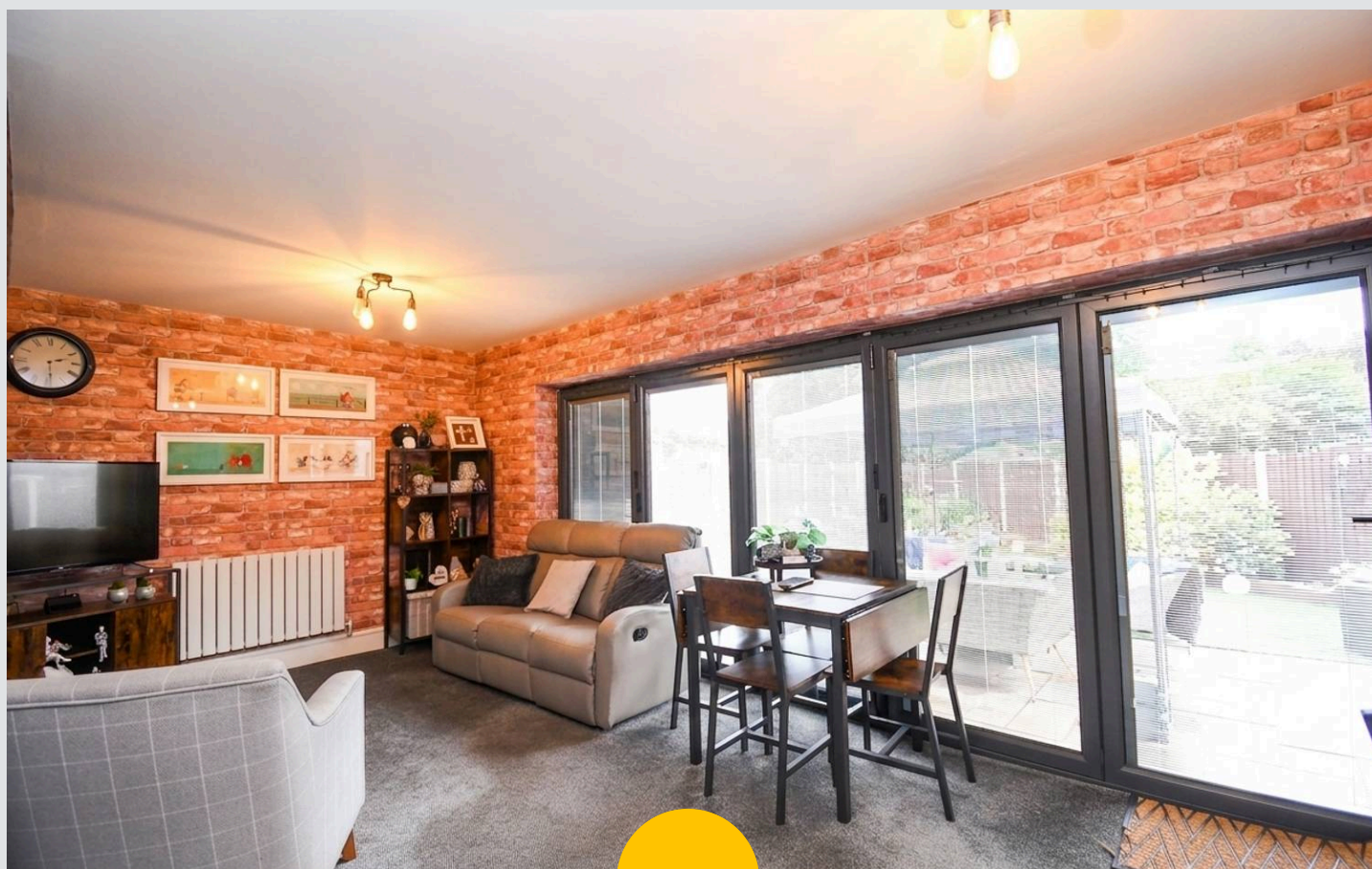
# Westmorland Road

Eccles, Manchester

Immaculate three-bed semi in Ellesmere Park. Renovated, open plan living, modern kitchen, bi-fold doors, stylish shower room. Near Salford Royal, top schools, and amenities. Move-in ready. Council Tax band: B

Tenure: Freehold

- Located in the Desirable Ellesmere Park Occupying a Generous Corner Plot
- Spacious Bay Fronted Lounge
- Incredible Open Plan Fitted Kitchen, Living and Dining Space with Bi Folding Doors Opening on to the Rear Garden
- Three Generous Bedrooms and Modern Shower Room
- Low Maintenance Rear Garden with Artificial Lawn, Stunning Well Kept Front Garden and Off Road Parking for Multiple Cars
- Within Catchment for Sought After Schooling
- Benefitting from a Full Renovation back in 2019
- Surrounded by Excellent Amenities Including Shops, Playing Fields and just a Short Walk to Salford Royal Hospital



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**Entrance Hallway**

**Lounge**

13' 8" x 13' 5" (4.17m x 4.09m)

**Kitchen/Diner**

29' 3" x 10' 8" (8.92m x 3.25m)

**Landing**

**Bedroom One**

13' 9" x 9' 6" (4.19m x 2.90m)

