



 3
Bedrooms

 1
Bathroom





IMMACULATE THREE BEDROOM SEMI-DETACHED: Situated in a sought after location, close to local schools, amenities and with excellent transport links to and from the City Centre and Salford Quays. In brief this property comprises of entrance porch, entrance hall, lounge, lounge/dining room, and a modern breakfast kitchen/dining room. To the first floor there are three good sized bedrooms, family bathroom. Other benefits include gas central heating, Good area for off road parking. Paved to the front, decked patio area with lawn to the rear. This property needs to be viewed early to appreciate the excellent size and location. Early viewing essential to avoid disappointment.

UPVC double glazed entrance porch

Entrance hall

Staircase to first floor. Laminate floor. Dado rail. Picture rail. Double panel gas central heating radiator.

Front lounge *3.8m x 3.8m*

UPVC double glazed bay window to front elevation. Curved gas central heating radiator. Laminate floor. Picture rail. Bi-folding doors to rear reception/dining room.

Rear reception/large dining room *4.6m x 6.2m*

UPVC double glazed patio doors to garden. Feature fireplace with gas insert. Laminate floor. Dado rail. Cornice to ceiling.

Kitchen/open to dining room *9.2m x 2.9m*

UPVC double glazed window. Fitted with a range of modern black high gloss wall and base units incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap. Tiled splashback. Integrated double oven. 5 ring gas hob with stainless steel chimney style extractor above. Plumbed for automatic washing machine. Space for fridge/freezer. Wall mounted boiler, installed November 2019. Inset ceiling lights. Breakfast bar. Radiator. Tiled floor in kitchen area. UPVC double glazed door.

Opening from Dining room to kitchen

UPVC double glazed bay window to front elevation. Inset ceiling lights. Laminate floor.

Landing

Access to loft which has been floored and has light.

Bedroom one *5.0m x 3.4m*

UPVC double glazed bay window to front elevation. Curved gas central heating radiator. Picture rail. Laminate floor.

Bedroom two *3.4 x 3.1m*

UPVC double glazed window to rear elevation. Laminate floor. Radiator.

Bedroom three *2.9m x 2.1m*

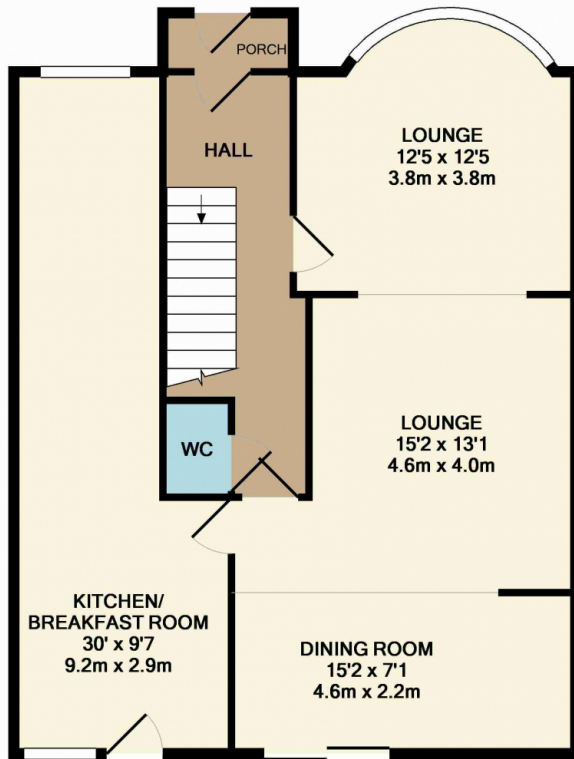
UPVC double glazed window to front elevation. Radiator. Laminate floor.

Bathroom *2.1m x 1.8m*

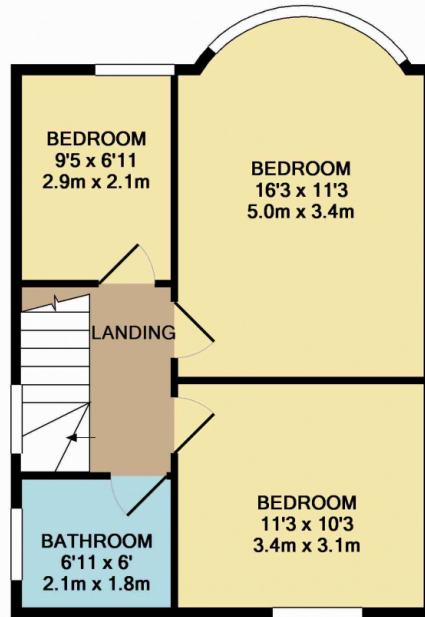
Fitted suite comprising of panel bath, pedestal wash hand basin and a low level WC. Tiled to compliment. UPVC double glazed window.

Outside

Paved to front providing off road parking. Garden to rear with raised decked area and lawned garden. Brick built building /garage with door and window which has been insulated and has power and light and water supply.



GROUND FLOOR
APPROX. FLOOR
AREA 775 SQ.FT.
(72.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1226 SQ.FT. (113.9 SQ.M.)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 