

Trenant Road

Salford



# Trenant Road

Salford, Salford

**\*\*\*Well-Presented, Three Bedroom Semi Detached Family Home, Located in the Popular Irlam o' th' Height Area\*\*\***

Council Tax band: C

- Well-Presented, Three Bedroom Semi-Detached Family Home
- Located in the Popular Irlam o' th' Height Location
- Spacious, Bay-Fronted Lounge
- Bright, Airy Kitchen and Dining Rooms
- Three Generous Bedrooms
- Modern, Three-Piece Family Bathroom
- Low-Maintenance Garden to the Front with the Potential for Off-Road Parking
- Beautifully Presented, Paved Garden to the Rear that Benefits from the Sun
- Great Family Location, Close to Good Local Schooling and Well-Kept Parks, including Buile Hill Park
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre. Viewing is Highly Recommended!



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### **Porch**

uPVC door and double glazed windows surrounding

### **Entrance Hallway**

A spacious and welcoming entrance hallway complete with a ceiling light point and laminate floors.

### **Lounge**

12' 4" x 12' 1" (3.76m x 3.68m)

A bright lounge complete with a ceiling light point, a double glazed bay window and laminate flooring.

### **Kitchen / Diner**

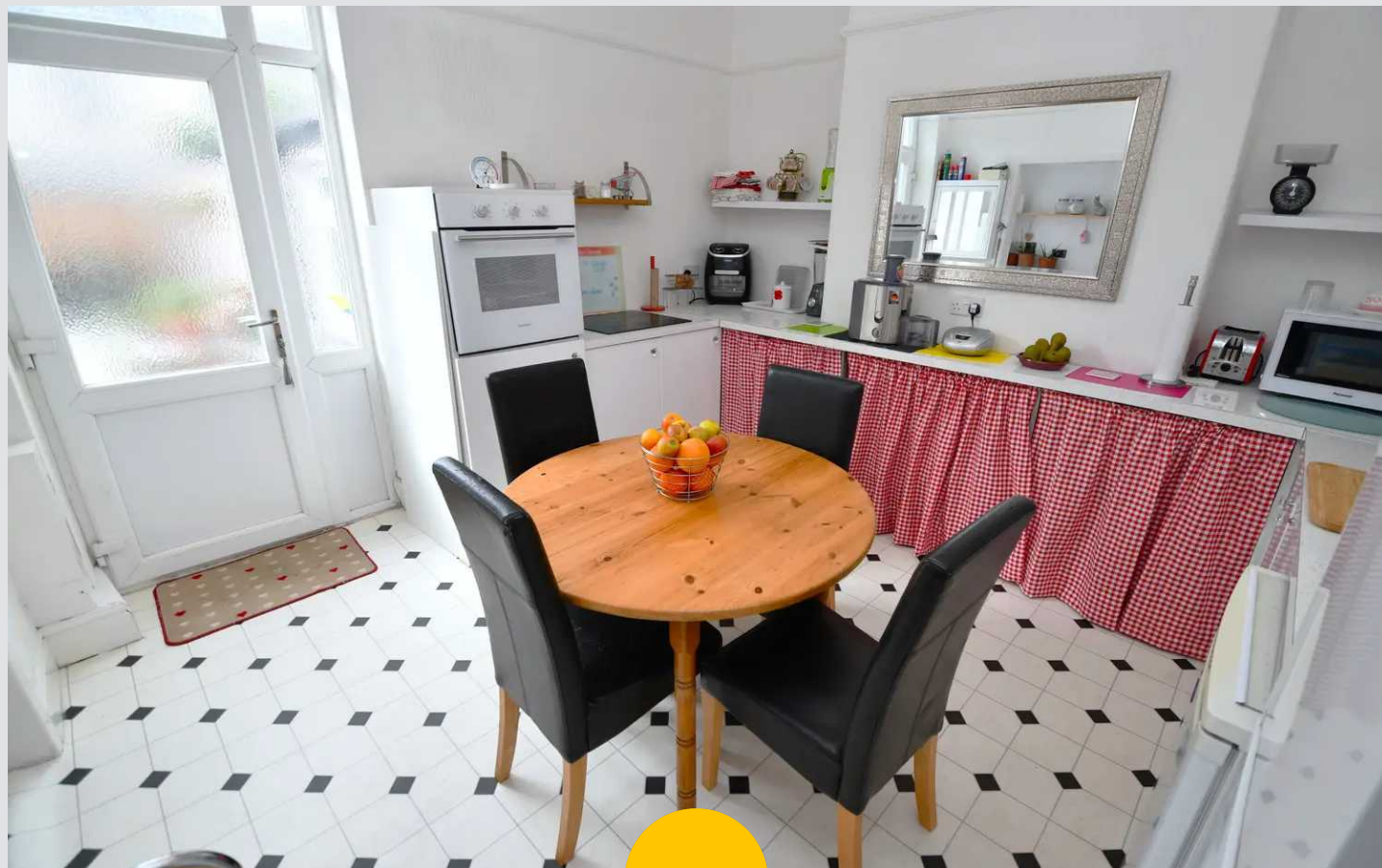
12' 1" x 12' 1" (3.69m x 3.68m)

