



Elm Tree Road, Salford

Salford



In Excess of £250,000



# 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.



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