



Marlborough Road, Eccles

Manchester



In Excess of £300,000

Marlborough Road

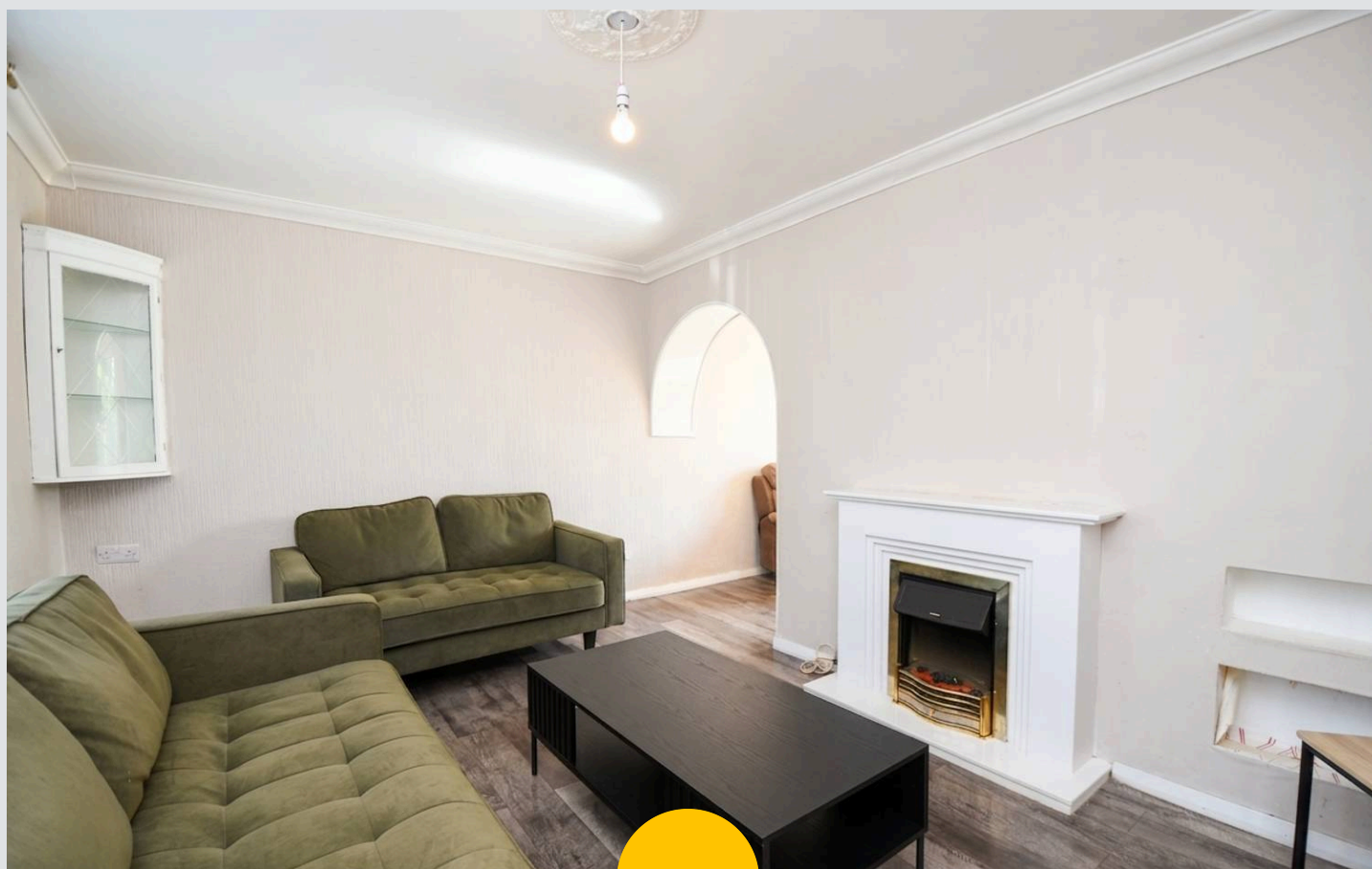
Eccles, Manchester

Occupying a generous corner plot and coming to the market CHAIN FREE Nestled within the highly sought-after neighbourhood of Ellesmere Park and benefitting from two reception rooms and a conservatory

Council Tax band: B

Tenure: Freehold

- Three bedroom semi-detached property coming to the market CHAIN FREE and Located in the Desirable Ellesmere Park
- Occupying a very generous corner plot with large front and rear gardens, a garage and off-road parking for multiple cars
- Substantial garage with potential for further development, downstairs W.C. and storage
- Family lounge and separate dining room
- Fitted kitchen
- Generous conservatory with views of the low maintenance rear garden
- Three generous sized bedrooms
- Modern three-piece bathroom suite
- Surrounded by Excellent Amenities Including Shops, Playing Fields and just a Short Walk to Salford Royal Hospital
- Within Catchment for Sought After Schooling



HILLS



Porch

5' 1" x 9' 6" (1.56m x 2.89m)

