



Park Road

Salford



In Excess of £525,000



# Park Road

## Salford

Introducing this prestigious four-bedroom semi-detached family home, boasting a wealth of period features. Situated on a highly sought-after tree-lined road, within walking distance of Salford Royal Hospital, this property offers both convenience and elegance.

Council Tax band: D

Tenure: Freehold

- Prestigious Four Bedroom Semi-Detached Family Home Full of Period Features
- Located on a Popular Tree-Lined Road, Within Walking Distance of Salford Royal Hospital
- Beautifully Presented Throughout to a High Standard
- Four Large Double Bedrooms
- Stylish, Three Piece Family Bathroom and an Additional Shower Room Downstairs
- Modern Fitted Kitchen Diner and a Separate Utility Room
- Large Resin Driveway Providing Plenty of Off-Road Parking, Along with a Detached 15FT Garage
- Generously-Sized, Well-Maintained Gardens to the Front and Rear
- Great Family Location, Within Catchment of Ellesmere Park High School and Within Easy Access of Well-Kept Parks and Amenities
- Viewing is Highly Recommended to Appreciate the Size and Quality of Work of this Property!



HILLS





### Entrance Hallway

A grand entrance hallway accessed via an entrance porch to the side of the property. Ceiling light point, wall mounted radiator, under the stairs storage and laminate floors. Original coving to the ceiling. Access into both reception rooms and the kitchen diner and stairs leading up to the 1st floor landing.

### Lounge

10' 7" x 17' 11" (3.22m x 5.47m)

A large family lounge complete with an original sash bay window to the front, ceiling light point and three wall mounted lights, original coving and picture rail. Wall mounted radiator and carpeted floors. A gas fire with marble surround acts as an excellent focal point of the room.

### Reception Room Two

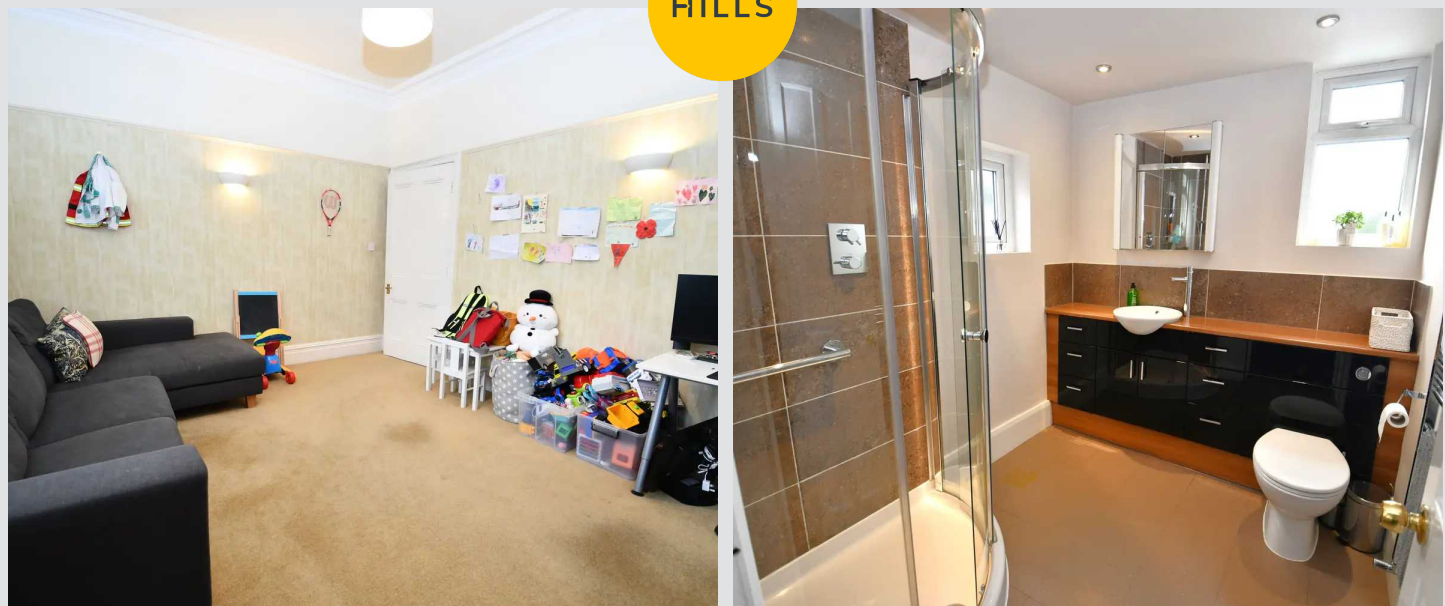
15' 3" x 13' 4" (4.64m x 4.07m)

A spacious sitting room complete with an original sash window to the front, ceiling light point and wall mounted radiator. Built in bookcase, original coving and picture rails, fire with wooden surround and carpeted floors.

