

**SALES - CONVENYANCING**  
**LETTINGS - PROPERTY MANAGEMENT**  
**PROPERTY SOURCING - MAINTENANCE**  
**MORTGAGES**



## 57 Hereford Road Ellesmere Park, Eccles, M30 9BX

Murphy Waldron are delighted to offer **FOR SALE** this immaculately presented FREEHOLD 3/4 bedroom property on Hereford Road in the Ellesmere Park location of Eccles, Manchester, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Built in 1947, the property has been thoughtfully maintained and boasts a generous living space of 1,141 square feet, making it an ideal family home.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertaining. The layout is designed to accommodate both family life and social gatherings, ensuring that every corner of the home is utilised to its fullest potential. The property features three well-proportioned bedrooms, offering a peaceful retreat for all family members.

In addition to the main living areas, the house includes a versatile loft conversion that can serve as a fourth bedroom, a study, or a playroom, depending on your needs. This added space enhances the home's functionality, making it suitable for a variety of lifestyles.

The property also boasts two modern bathrooms, ensuring convenience for busy mornings and family routines. With off road parking available for one vehicle, you will find it easy to come and go as

**Asking Price £290,000**

# 57 Hereford Road

## Ellesmere Park, Eccles, M30 9BX



- FREEHOLD
- THREE RECEPTIONS
- LARGE GARDEN
- 3/4 BEDROOMS
- OFF ROAD PARKING
- FULLY REVONATED TO A HIGH STANDARD

Entrance Porchway

Bedroom Three/Dressing Room

Living Room

6'11 x 8'8 (2.11m x 2.64m)

10'11 x 17'10 (3.33m x 5.44m)

Bedroom Four/Loft - Ensuite

Dining Room

9'10 x 16'7 (3.00m x 5.05m)

10'2 x 9'6 (3.10m x 2.90m)

Kitchen

10'2 x 8' (3.10m x 2.44m)

Conservatory

10'5 x 8 (3.18m x 2.44m)

External Outhouse/Utility Room

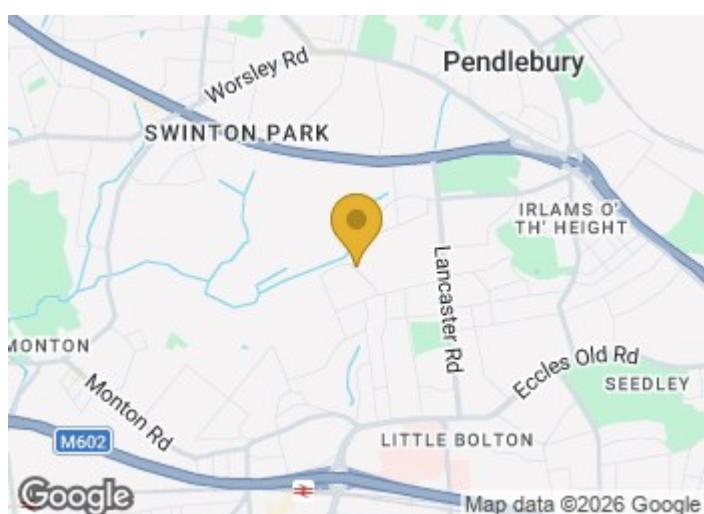
12'11 x 4'9 (3.94m x 1.45m)

Master Bedroom

10'11 x 12'9 (3.33m x 3.89m)

Bedroom Two

9'6 x 10'9 (2.90m x 3.28m)

