



Hardy Street
Eccles

Miller Metcalfe
Every step of the way

Hardy Street

Eccles

Semi Detached



3



2

EPC Rating - C



FANTASTIC FIRST TIME BUY, OFFERED WITH NO CHAIN, DRIVEWAY, CLOSE TO MOTORWAY NETWORKS

This charming abode offers the perfect blend of comfort and convenience, ideal for families or professionals.

Upon entering you'll pass a handy w/c servicing the ground floor accommodation. Into the spacious lounge/living area, perfect for relaxation or entertaining.

The modern fitted kitchen is fitted with sleek countertops and offers ample storage space and in turn offers space for dining that opens out into the garden. The outdoor space is perfect for outdoor dining or children's play.

Upstairs you will find two generously sized double bedrooms, alongside a cosy single that is perfect as a nursery or home office. The family bathroom is tastefully finished offering shower over bath.

Additional features include off-road parking and proximity to local schools, amenities and motorway links, making it the perfect home for comfortable, modern living.

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

TENURE

Freehold

COUNCIL TAX

Band: B

Annual Price:

£1,808

MOBILE COVERAGE

EE - Medium

Vodafone - Medium

Three - Medium

O2 - Medium

BROADBAND

Basic

5 Mbps

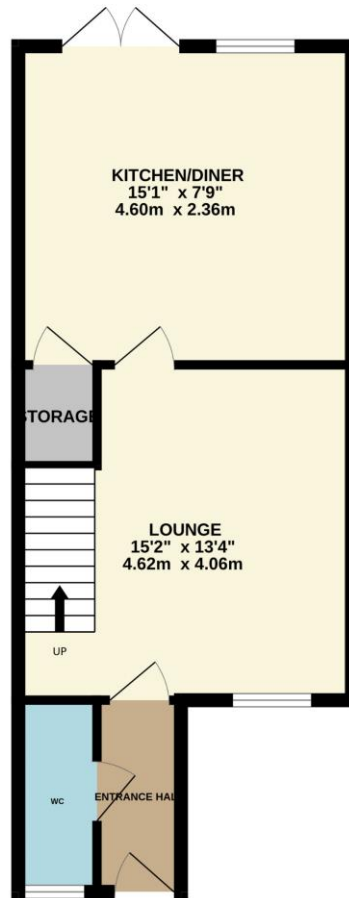
Ultrafast

1000 Mbps

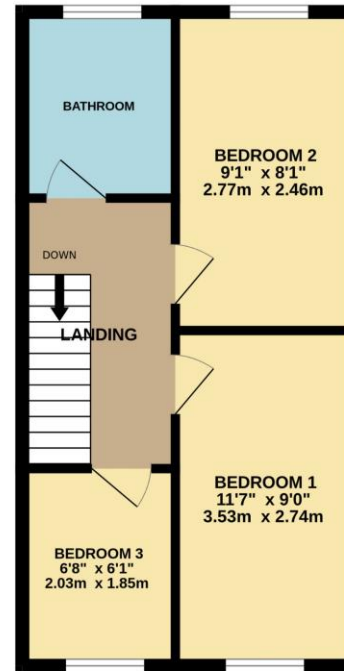




GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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