

**Welwyn Drive, Salford**

Salford



Offers in Region of **£290,000**

# Welwyn Drive

Salford

**\*\*Beautifully Presented Three Bedroom Semi-Detached Family Home, Nestled Within a Sought-After Area. Boasting a Contemporary Kitchen Diner, a Generous Garden to the Rear that is Not Overlooked, and a Driveway for Off-Road Parking\*\***  
Council Tax band: B

Tenure: Freehold

- Beautifully presented three bedroom, semi-detached family home
- Situated in a popular, quiet development
- Spacious family lounge
- Contemporary, L-shaped kitchen diner with patio doors to the rear
- Three well-proportioned bedrooms
- Modern three-piece family bathroom
- Driveway for off-road parking
- Well-presented, low-maintenance garden for the front and a generously sized garden to the rear that is not overlooked
- Close to excellent transport links throughout Manchester
- Ideal family home, ready for you to pack your bags and move in, viewing is highly recommended!



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### Entrance Hallway

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

### Lounge

17' 5" x 10' 11" (5.32m x 3.32m)

A spacious lounge complete with a ceiling light point, double glazed window and two wall mounted radiators. Fitted with laminate flooring.

### Kitchen / Diner

19' 0" x 15' 6" (5.80m x 4.72m)

A modern kitchen featuring complementary wall and base units with five ring gas hob, integral hob and oven. Space for washer and dryer. Complete with a ceiling light point, double glazed window, wall mounted radiator and patio doors. Fitted with cushioned flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

10' 11" x 10' 2" (3.33m x 3.09m)