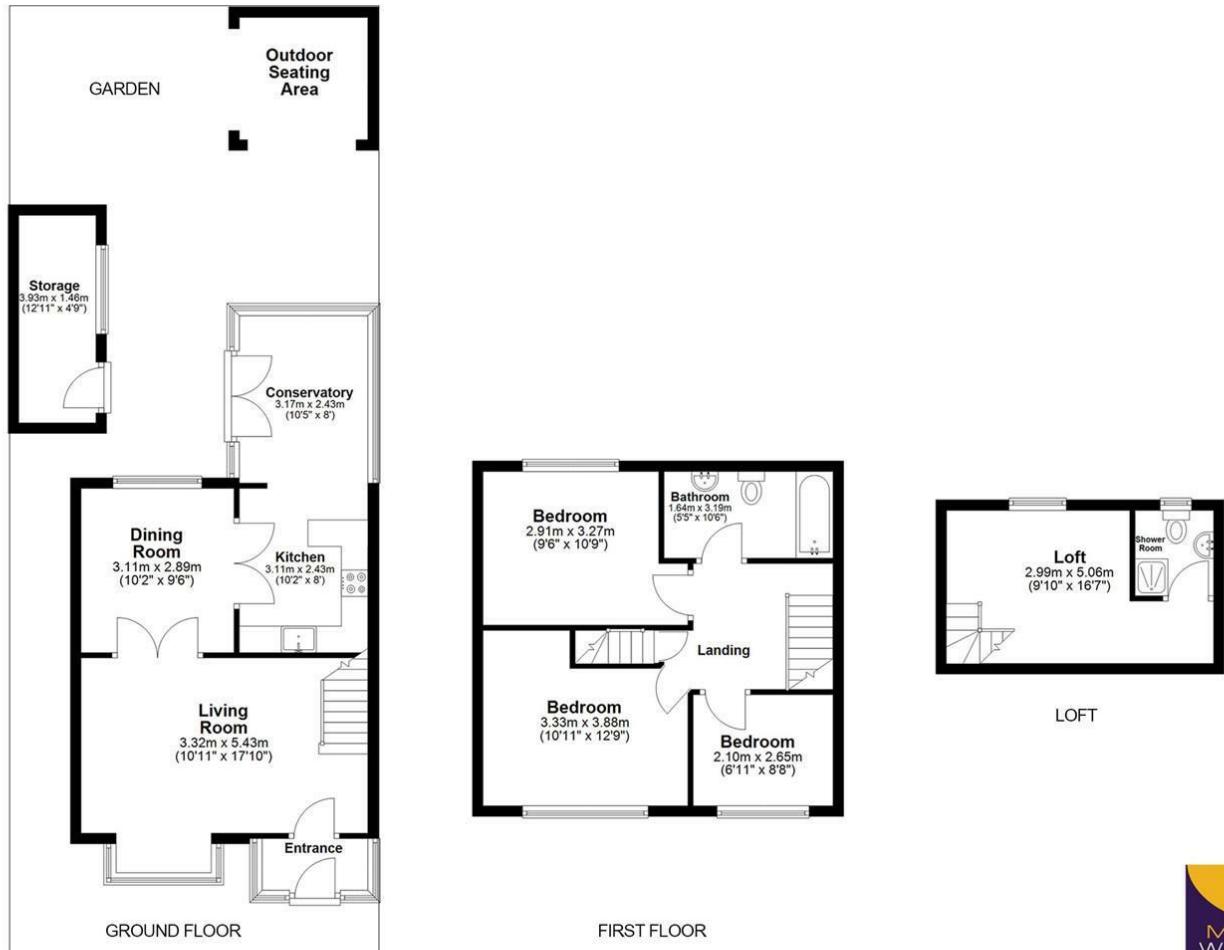


## Directions



Tel: 0161 787 9195

## Floor Plan



**Evolve**  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

**TOTAL FLOOR AREA** Sq. meters | 106.0  
Sq. feet | 1140.97

## Floor Plan

| Energy Efficiency Rating                    |              | Environmental Impact (CO <sub>2</sub> ) Rating |              |
|---|--------------|--|--------------|
|   |              | Current  | Potential    |
| Very energy efficient - lower running costs |              |  |              |
| (92 plus) A                                 | B            |  |              |
| (89-88) B                                   | C            | 79   |              |
| (55-68) D                                   |              | 67   |              |
| (39-54) E                                   |              |  |              |
| (21-38) F                                   |              |  |              |
| (1-20) G                                    |              |  |              |
| Not energy efficient - higher running costs |              |  |              |
| England & Wales                             | EU Directive | 2002/91/EC                                     | EU Directive |

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.

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