



Half Edge Lane, Eccles

Manchester



Offers Over £325,000

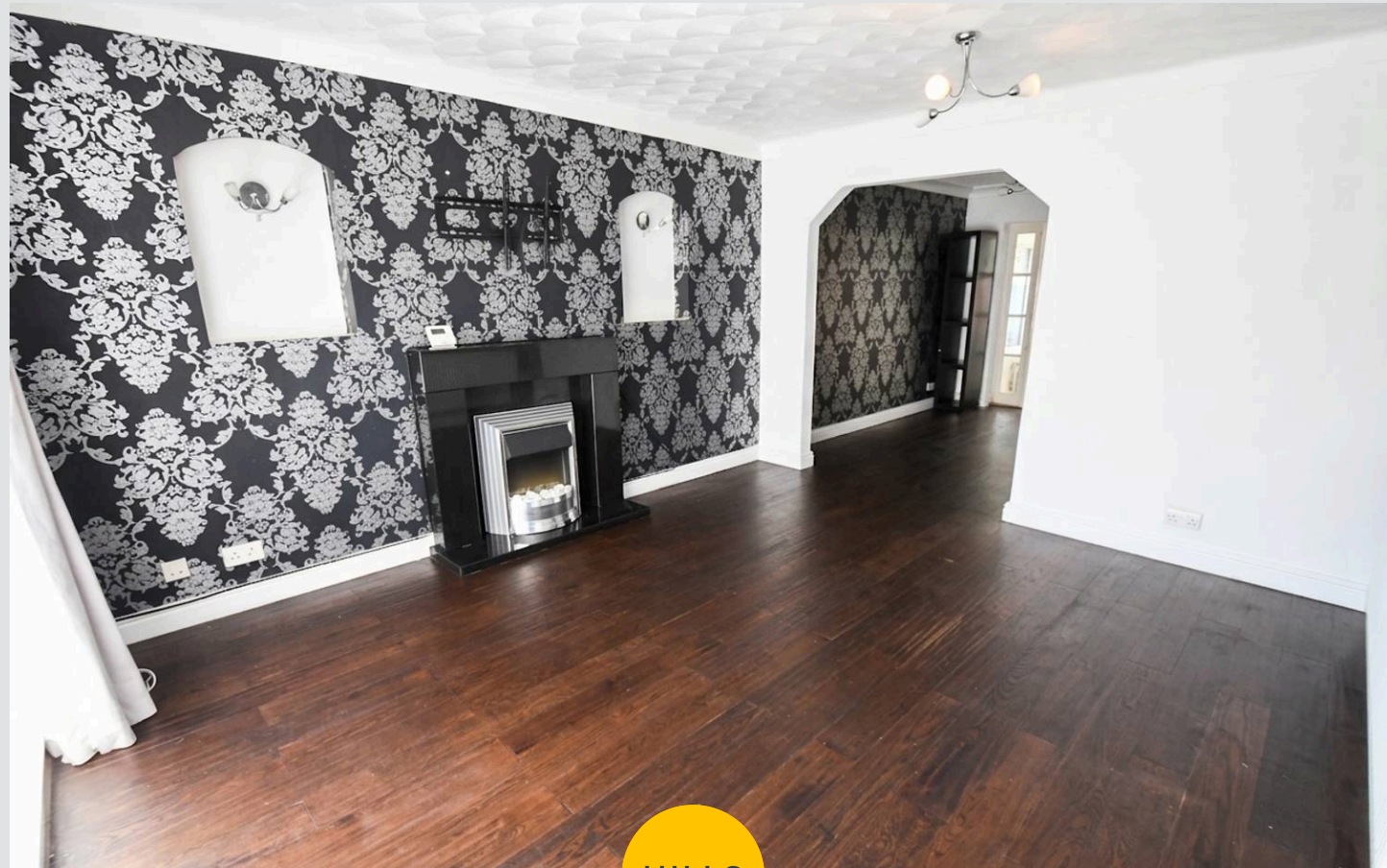
Half Edge Lane

Eccles, Manchester

Council Tax band: D

Tenure: Leasehold

- Offered To The Market CHAIN FREE
- Fantastic Three Bedroom Link Detached Stones Throw From Monton Village
- Three Reception Rooms, A Conservatory and An Extended Kitchen
- Handy Downstairs WC
- Private Sun Drenched Rear Garden
- Three Generously Sized Bedrooms
- Four Piece Family Bathroom
- Shared Driveway With Potential To Create Further Off Road Parking
- Walking Distance To Salford Royal Hospital
- Perfectly Positioned and Surrounded by Excellent Amenities & Transport Links