### Kitchen / Diner

20' 3" x 10' 8" (6.16m x 3.25m)

A large 20ft kitchen diner fitted with a modern range of wall and base units and complemented by granite work top surfaces and integral sink. Integrated Double oven, 5 ring hob and extractor. integrated fridge and dishwasher. Three windows to the rear, ceiling light point and inset spot lights. Wall mounted radiator, gas fire with surround and built in storage cupboards. Ample space for a dining table.



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### Utility Room

6' 11" x 15' 5" (2.12m x 4.71m)

Fitted with a range of units with complementary granite work surfaces and an integral Belfast sink. Double glazed window to the side and one to the rear and two single glazed windows to the side. Space and plumbing for a washing machine, integrated fridge freezer, boiler, wall mounted radiator and inset spotlights. Access door to the rear garden.

### Shower Room

6' 8" x 7' 8" (2.02m x 2.33m)

Three piece suite comprising of a low level WC, sink in vanity unit and a corner shower cubicle. Double glazed window to the side and rear, inset spot lights, chrome heated towel rail, part tiled walls and tiled floors.

### Landing

Ceiling light point, original coving and picture rails, wall mounted radiator and carpeted floors. Skylight and loft access.

### Bedroom One

15' 5" x 13' 0" (4.70m x 3.95m)

Original sash bay window to the front, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floors.

### En-suite

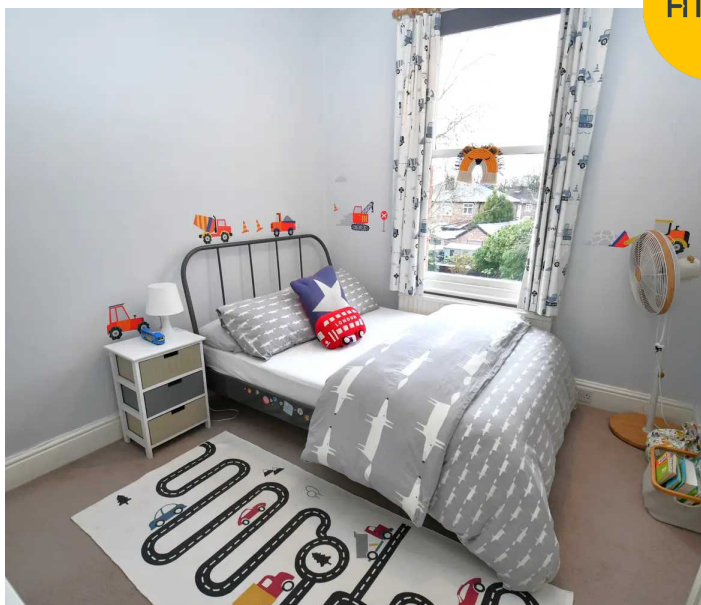
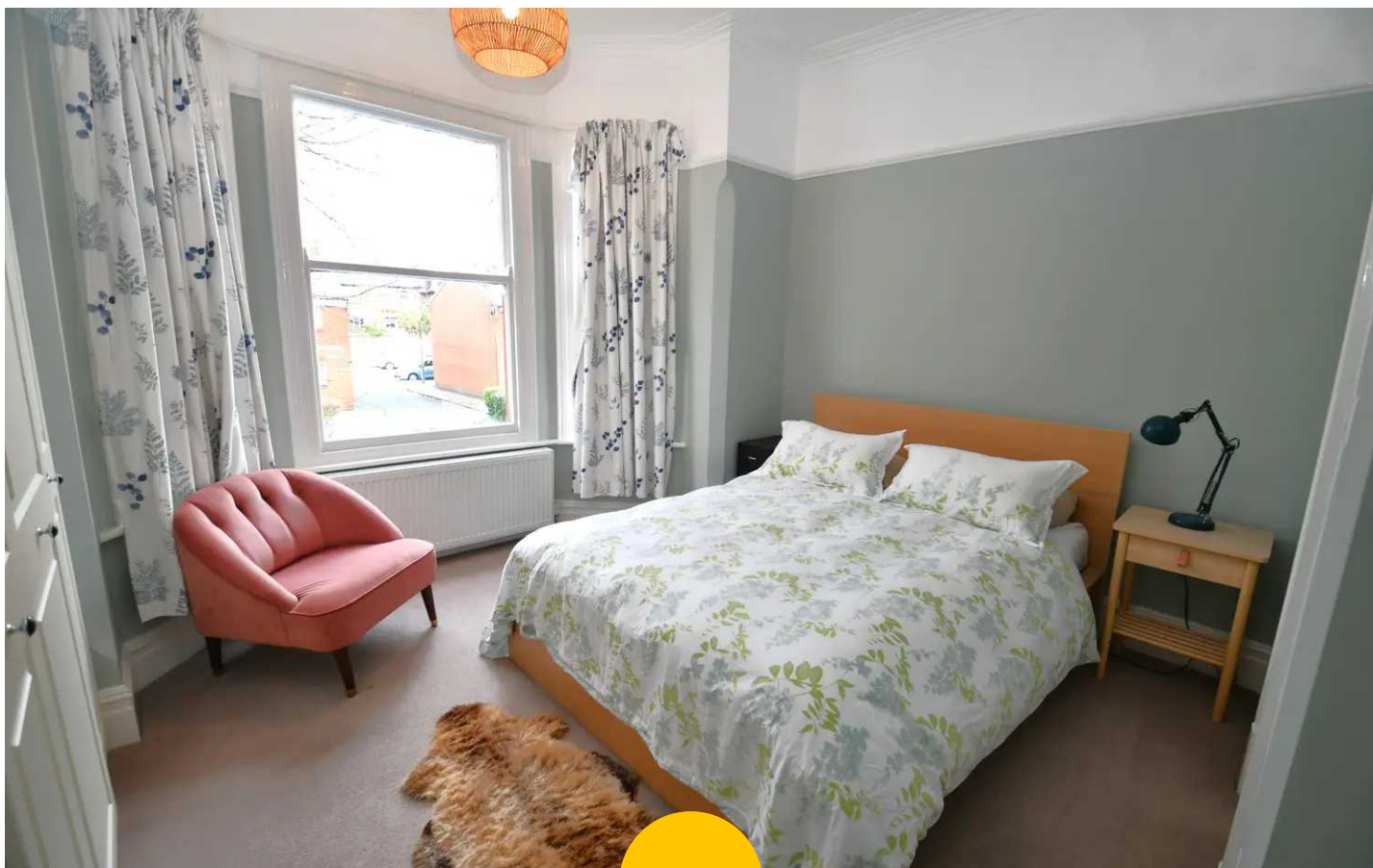
7' 1" x 3' 3" (2.17m x 1.00m)

