



**BEDROOM 3**



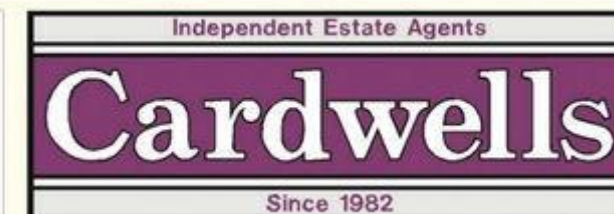
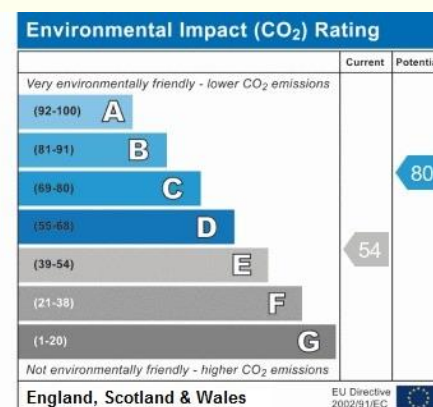
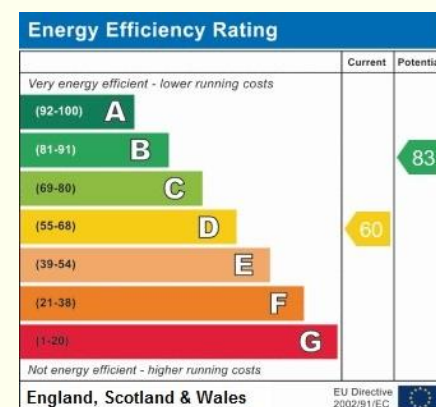
**BATHROOM**



**GARDEN**



**REAR**



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Incorporating: Wright Dickson & Catlow, WDC Estates

**ECCLES OLD ROAD, SALFORD, M6 8BH**



- Lovely 3 bed semi detached
- NO UPWARD CHAIN
- Sought after location
- 2 reception rooms
- Close to good amenities
- Some updating required
- Mature gardens
- Driveway & garage



**Offers in Excess of £190,000**

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A lovely three bedroom semi-detached with NO UPWARD CHAIN!

Cardwells are pleased to offer for sale this spacious three-bedroom semi-detached house, situated within a sought-after location, close to Salford Royal Hospital and Buile Hill Park. The property needs some cosmetic updating, but has been well maintained and has great potential. The area is well served with transport links, schools and amenities.

The property has NO UPWARD chain and viewings can be arranged via our Whitefield office 7 days a week. 0161 773 1011 whitefield@cardwells.co.uk The spacious accommodation briefly comprises; Entrance vestibule, hallway, guest WC, lounge 19' long sitting room/dining room and a modern fitted kitchen. On the first floor, there are three bedrooms and a bathroom with a modern white suite. Outside there are mature gardens to three sides. A driveway provides ample parking, leading to a garage. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended!

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule:** uPVC double glazed doors and window aside. Quarry tiled floor.

**Hallway:** 13' 4" x 7' 0" (4.06m x 2.13m) Leaded light window to front aspect. radiator, staircase to landing, built in storage cupboard.

**Guest W.C:** Tiling to the floor and walls, low level w.c, basin,extractor fan.

**Lounge:** 12' 3" x 11' 5" (3.73m x 3.48m) uPVC double glazed bay window to front aspect. Open tiled fireplace, radiator.

**Sitting/Dining Room:** 13' 4" x 19' 0" (4.06m x 5.79m) Double glazed sliding door to rear aspect. uPVC double glazed window to side aspect. Fireplace, radiator and dado rail.

**Kitchen:** 10' 7" x 7' 3" (3.22m x 2.21m) uPVC double glazed window and door. Fitted wall and base units with complimentary surfaces and tiled splashbacks, built in oven and grill, inset 4 ring electric hob, integrated fridge and freezer, inset single bowl stainless steel sink unit with mixer tap. Built in storage cupboard, tiled floor, inset spotlights.

**Landing:** uPVC double glazed window to side aspect, access to the loft.

**Bedroom 1:** 12' 5" x 11' 6" (3.78m x 3.50m) uPVC double glazed bay window to front aspect, fitted wardrobes, radiator.

**Bedroom 2:** 11' 5" x 13' 5" (3.48m x 4.09m) uPVC double glazed window to rear aspect, radiator.

**Bedroom 3:** 8' 11" x 7' 1" (2.72m x 2.16m) uPVC double glazed window to rear aspect, radiator.

**Bathroom:** 8' 8" x 7' 0" (2.64m x 2.13m) uPVC frosted double glazed window to side aspect. 3 piece white suite comprising bath with mixer tap and a shower above, low level w.c and wash basin with mixer tap inset to a vanity unit. Tiling to the floor and walls, chrome plated towel rail, inset spotlights.

**Garden & Garage:** There are well stocked mature gardens to three sides of the property. A driveway provides off road parking and leads to a garage.

**Disclaimer:** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been

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**KITCHEN**



**SITTING/DINING ROOM**



**SITTING/DINING ROOM**



**LANDING**



**BEDROOM 1**



**BEDROOM 2**

**Please note: all viewings are by appointment only through our WHITEFIELD Office**