A spacious kitchen / diner complete with complementary fitted units with an integrated hob and oven. Space for a fridge. Fitted with cushioned flooring.

### **Second Kitchen Area**

9' 2" x 6' 4" (2.79m x 1.94m)

Complete with a ceiling light point, double glazed window and complementary fitted units. Space for a washer.



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### Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

### Bedroom One

12' 4" x 12' 1" (3.75m x 3.69m)

A spacious first bedroom fitted with a ceiling light point, double glazed bay window and wall mounted radiator. Complete with carpet flooring.

### Bedroom Two

12' 1" x 10' 3" (3.68m x 3.13m)

Fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with carpet flooring.

### Bedroom Three

9' 3" x 8' 4" (2.81m x 2.55m)

Fitted with a ceiling light point, double glazed window and wall mounted radiator. Complete with laminate flooring.

### Bathroom

7' 3" x 6' 2" (2.22m x 1.87m)

A bright bathroom fitted with a bath with shower over and basin. Complete with a ceiling light point and double glazed window.

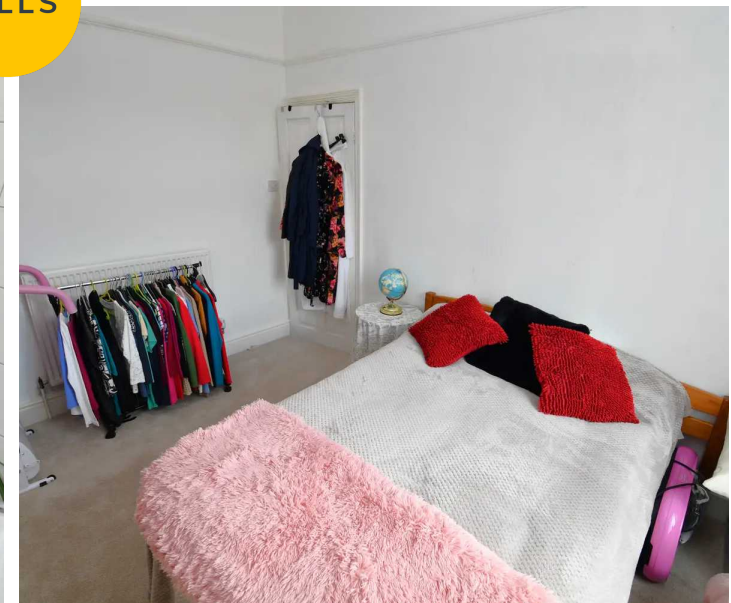
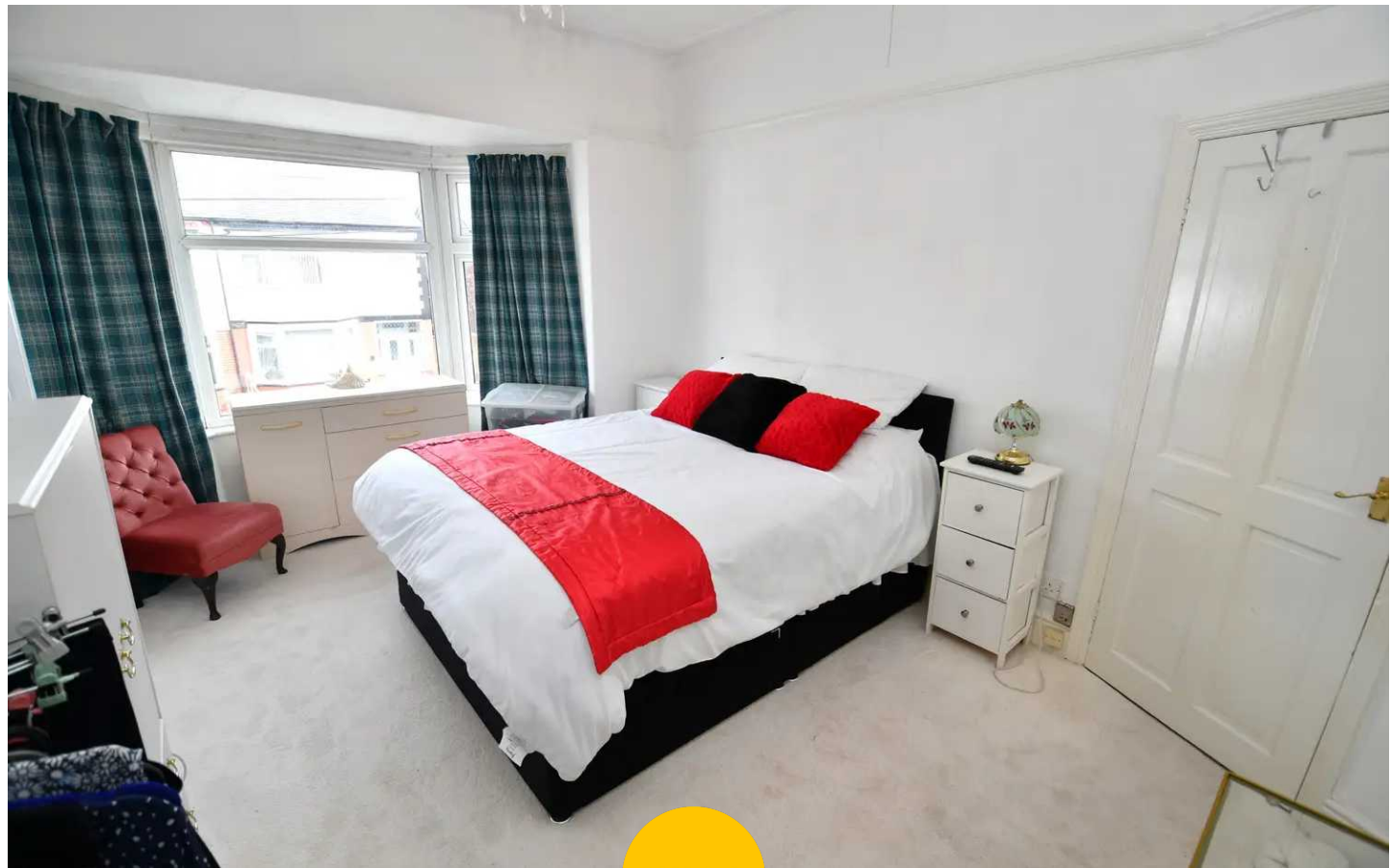
### External

To the front of the property is potential for off road parking with a generous and low maintenance paved garden to the rear of the property.

### Outhouse

11' 1" x 6' 0" (3.39m x 1.83m)

A spacious outbuilding provides the perfect home office and comes complete with a ceiling light point, two double glazed windows and laminate flooring.



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