



Take a look at this beautifully presented SPACIOUS TWO DOUBLE BEDROOM apartment located on the ground floor of this purpose built block, this would make a terrific first home or potential investment. Ideally situated, Ellishaw Row is located just off Eccles New Road with great access into Manchester City Centre, Salford Quays and MediaCityUK. The property comes complete with a NEWLY FITTED MODERN FITTED KITCHEN & BATHROOM, TWO DOUBLE BEDROOMS and a LARGE FAMILY SIZED LOUNGE. A well-kept and highly regarded block of apartments has well-presented and maintained communal spaces and PRIVATE, GATED PARKING. The property comes fully double glazed and gas central heated! So if you are looking for the ideal first home or a potential investment you may have just found it! Contact the office for more details and to arrange your viewing today!!

**Elishaw Row Eccles New Road  
Salford, M5 4UJ**

**Offers in Excess of £120,000**

0161 7074900  
[sales@hills.agency](mailto:sales@hills.agency)

## Hallway

With carpeted flooring and a ceiling light point

## Bathroom 6' 9" x 8' 0" (2.061m x 2.430m)

Fitted with a three piece suite including bath with a shower over, low level W.C and a pedestal hand wash basin. Tiled floors and half tiled walls. Ceiling light point.



## Lounge 11' 4" x 14' 8" (3.442m x 4.476m)

Spacious lounge area with carpeted flooring, a ceiling light point and a double glazed window to the rear.

## Storage 8' 9" x 5' 5" (2.663m x 1.643m)

Additional storage space/ utility area with space for a washing machine. Ceiling light point, carpeted flooring.

## Bedroom 1 11' 4" x 12' 8" (3.458m x 3.860m)

Ceiling light point, carpeted flooring and a double glazed window to the rear.

## Bedroom 2 9' 7" x 13' 9" (2.920m x 4.183m)

Ceiling light point, carpeted flooring and a double glazed window to the side.

## Kitchen 10' 10" x 10' 0" (3.3m x 3.04m)

The kitchen area is complete with a range of wall and base units with complementary work surfaces, integral sink and an integrated oven/hob and dishwasher. With space for a fridge freezer. Part tiled walls, laminate flooring.



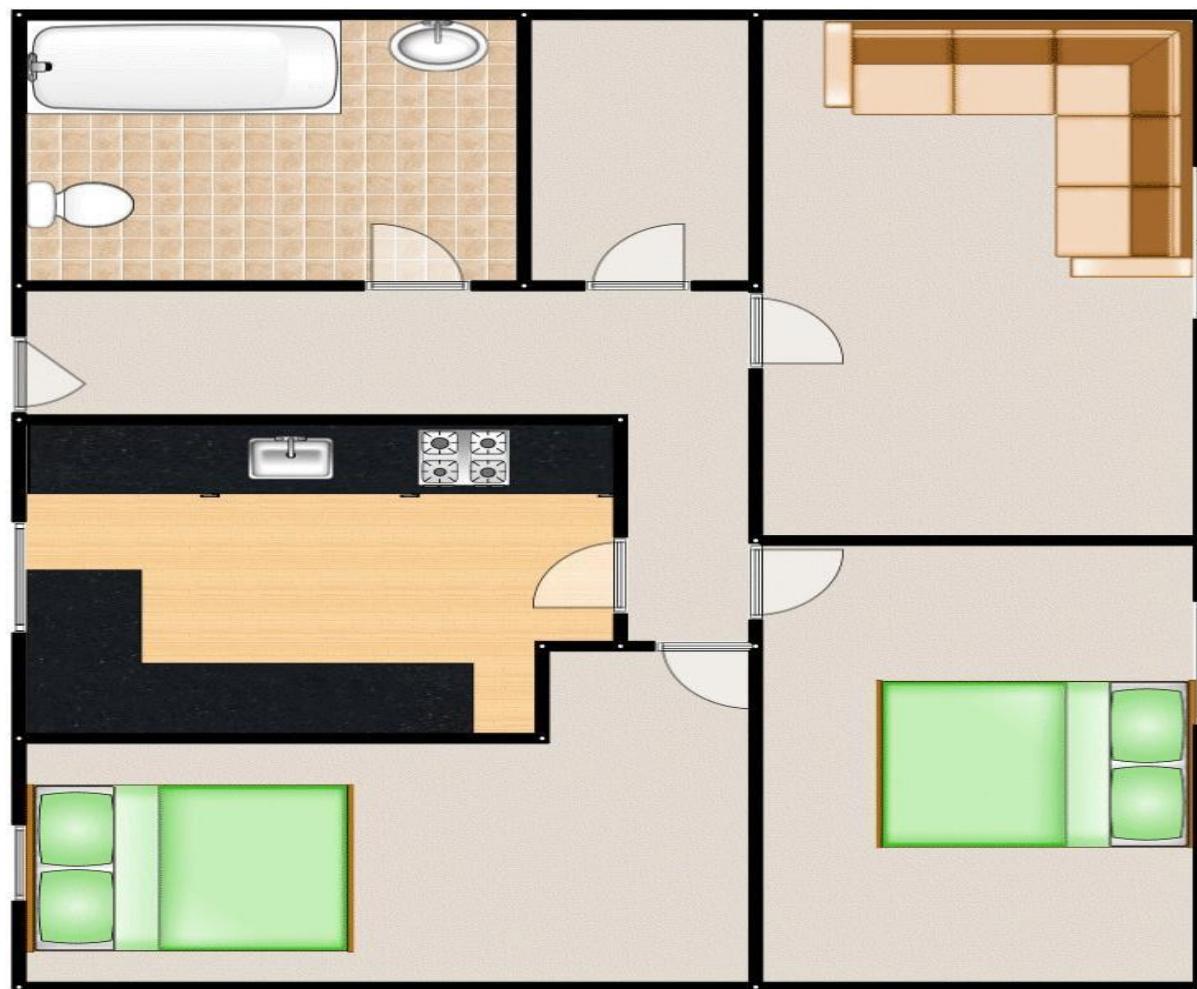
## External

Allocated parking space, fob access.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





 Eishaw Row  
Eccles New Road  
Salford  
M5 4UJ

## Energy rating

C

Valid until 13 June 2030

Certificate number

8660-6126-6280-0881-2202

### Property type

Ground-floor flat

### Total floor area

64 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance](#)