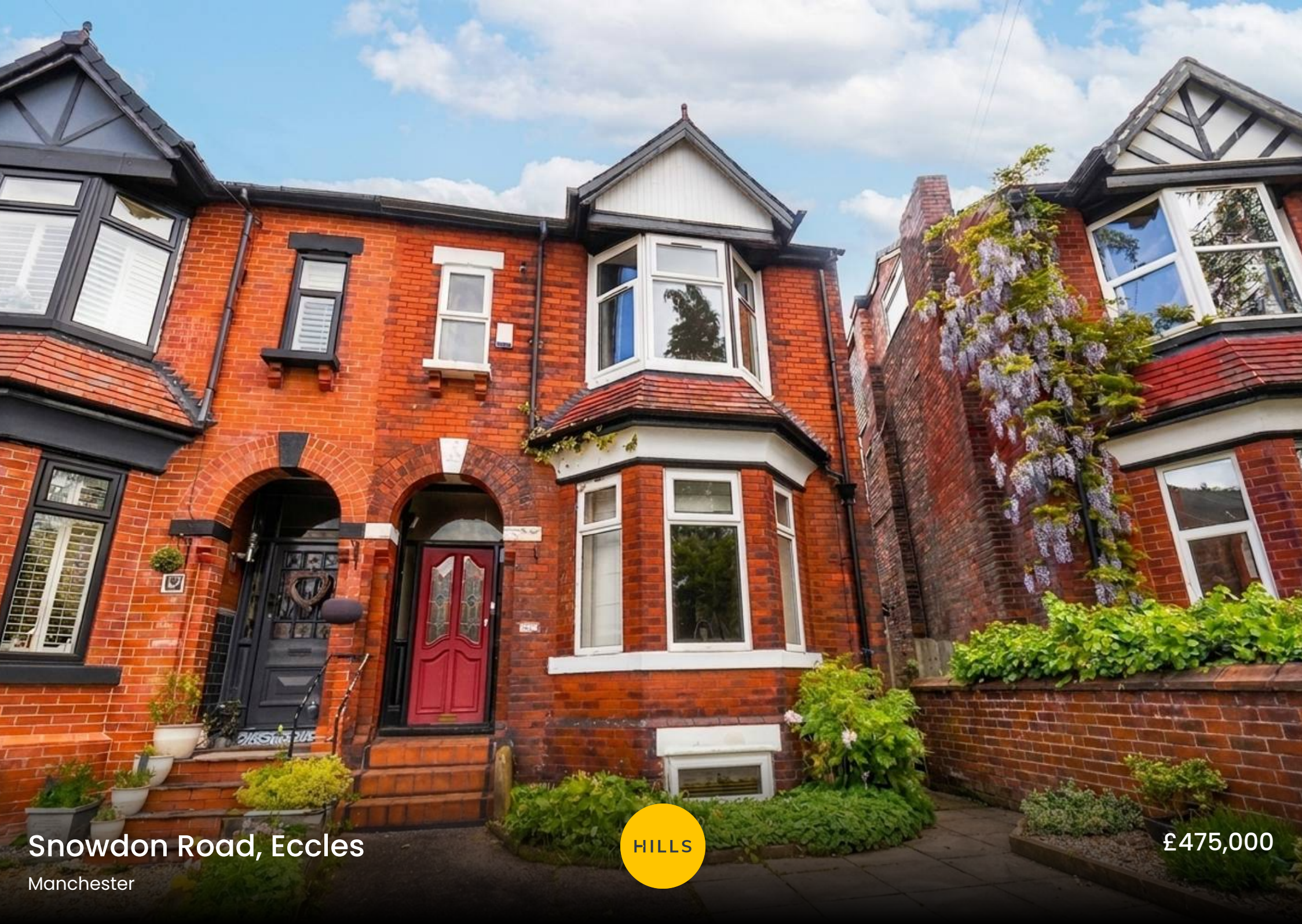




Snowdon Road, Eccles

Manchester

HILLS

£475,000

Snowdon Road

Eccles, Manchester

Period four bedroom semi-detached property coming to the market chain free! Perfectly positioned in the highly desirable Ellesmere Park area and laid over three fantastic floors
Council Tax band: D

Tenure: Freehold

- Fantastic, four bedroom period property coming to the market CHAIN FREE!
- Located in the desirable Ellesmere Park Area
- Family lounge, dining room and a separate reception room
- Benefitting from a cellar, currently used as storage
- Four generous sized bedrooms
- Fitted kitchen and two bathroom suites
- Driveway providing off-road parking to the front
- Low maintenance rear garden complete with raised decking, laid-to-lawn grass and mature trees
- The perfect family home located close to highly sought after schooling
- Surrounded by a plethora of amenities and transport links



HILLS



Entrance Hallway

23' 1" x 5' 1" (7.03m x 1.55m)