HILLS



Reception One

14' 5" x 11' 10" (4.40m x 3.61m)

Reception Two

11' 2" x 7' 11" (3.41m x 2.42m)

Conservatory

14' 4" x 9' 1" (4.38m x 2.76m)

Kitchen

16' 3" x 10' 2" (4.95m x 3.11m)

Reception Three

16' 1" x 7' 3" (4.91m x 2.21m)

Downstairs WC

5' 10" x 2' 9" (1.78m x 0.83m)

Bedroom One

13' 10" x 10' 5" (4.22m x 3.18m)

Bedroom Two

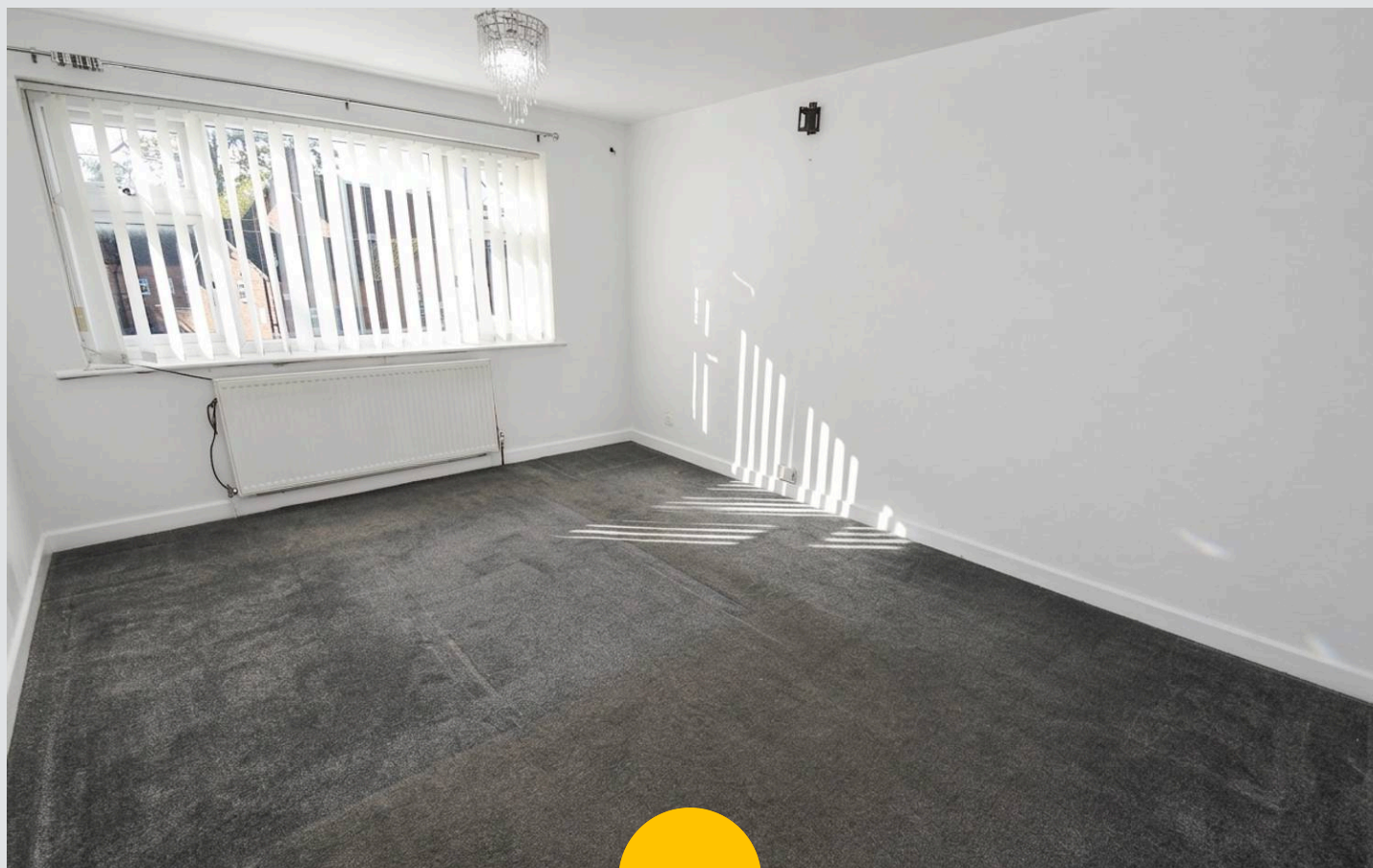
11' 1" x 10' 7" (3.39m x 3.22m)