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

### Bedroom Two

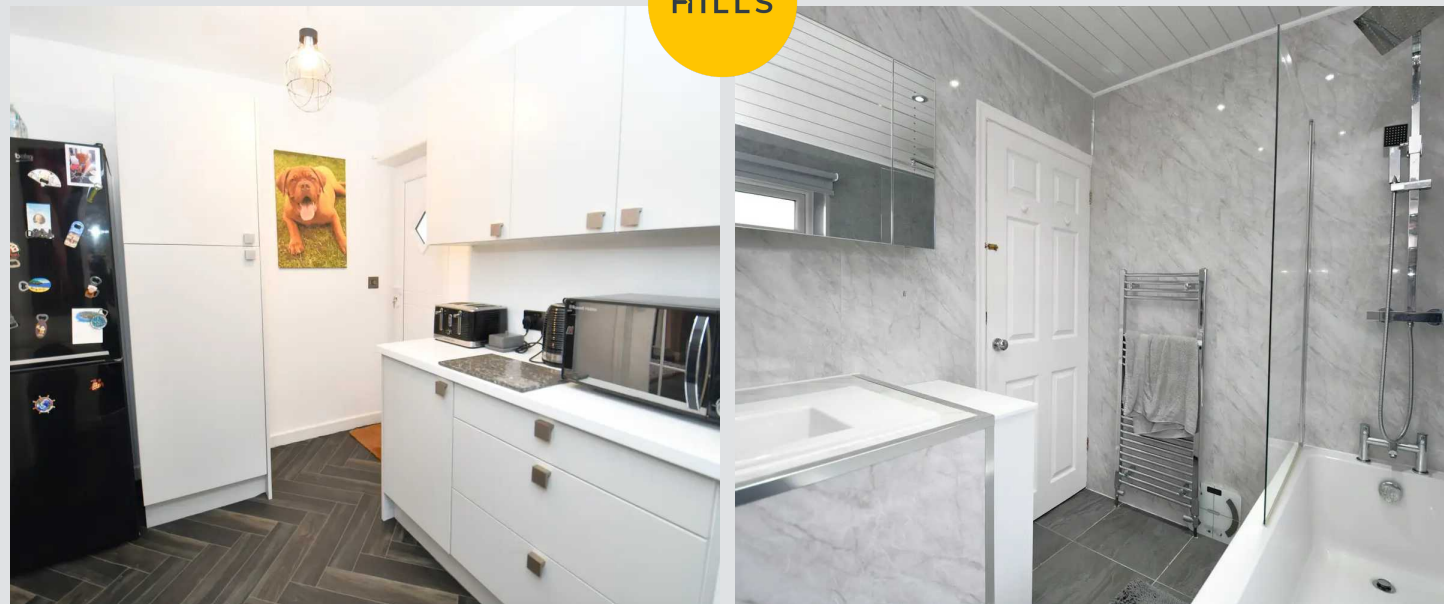
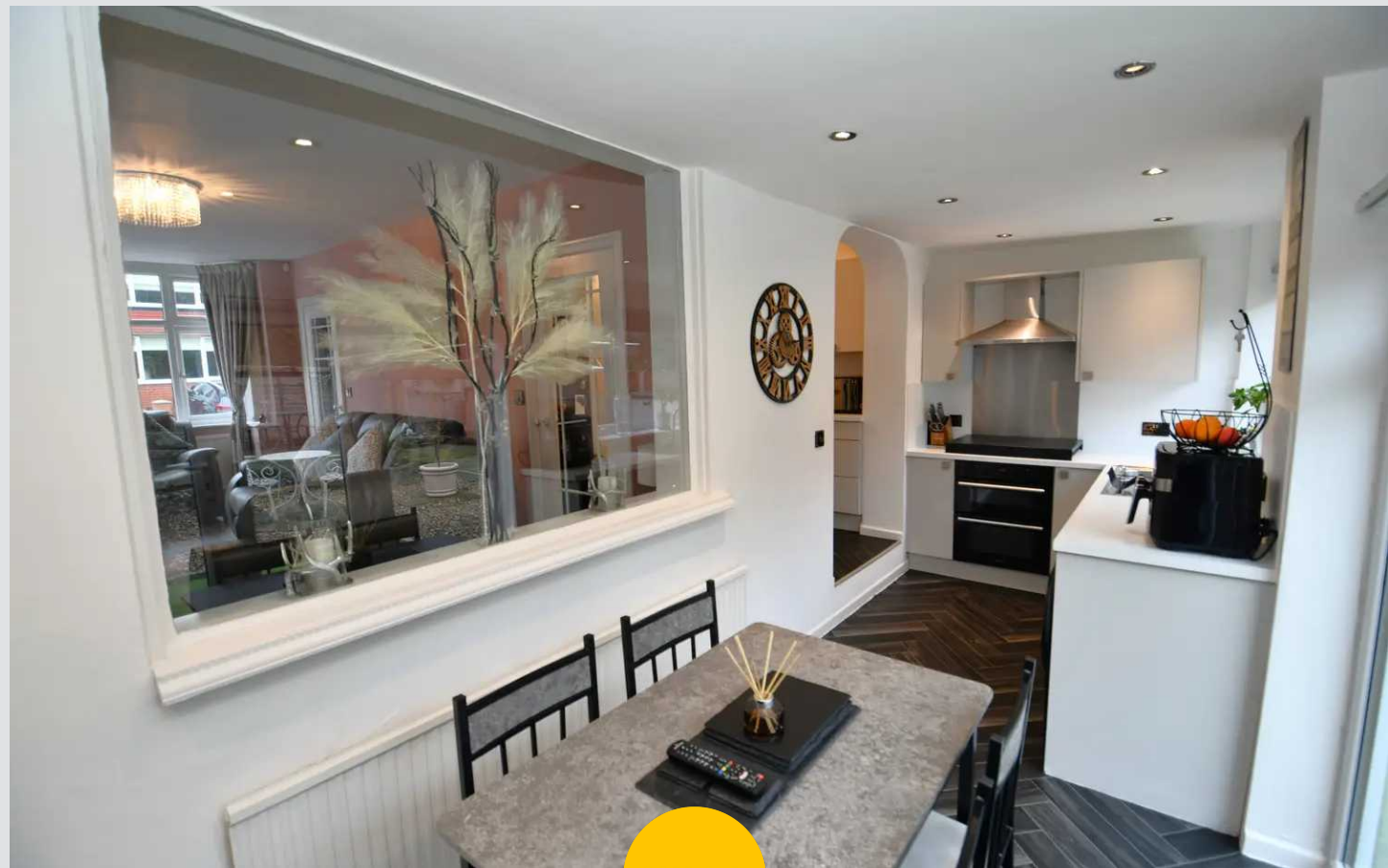
9' 1" x 7' 11" (2.77m x 2.42m)

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

### Bedroom Three

7' 9" x 7' 8" (2.36m x 2.33m)