Lounge

13' 3" x 16' 3" (4.05m x 4.96m)

Dining Room

12' 0" x 12' 2" (3.67m x 3.71m)

Reception Room

13' 7" x 11' 11" (4.13m x 3.64m)

Kitchen

9' 3" x 9' 4" (2.83m x 2.85m)

Downstairs Bathroom

8' 11" x 4' 0" (2.73m x 1.21m)

Cellar

24' 5" x 18' 0" (7.44m x 5.49m)

Landing**Bedroom One**

15' 3" x 15' 4" (4.64m x 4.68m)

Bedroom Two

12' 0" x 12' 1" (3.65m x 3.69m)

Bedroom Three

13' 1" x 12' 0" (3.99m x 3.65m)

Bedroom Four

8' 1" x 8' 2" (2.46m x 2.49m)

Bathroom

9' 11" x 5' 9" (3.01m x 1.74m)



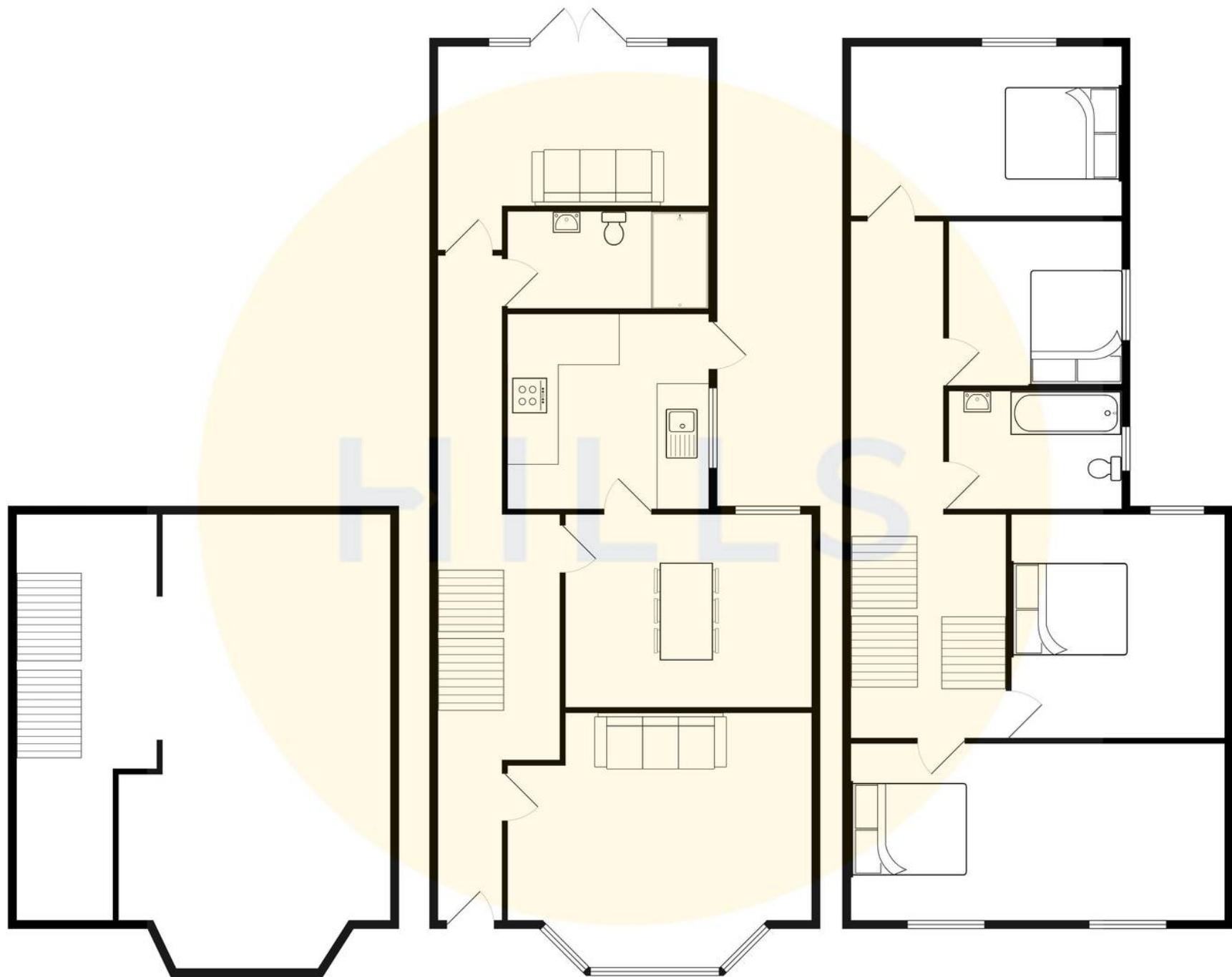
HILLS





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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.