

Elleray Road, Salford

Salford

HILLS

In Excess of £280,000

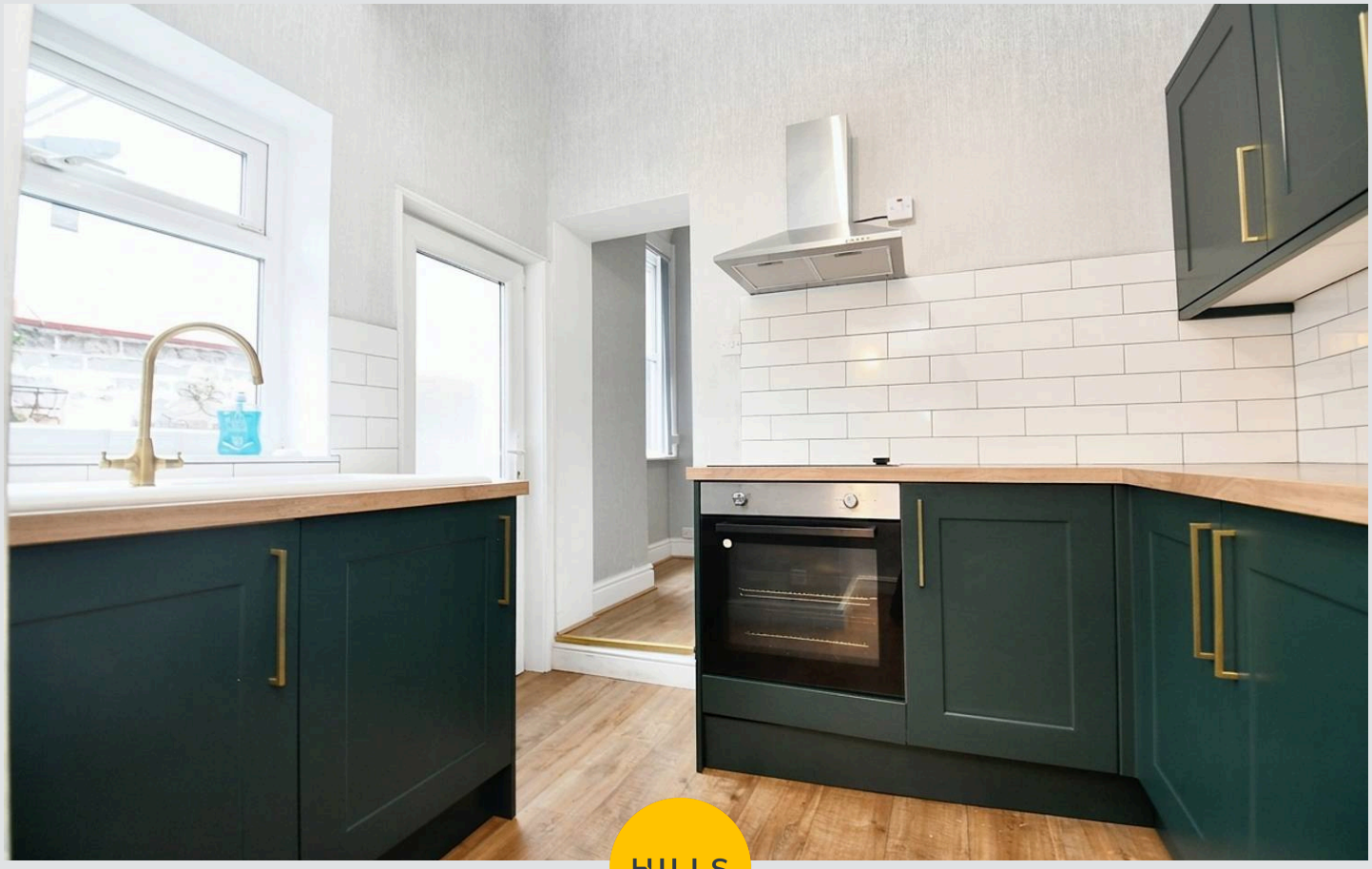
Elleray Road

Salford

CHAIN FREE, STYLISH, period THREE BEDROOM PROPERTY, benefitting from THREE RECEPTION ROOMS and a MODERN KITCHEN AND BATHROOM!
Council Tax band: B

Tenure: Leasehold

- CHAIN FREE 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
- 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!
- Modern, Large Three-Piece Bathroom Suite







