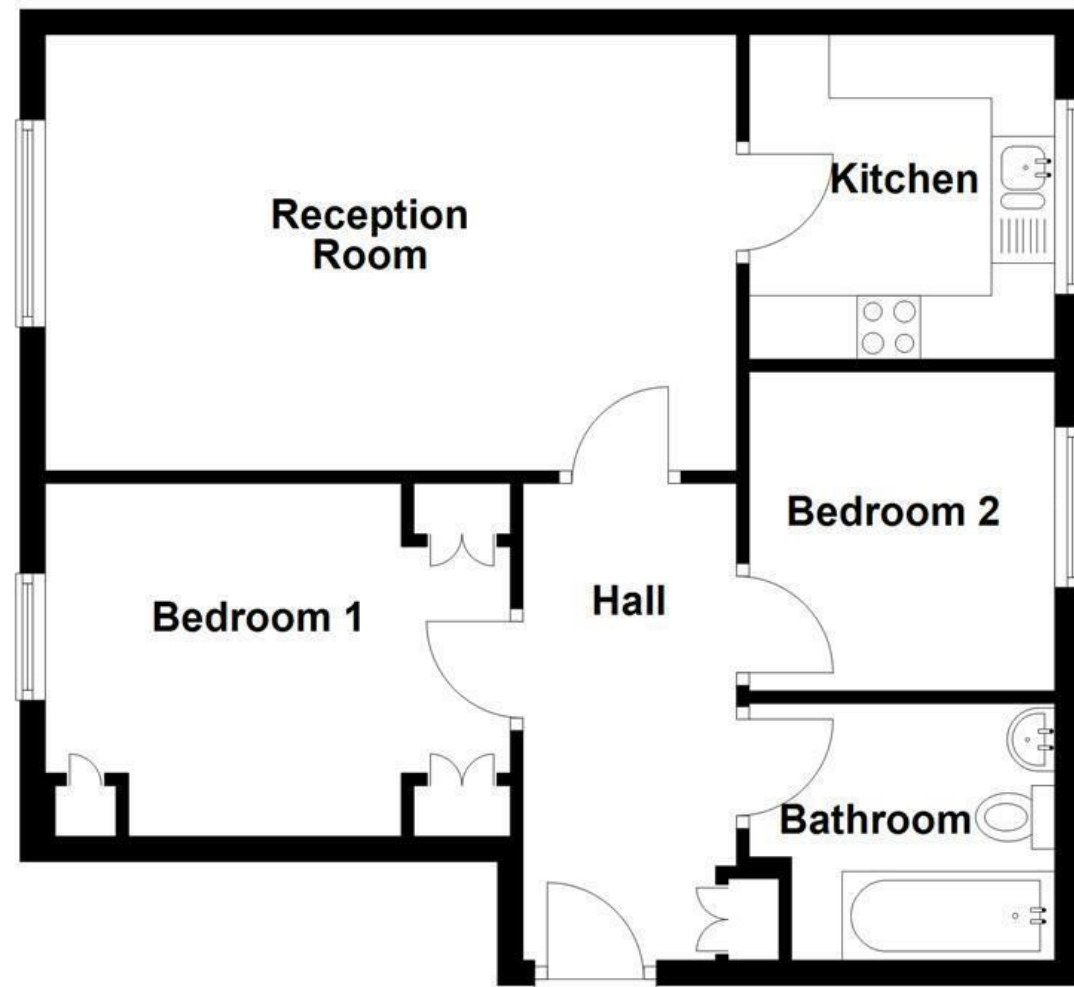


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Eccles Old Road, Salford, M6 8AL

### Offers Over £130,000

TWO BEDROOM SECOND FLOOR FLAT IN A FANTASTIC LOCATION

Nestled in the heart of Salford, this charming two-bedroom flat on Eccles Old Road presents an excellent opportunity for first-time buyers or professionals seeking to create their ideal living space. Situated on the second floor, the property boasts a desirable location that combines convenience with a sense of community.

While the flat requires updating throughout, this offers a blank canvas for those eager to infuse their personal style and vision into their new home. The potential to transform this space into a dream residence is truly exciting, allowing for creativity and individual expression.

Accessibility is a key feature of this property, with excellent commuter routes nearby, making it an ideal choice for those who travel for work or leisure. Additionally, the inclusion of resident and visitor parking adds to the convenience, ensuring that both you and your guests can enjoy hassle-free access.

This flat is not just a property; it is a chance to invest in a home that can be tailored to your tastes and needs. With its promising potential and prime location, this flat is a wonderful opportunity waiting to be seized.

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# Eccles Old Road, Salford, M6 8AL

Offers Over £130,000



- Second Floor Flat
- Fitted Kitchen
- Allocated Parking And VIstor Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Bathroom
- Tenure: Leasehold
- Spacious Reception Room
- Communal Gardens
- Council Tax Band: A

## Ground Floor

### Entrance

Communal entrance, security intercom, stairs to second floor.

### Hall

12'8 x 5'7 (3.86m x 1.70m)

Storage heater, loft access, intercom, storage and doors to reception room, two bedrooms and bathroom.

### Bedroom One

12'1 x 9'2 (3.68m x 2.79m)

UPVC double glazed window, electric panel heater, coving and fitted wardrobes,

### Bedroom Two

8'3 x 7'11 (2.51m x 2.41m)

UPVC double glazed window and electric panel heater.

### Bathroom

7'11 x 6'8 (2.41m x 2.03m)

Low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, extractor fan and part tiled elevation.

### Reception Room One

17'11 x 11'3 (5.46m x 3.43m)

UPVC double glazed window, two storage heaters, coving, TV point and door to kitchen.

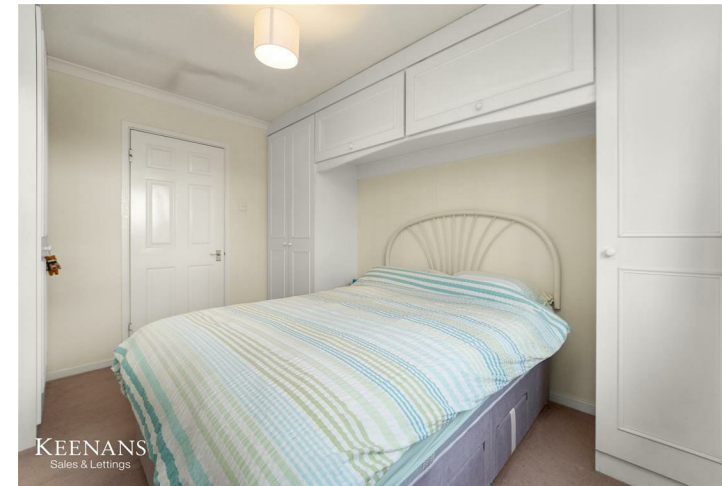
### Kitchen

8'5 x 7'11 (2.57m x 2.41m)

UPVC double glazed window, all mounted electric heater, panel wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four ring electric hob, extractor hood, tiled splash back, space for fridge freezer, plumbing for washing machine and tiled effect flooring.

### External

Communal gardens, resident and visitor parking.



Tel: 01617939622

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