Entrance Hallway

11' 5" x 6' 9" (3.47m x 2.06m)

Lounge

14' 6" x 10' 2" (4.42m x 3.09m)

Dining Room

12' 3" x 10' 8" (3.74m x 3.25m)

Kitchen

10' 8" x 11' 7" (3.26m x 3.54m)

Conservatory

16' 2" x 13' 5" (4.94m x 4.10m)

Garage

17' 3" x 21' 3" (5.25m x 6.48m)

Landing

Bedroom One

14' 1" x 10' 5" (4.30m x 3.18m)

Bedroom Two

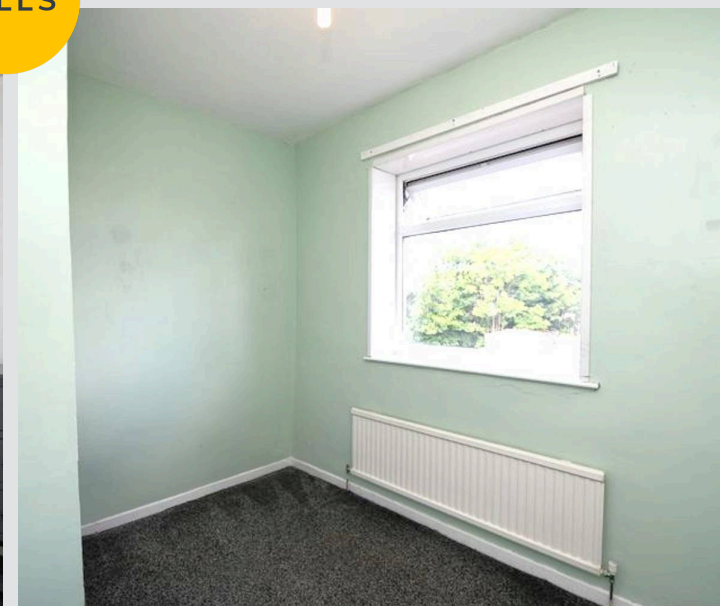
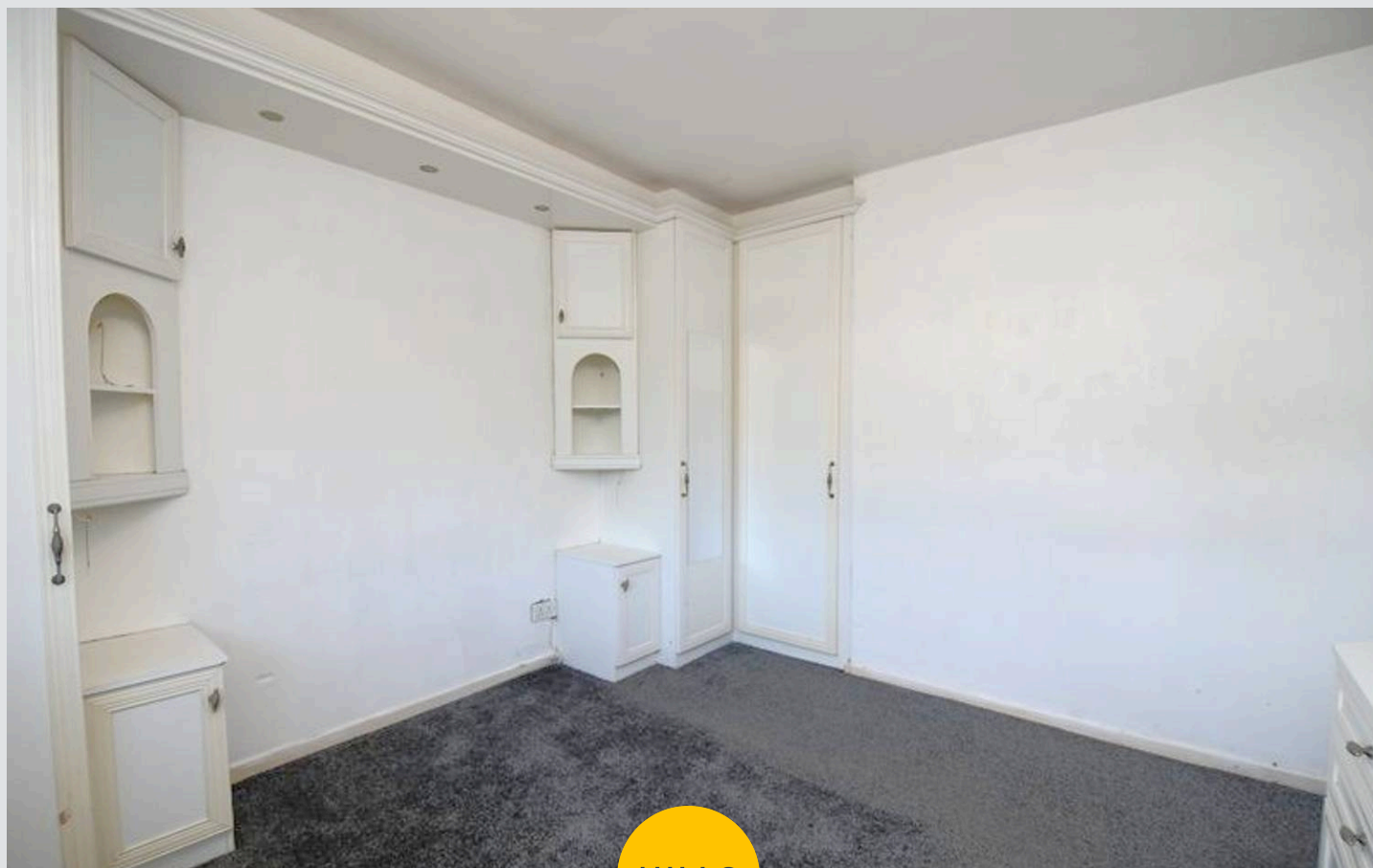
14' 5" x 11' 5" (4.40m x 3.49m)