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

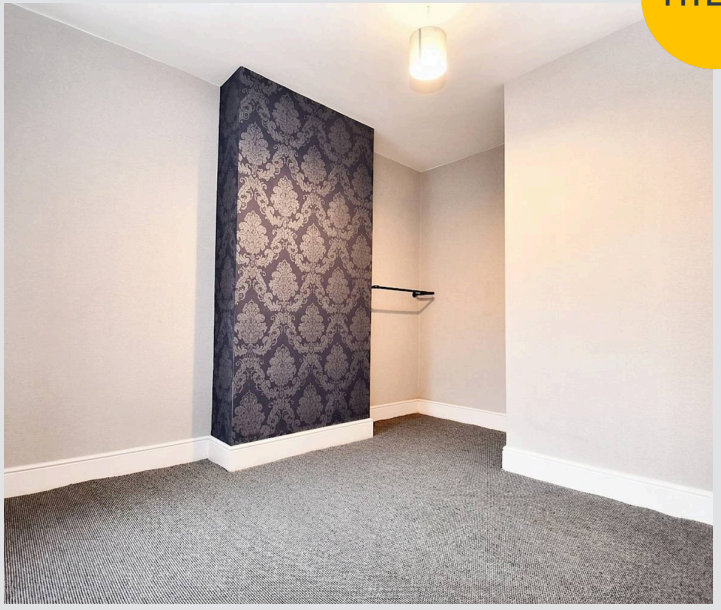
Bedroom One
12' 11" x 10' 0" (3.94m x 3.06m)

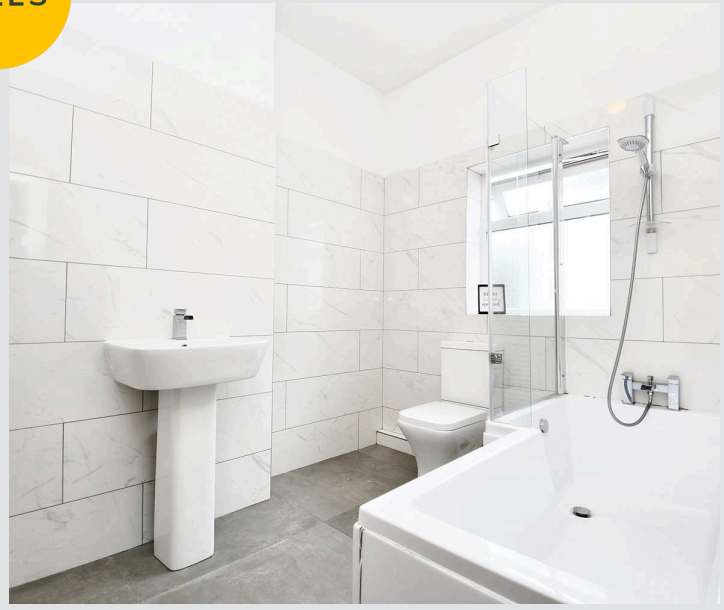
Bedroom Two
11' 11" x 8' 7" (3.64m x 2.61m)

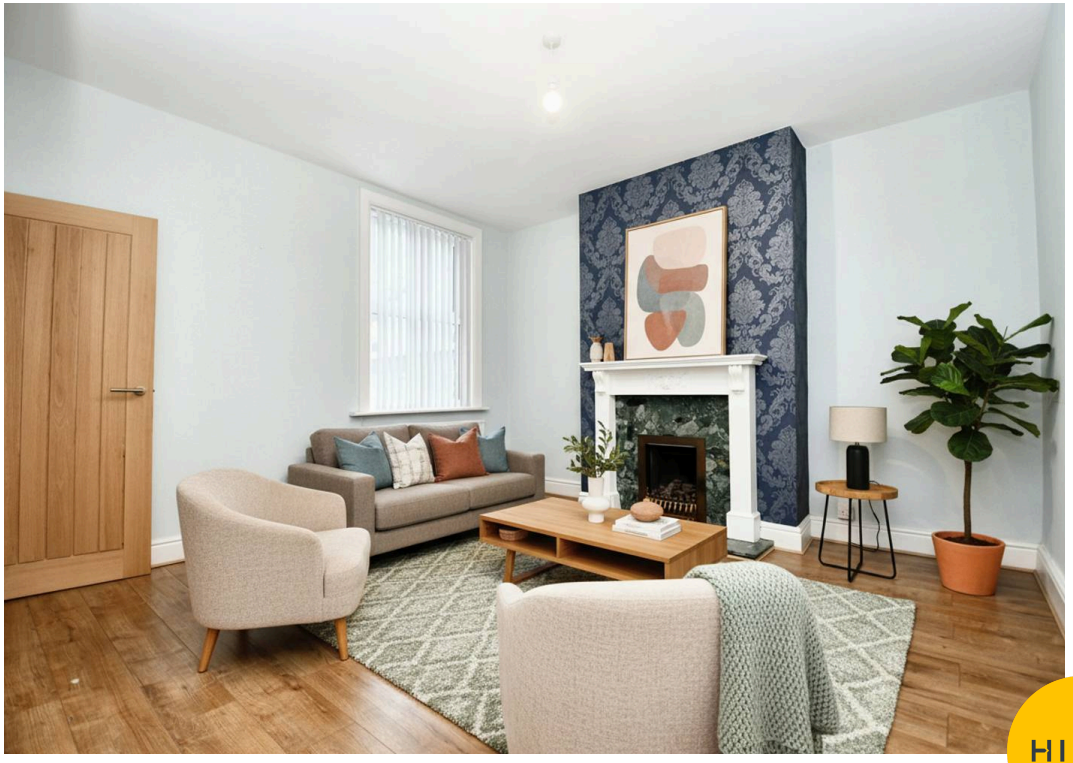
Bedroom Three
11' 11" x 6' 7" (3.64m x 2.01m)

