Elm Tree Road, Salford

Yale

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HILLS

In Excess of £250,000

Salford

## Elm Tree Road

## Salford, Salford

Located on a quiet road within a popular development, this MODERN THREE BEDROOM HOME would be a perfect first time home or investment! Well-presented throughout, you will need to get in touch quickly to secure your viewing! Council Tax band: B

Tenure: Freehold

- Stylish Three Bedroom Modern Home
- Located on a Quiet Road within a Popular Development
- Spacious Lounge and a Dining Room with Patio Doors to the Rear
- Modern Fitted Kitchen, Downstairs W/C and a Contemporary Three-Piece Bathroom
- Three Well-Proportioned Bedrooms
- Master Bedroom Complete with an Ensuite Shower Room
- Double Driveway to the Front Providing Off-Road Parking, and a Well-Presented, Low-Maintenance Garden to the Rear with Artificial Grass and Paving
- Perfect First Time Home or Investment
- Early Viewing Essential!



#### Hall

Ceiling light point and wall mounted radiator.

**Downstairs WC** 4' 11" x 2' 11" (1.5m x 0.9m) Ceiling light point, hand wash basin and WC.

#### Lounge

13' 9" x 11' 6" (4.2m x 3.5m) Ceiling light point, double glazed window, wall mounted radiator and power points.

## **Dining Room**

9'10" x 6'11" (3m x 2.1m)

Ceiling light point, wall mounted radiator, power point, entrance way to kitchen and patio doors to the garden.

#### Kitchen

9'10" x 7' 3" (3m x 2.2m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven, hob and dishwasher with space for a fridge freezer. Ceiling light point, double glazed window and power points.

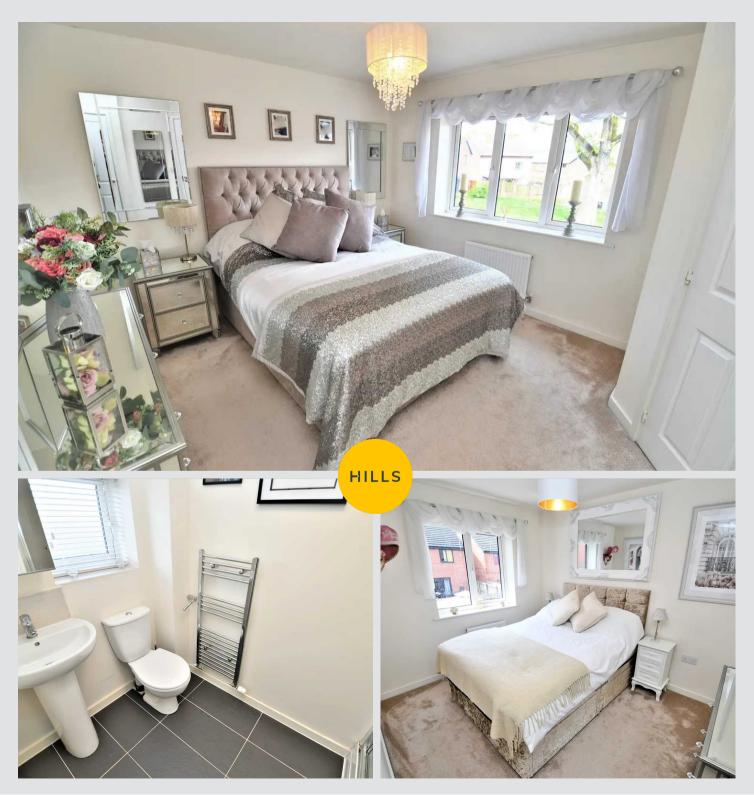
#### **Bedroom One**

11' 6" x 10' 10" (3.5m x 3.3m) Ceiling light point, double glazed window, wall mounted radiator, power point and en-suite.

#### **En-Suite**

10' 6" x 8' 2" (3.2m x 2.5m)

Ceiling light point, double glazed window, heated towel rail, hand wash basin, WC and shower cubicle.



## **Bedroom Two**

10' 6" x 8' 2" (3.2m x 2.5m) Ceiling light point, double glazed window, wall mounted radiator and power point.

## **Bedroom Three**

7' 7" x 5' 11" (2.3m x 1.8m) Ceiling light point, double glazed window, wall mounted radiator and power point.

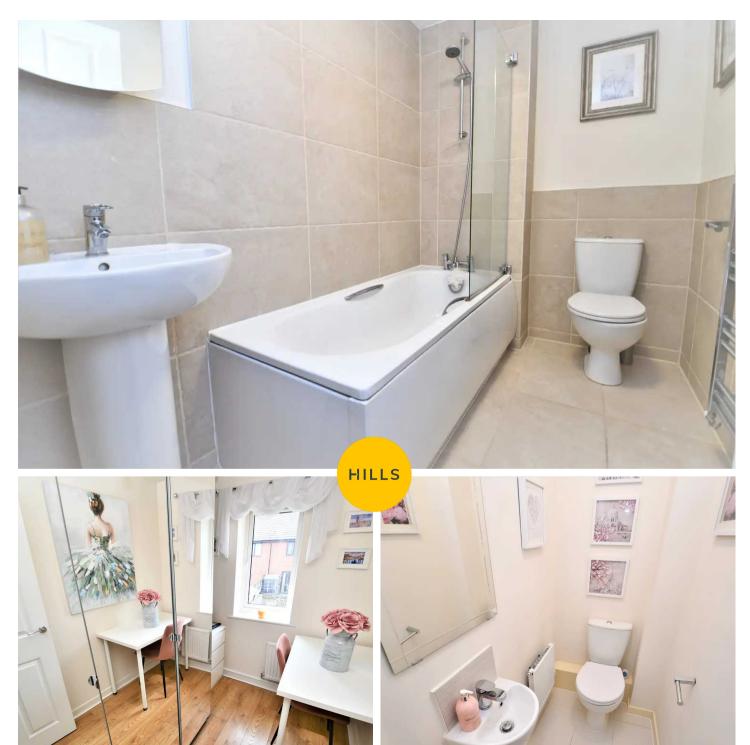
## Bathroom

8' 2" x 5' 3" (2.5m x 1.6m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling light point and heated towel rail.

## Externally

Double driveway to the side of the property for off road parking, low maintenance garden to the rear with decorative stone, artificial grass and paved areas.









# Hills | Salfords Estate Agent

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