**Bedroom Two**

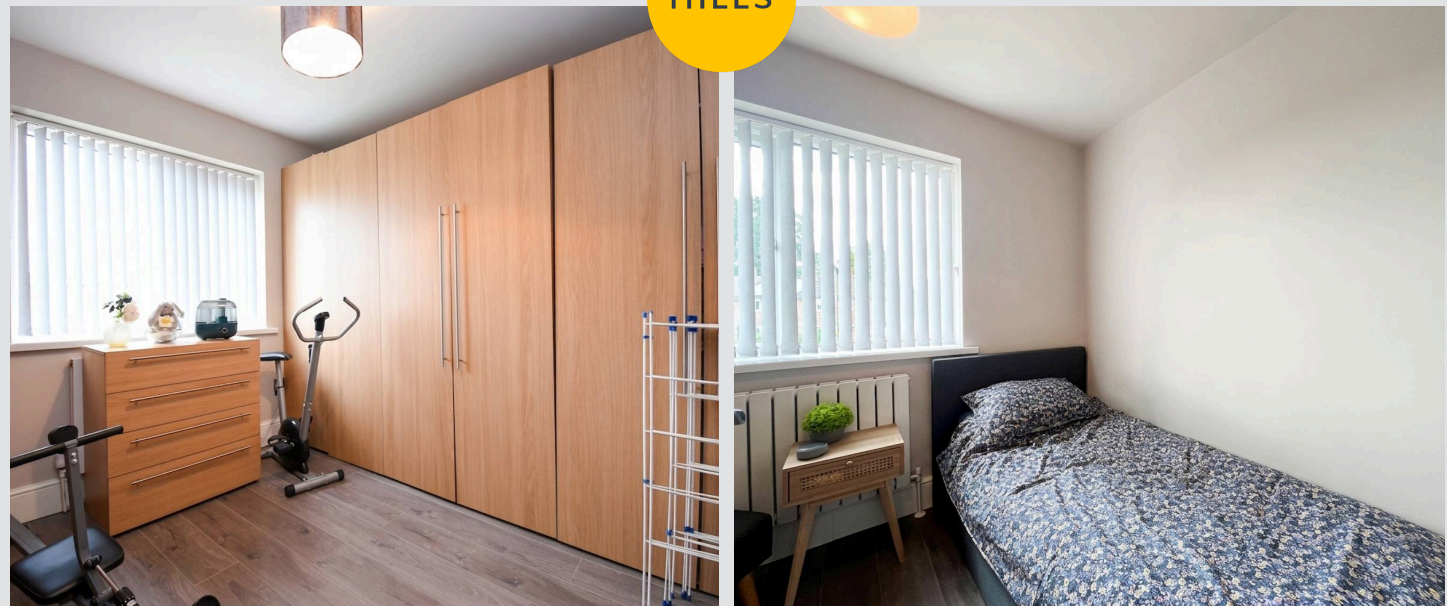
14' 0" x 9' 9" (4.27m x 2.97m)

**Bedroom Three**

9' 5" x 6' 8" (2.87m x 2.03m)

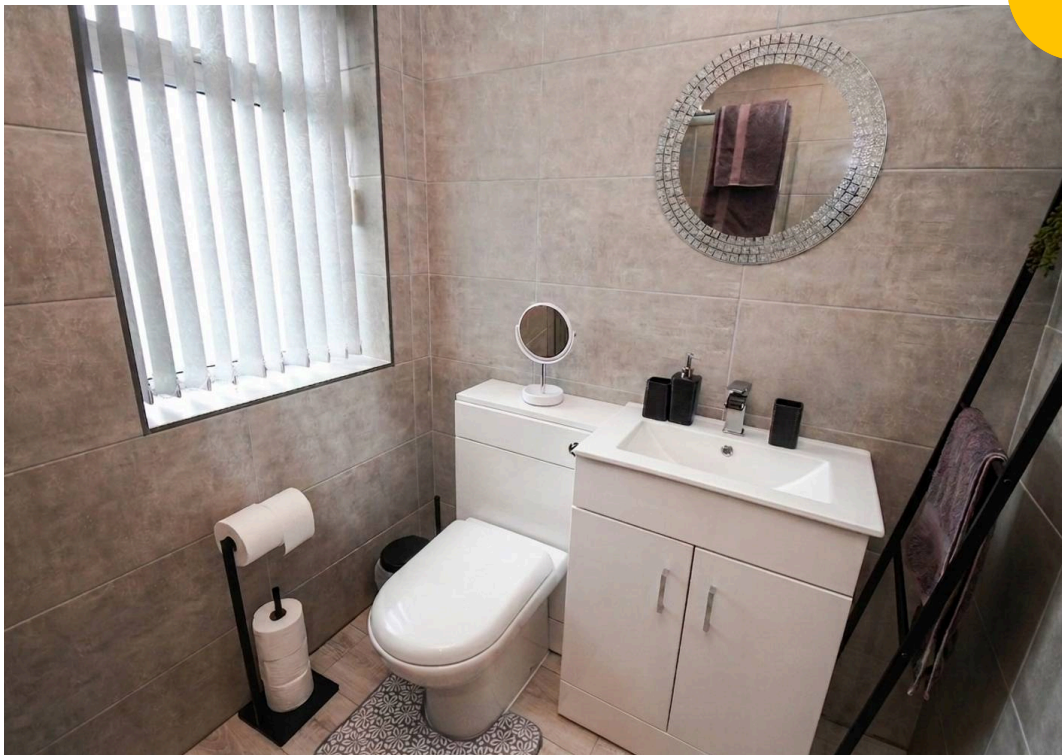
**Bathroom**

7' 6" x 5' 5" (2.29m x 1.65m)





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## 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/)



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