

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



28 Hereford Road Eccles, Manchester, M30 9BZ

Asking Price £285,000

Murphy Waldron are delighted to present FOR SALE this property situated on Hereford Road in Eccles, Manchester, this charming terraced/quaise semi-detached house offers a delightful blend of comfort and convenience. Built in the 1950s, this property has been thoughtfully updated, featuring a new roof, a new boiler, and new doors & windows, ensuring a modern living experience while retaining its classic appeal. Boarded loft with ladder for additional storage space also in place.

Spanning an impressive 984 square feet, the house boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The three well-proportioned bedrooms provide ample space for relaxation, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is the off-road parking, accommodating up to three vehicles, which is a rare find in this area. The front garden adds a touch of greenery, enhancing the overall charm of the home.

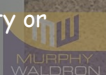
Situated in a prime location, this property is within easy reach of local schools, essential amenities, and transport links, making it an ideal choice for families and commuters alike. The nearby hospital ensures peace of mind for residents, adding to the convenience of the location.

This freehold property presents an excellent opportunity for those seeking a well-maintained home in a

- FREEHOLD
- NO CHAIN
- THREE BEDROOM QUASI-SEMI DETACHED PROPERTY
- OFF ROAD PARKING - 3 CARS
- REAR GARDENS
- LOTS OF POTENTIAL

Viewing

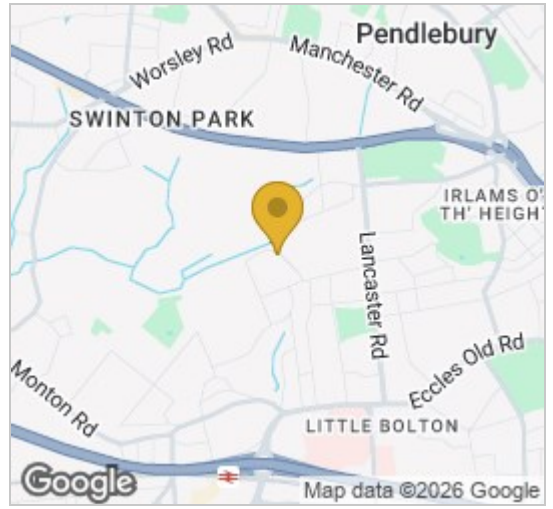
Please contact our Murphy Waldron Estates Office on 0161 787 9195 if you wish to arrange a viewing appointment for this property or require further information.



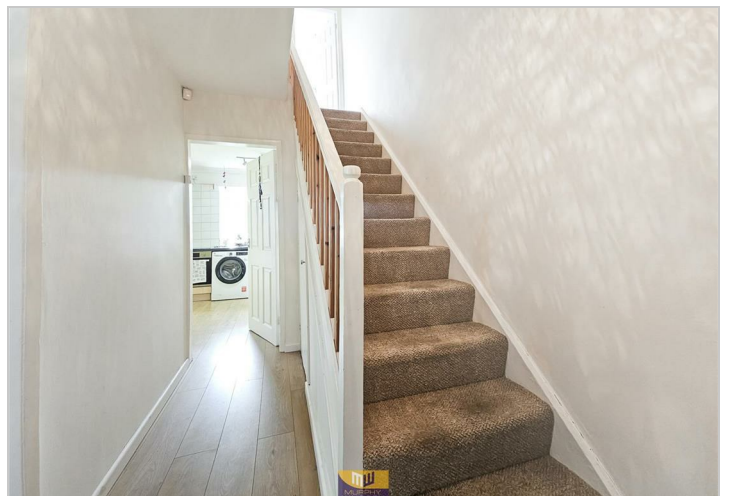
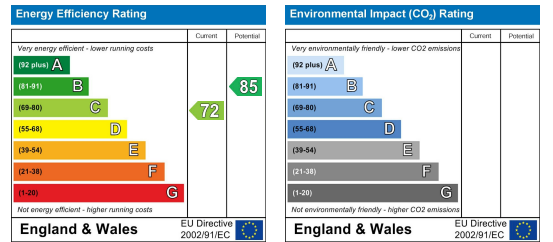
Floor Plan



Area Map



Energy Efficiency Graph



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.

Murphy Waldron Estates Ltd, 197 Eccles Old Road, Salford. M6 8HA Tel: 0161 787 9195 Web: www.murphy-waldron.com

Murphy Waldron is a trading name of Murphy Waldron Estates Limited & MMW Homes Ltd, registered numbers: 10558754 & 10944199
Registered Office: Ground Floor, 4 Broadgate, Broadway Business Park, Chadderton, Greater Manchester OL9 9XA
MANAGING DIRECTOR: MARIAN WALDRON B.A. HONS