

Elleray Road, Salford

Salford



£320,000

# Elleray Road

Salford

STOP! Are YOU looking for a four bedroom property in Irlam o' th' Height that you can pack your bags and move into? WELL LOOK NO FURTHER! Recently renovated throughout to a high standard, the property is situated over three floors plus cellars.

Council Tax band: B

Tenure: Leasehold

- Large Four Bedroom End Terraced Property Situated Over Three Floors Plus Cellars
- Recently Renovated Throughout to a High Standard, with a Blend of Modern and Period Features
- Situated in the Popular Irlam o' th' Height Area
- Four Generously-Sized Bedrooms, with an Ensuite to the Main Bedroom
- Stylish Three-Piece Family Bathroom
- Benefits from a Cellar with the Potential for Further Development
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Nearby Local Schooling and Several Well-Kept Parks
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is HIGHLY Recommended!



### Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point and wooden flooring.

### Lounge

14' 11" x 10' 4" (4.56m x 3.14m)

A spacious lounge complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with wooden flooring.

### Dining Room

12' 6" x 11' 1" (3.82m x 3.39m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with wooden flooring.

### Kitchen

12' 8" x 9' 6" (3.85m x 2.89m)

Featuring modern fitted units with integral hob, oven, dishwasher and washing machine. Space for fridge freezer. Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with wooden flooring.

### Cellar

Chamber One - 4.68m x 3.13m Chamber Two - 2.78m x 1.03m Both complete with a ceiling light point.

### Landing

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Bedroom Two

14' 4" x 12' 6" (4.36m x 3.81m)

Complete with a ceiling light point, two double glazed window and two wall mounted radiators. Fitted with carpet flooring.

### Bedroom Three

12' 5" x 8' 8" (3.78m x 2.65m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Four**

9' 6" x 8' 8" (2.89m x 2.65m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

6' 3" x 5' 1" (1.90m x 1.55m)

Featuring a contemporary three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, part tiled walls and tiled flooring.

**Bedroom One**

21' 0" x 14' 3" (6.41m x 4.35m)

Complete with two ceiling light points, double glazed Velux window and two wall mounted radiators. Fitted with carpet flooring.

**En suite**

11' 2" x 3' 11" (3.41m x 1.19m)

Featuring a three-piece suite including a shower, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, part tiled walls and tiled flooring.

**External**

To the rear of the property is a low maintenance courtyard.

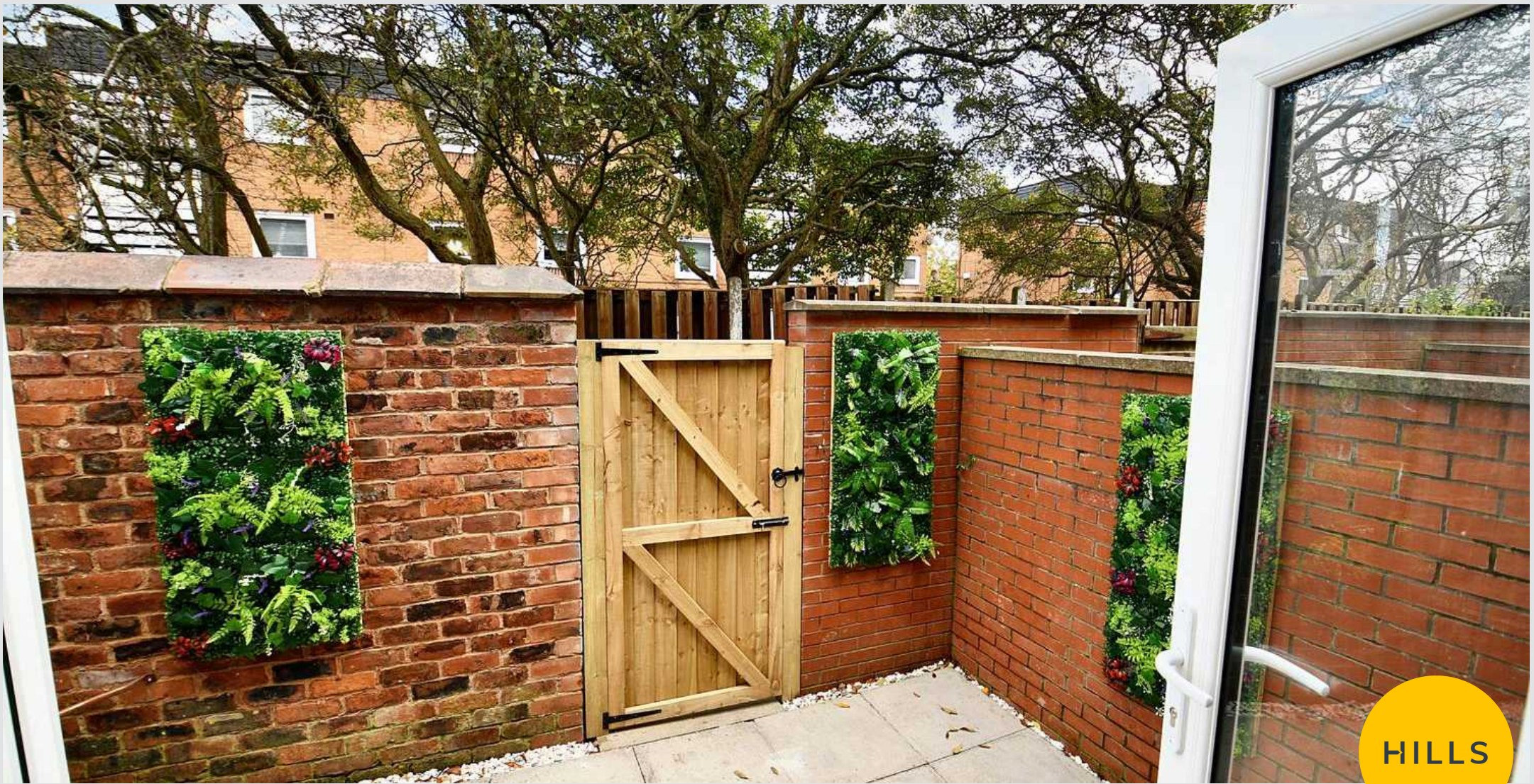




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