Bedroom Three

9' 9" x 7' 9" (2.98m x 2.37m)

Bathroom

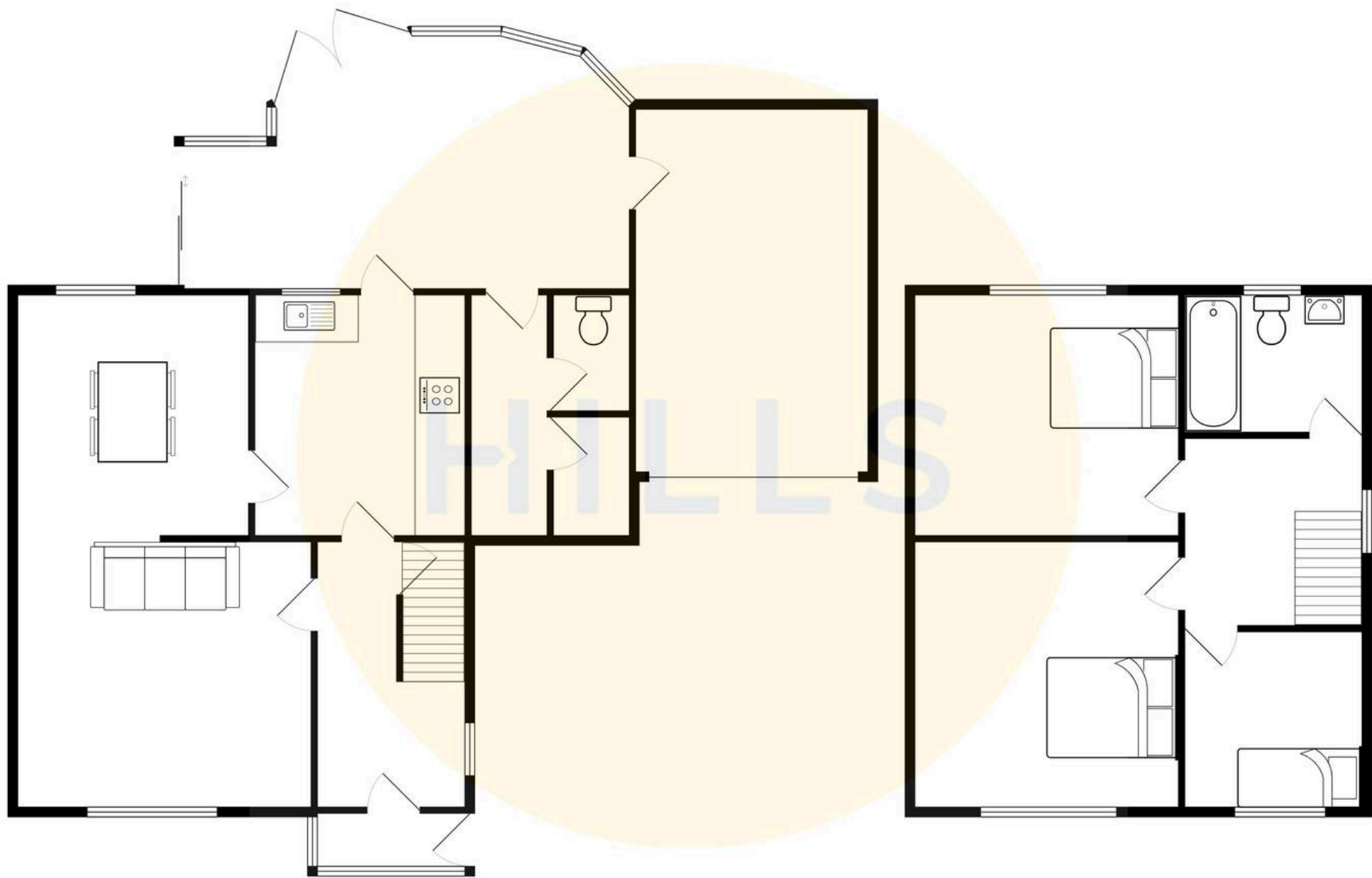
6' 11" x 6' 10" (2.12m x 2.09m)





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