Bedroom Three

8' 0" x 6' 11" (2.43m x 2.12m)

Bathroom

7' 3" x 7' 3" (2.21m x 2.22m)



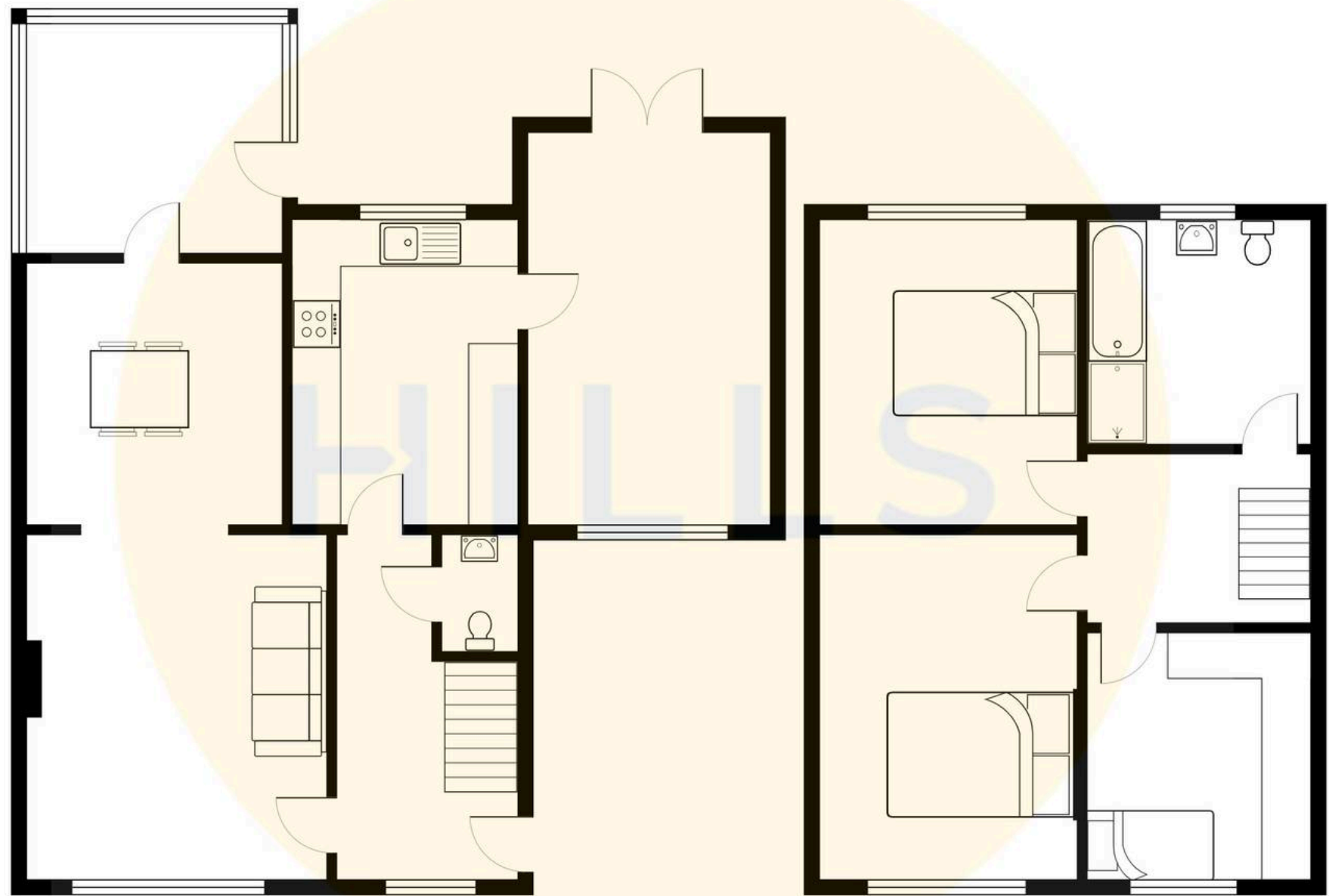
HILLS





HILLS







Hills | Salfords Estate Agent

Sentinel House, Albert Street, Eccles, Manchester – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.