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



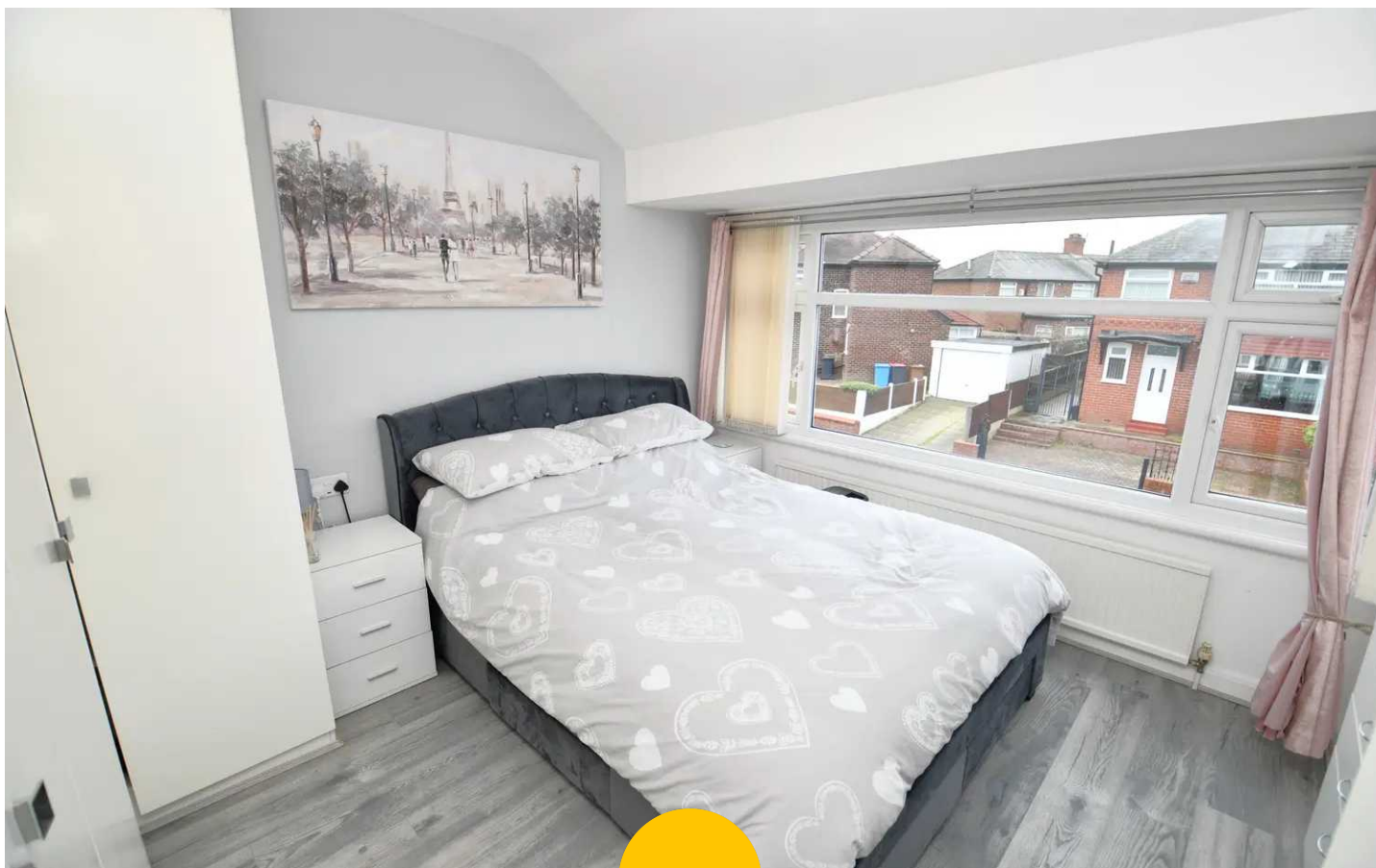
**Bathroom**

7' 7" x 6' 0" (2.32m x 1.84m)

