



HILLS
FOR SALE

Cholmondeley Road, Salford

Salford



In Excess of £350,000

Cholmondeley Road

Salford, Salford

****IDEAL FAMILY LOCATION** STOP!** Available with NO VENDOR CHAIN is this DECEPTIVELY SPACIOUS, THREE BEDROOM DETACHED FAMILY HOME, situated on a GENEROUS PLOT! Ideally located within walking distance of SALFORD ROYAL HOSPITAL, close to Light Oaks school and well-kept local parks, this property is everything a family would look for and more!

Council Tax band: D

Tenure: Freehold

- Deceptively Spacious Three Bedroom Detached Family Home
- Benefits from NO VENDOR CHAIN!
- Large 20FT Kitchen Diner and a Modern Three-Piece Family Bathroom
- Benefits from Three Spacious Reception Rooms
- Large Driveway for Several Cars Leading from the Front to the Rear of the Property, Along with a Double Garage
- Situated on a Generous Plot with Further Potential to Extend Subject to Planning Permission (STPP)
- Wrap Around Low-Maintenance Gardens to the Front, Sides and Rear that Benefit from the Sun
- Walking Distance to Salford Royal, Good Local Schooling and Well-Kept Local Parks
- Excellent Transport Links to Salford Quays/Media City and the City Centre
- Ideal Family Home, Viewing Highly Recommended!



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Hallway

Dimensions: 12' 10" x 8' 2" (3.9m x 2.5m). Ceiling light point, UPVC front door and wall mounted radiator.

Lounge

Dimensions: 15' 1" x 11' 6" (4.6m x 3.5m). Ceiling light point, double glazed windows, gas fire and wall mounted radiator.

Dining Room

Dimensions: 14' 9" x 13' 5" (4.5m x 4.1m). Ceiling light point, double glazed windows, gas fire and wall mounted radiator.

Kitchen

Dimensions: 20' 0" x 7' 10" (6.1m x 2.4m). Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven and hob with space for a fridge freezer and washer. Ceiling spotlights, double glazed windows and UPVC door to the side.

Conservatory

Dimensions: 13' 9" x 6' 11" (4.2m x 2.1m). Ceiling spotlights and wall mounted radiator.

Landing

Dimensions: 17' 1" x 3' 7" (5.2m x 1.1m). Ceiling light point, double glazed window and access to bedrooms and bathrom.

Bedroom One

Dimensions: 15' 9" x 12' 10" (4.8m x 3.9m). Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Two

Dimensions: 11' 2" x 11' 2" (3.4m x 3.4m). Ceiling light point, double glazed window and wall mounted radiator.

Bathroom

Dimensions: 9' 10" x 6' 11" (3m x 2.1m). Fitted with a three piece suite including a hand wash basin, WC and shower over a bath. Ceiling light point and double glazed windows.

Bedroom Three

Dimensions: 10' 2" x 7' 7" (3.1m x 2.3m). Ceiling light point, double glazed window and wall mounted radiator.



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