Two piece suite comprising of low level WC and sink in vanity unit. Ceiling light point, under unit lighting and a wall mounted radiator.

### Bedroom Two

11' 11" x 15' 5" (3.64m x 4.70m)

Single glazed sash window to the front, original coving and picture rails, ceiling light point, two wall mounted radiators, fitted wardrobes and carpeted floors.





**Bedroom Three**

10' 6" x 10' 9" (3.19m x 3.27m)

Single glazed sash window to the rear, ceiling light point, wall mounted radiator, fitted wardrobe and carpeted floors. Original cast iron surround.

**Bedroom Four**

9' 11" x 10' 4" (3.03m x 3.14m)

Single glazed sash window to the rear, ceiling light point, wall mounted radiator and carpeted floors.

**Bedroom Five / Office**

6' 3" x 6' 10" (1.90m x 2.08m)

Single glazed original sash window to the side, ceiling light point, wall mounted radiator, fitted wardrobes and carpeted floors.

**Bathroom**

7' 10" x 7' 7" (2.39m x 2.30m)

Fitted with a modern four piece suite comprising of low level WC, pedestal hand wash basin, bath and walk in double shower. Two windows to the rear elevation, inset spotlights, heated towel rail, part tiled walls and vinyl floors.

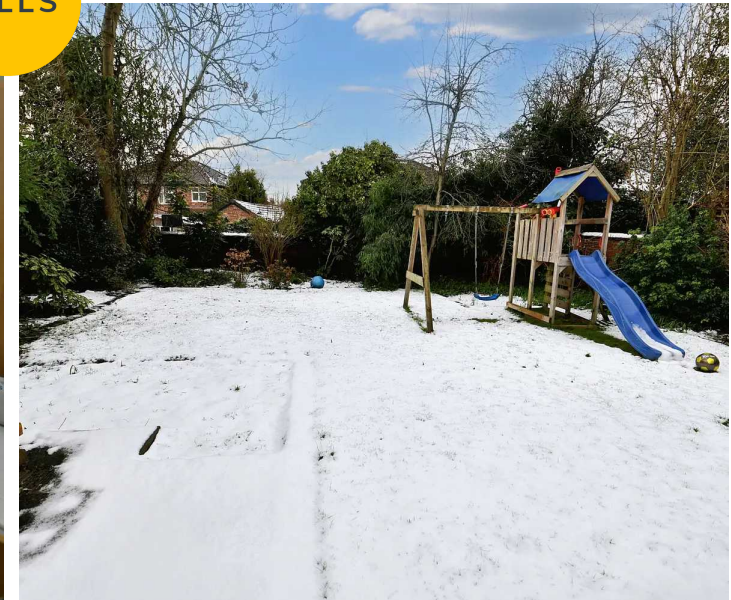
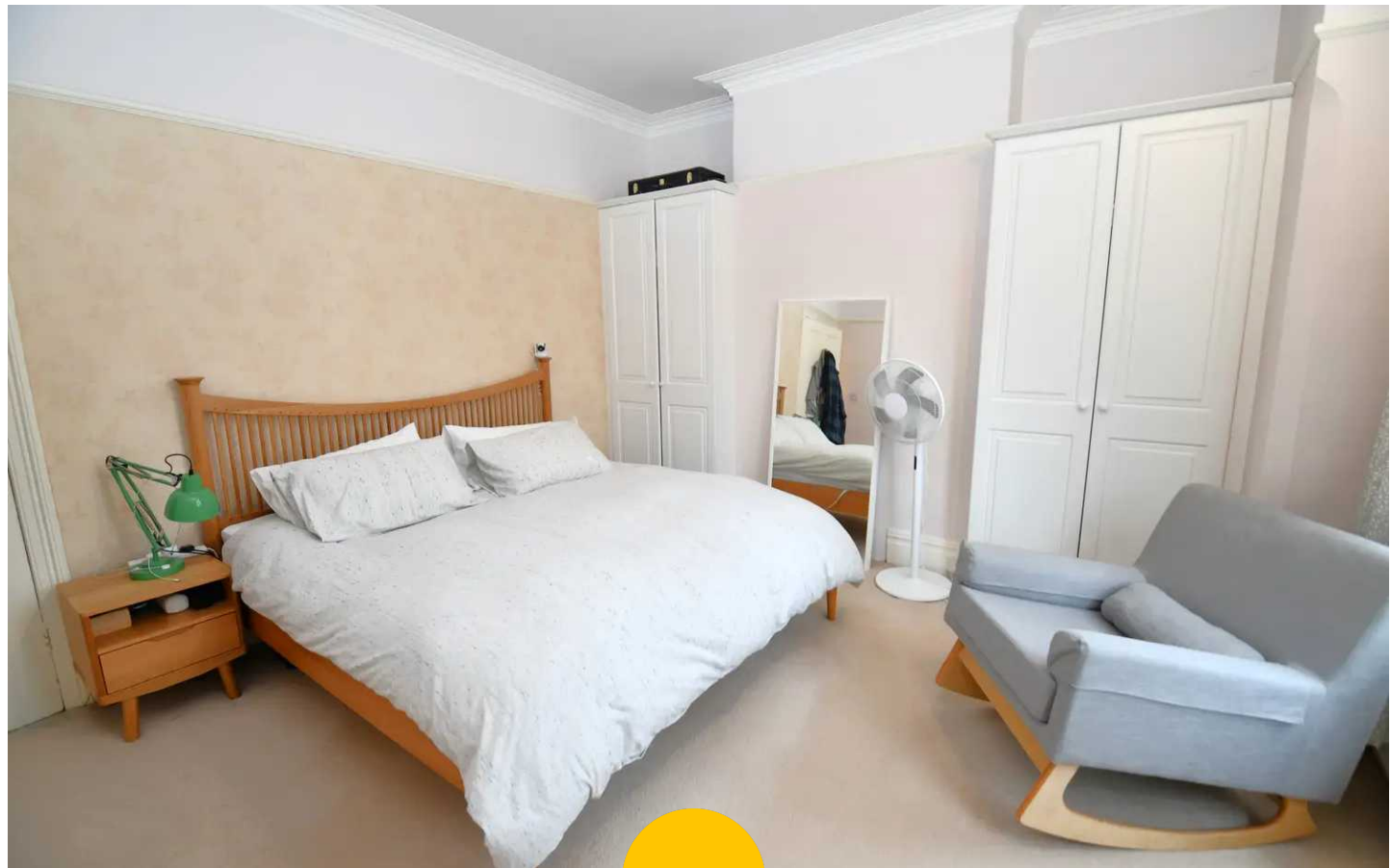
**Garage**

19' 2" x 9' 4" (5.84m x 2.84m)

Up and over door and a ceiling light point.

**External**

To the front of the property is a large resin driveway that extends from the gates at the front to the detached garage at the rear. Raised sleeper beds and artificial turf are set behind mature trees and a low lying brick built wall and gate. To the rear is a large, private garden complete with an Indian stone patio, raised planting beds and a well-kept laid to lawn garden surrounded by flowering plants and mature trees. Outside lighting and outside power points. The rear benefits from the sun into the afternoons and evenings and benefits from not being overlooked.







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