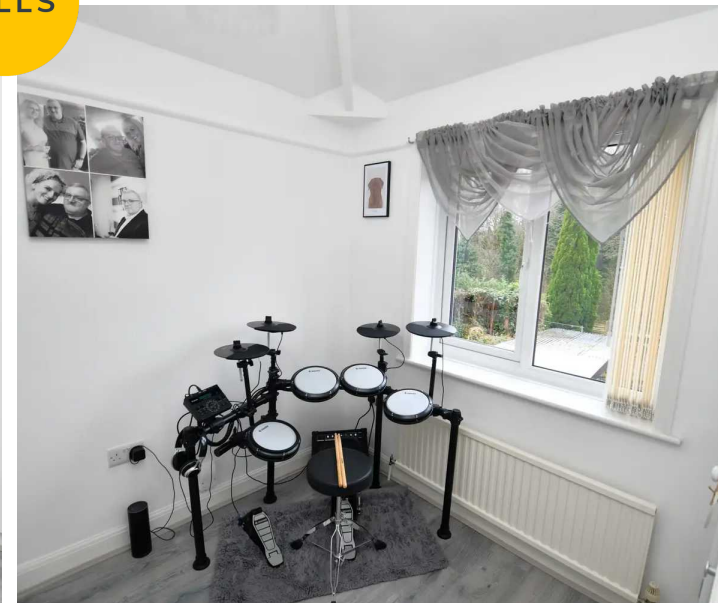
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, uPVC walls and tiled flooring.