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







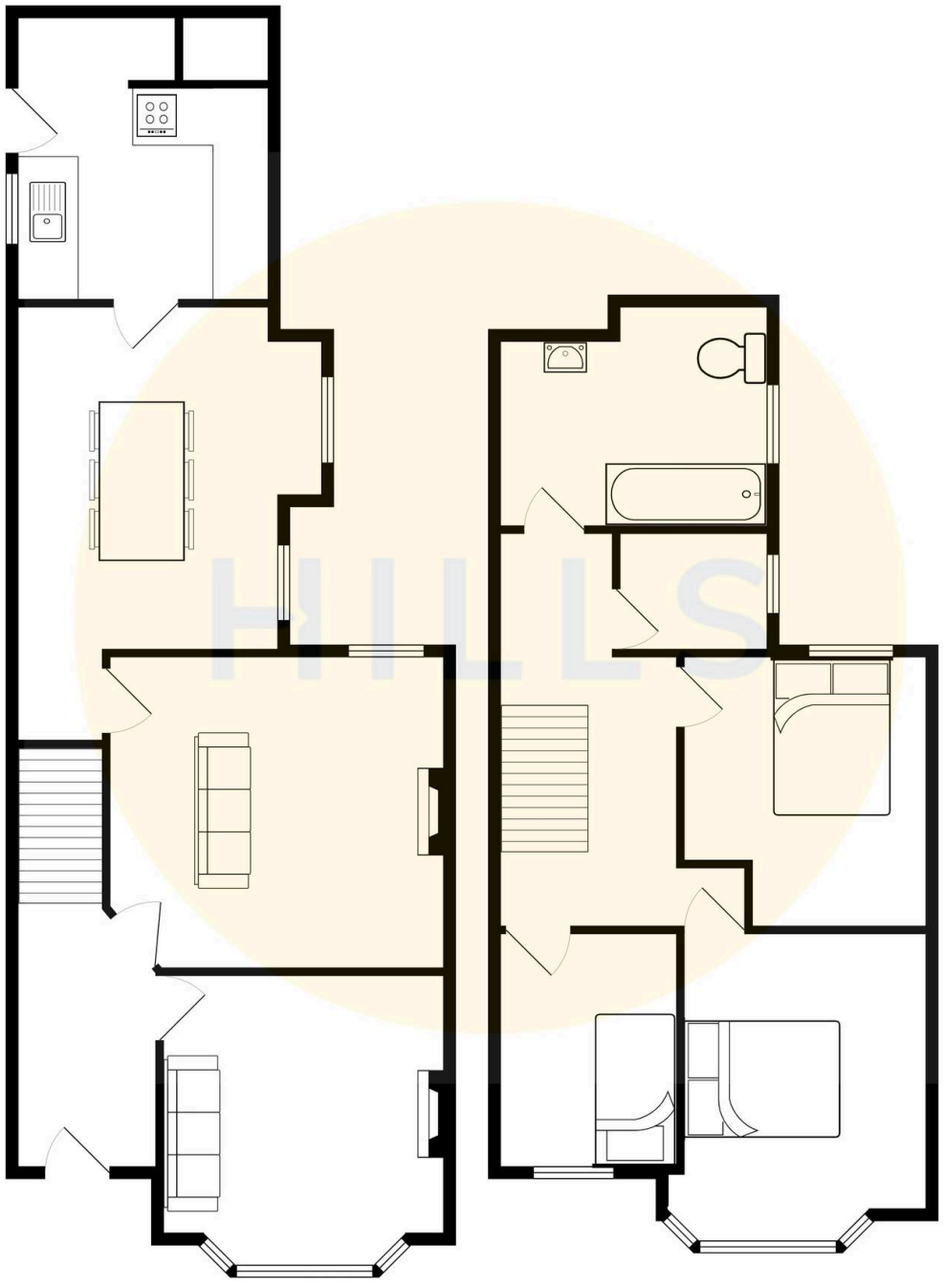




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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per 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.