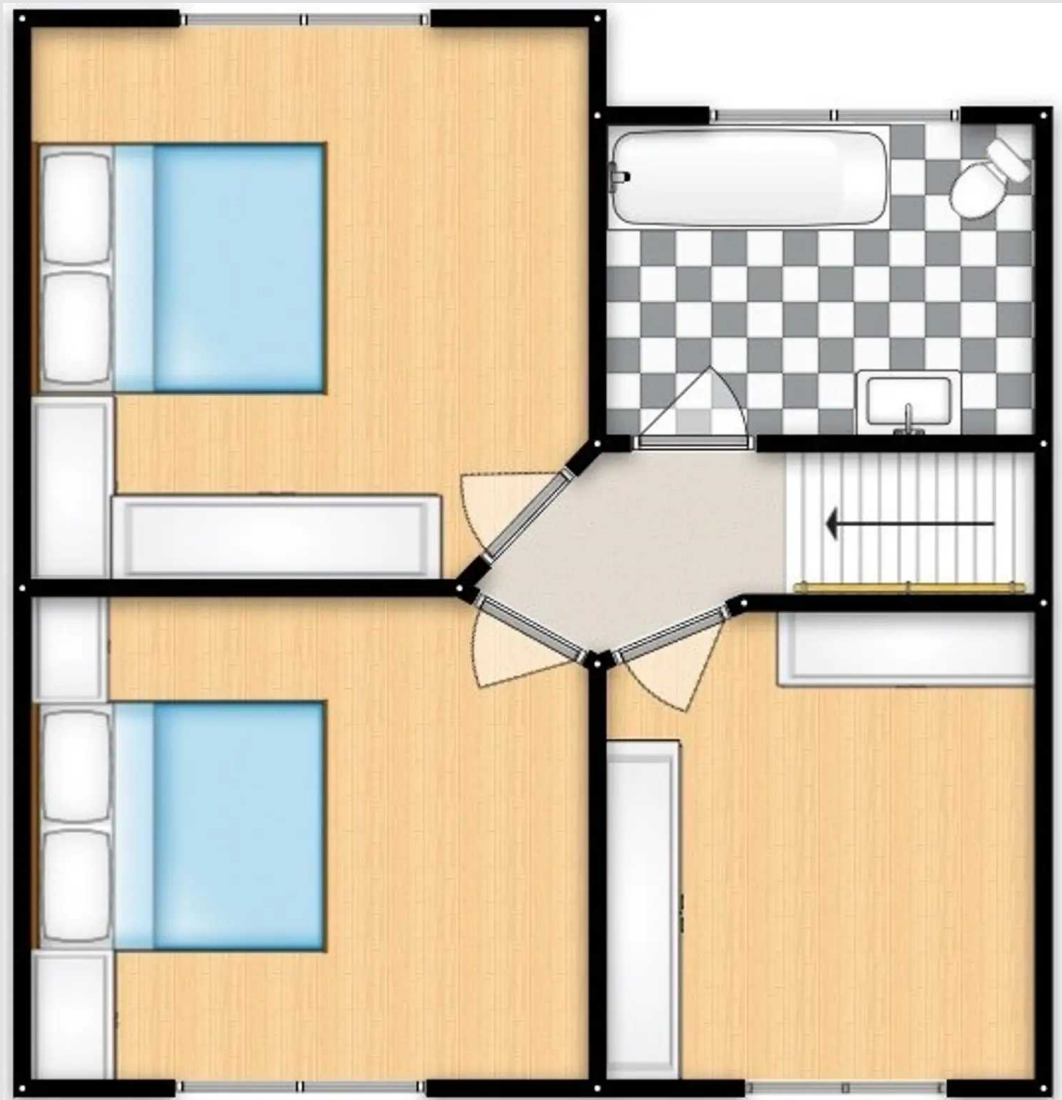
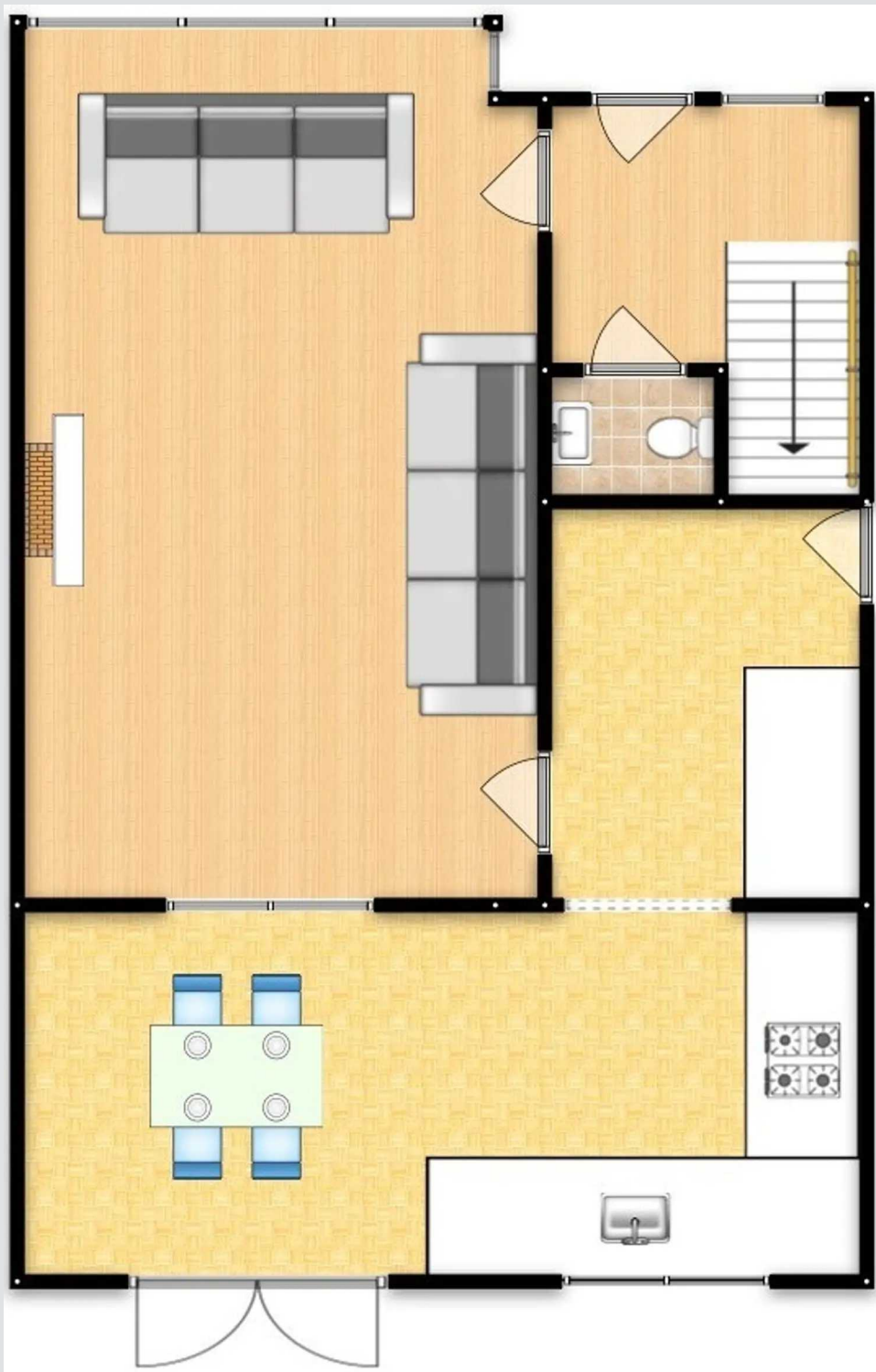
**External**

Well-presented low-maintenance gardens to the front and rear of the property with a driveway providing off-road parking to the side of the property.



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