

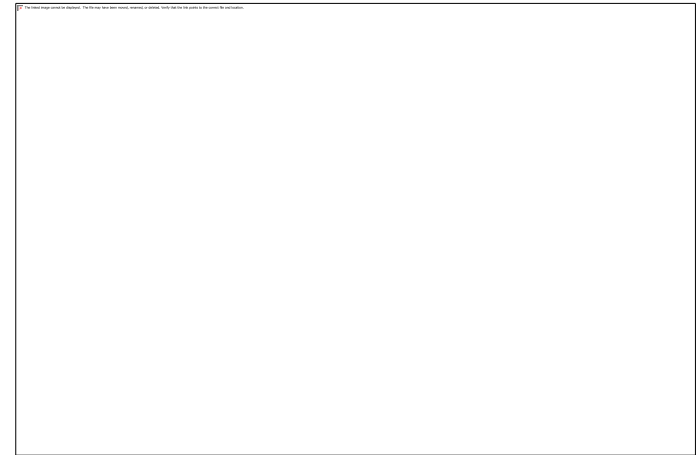
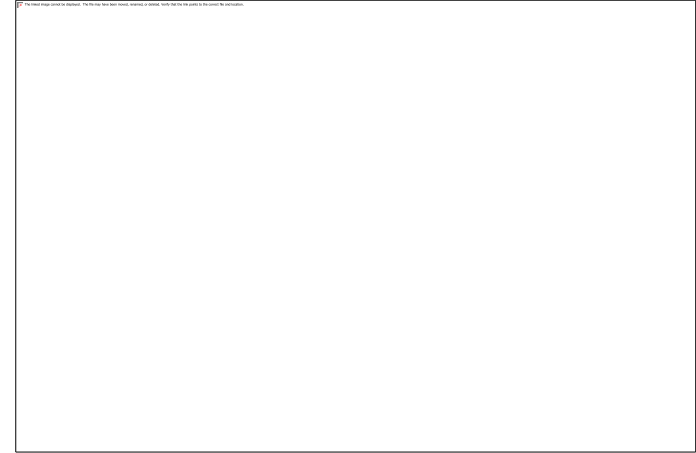


# Hills Residential

Penelope Road

Salford, M6 7GH

Monthly Rental Of £1,100



STOP! Take a look this SPACIOUS THREE BEDROOM HOME complete with an imposing entrance hallway and featuring TWO LARGE RECEPTION ROOMS, 13FT FITTED KITCHEN and a WELL-PRESENTED INTERIOR THROUGHOUT! The property is ideally situated in a popular and convenient location close to excellent transport links, amenities and good local schooling. The property boasts two receptions, a modern fitted kitchen and spacious hallway to the ground floor. With a large landing, three well-proportioned bedrooms and a family bathroom to the 1st floor. The property comes fully double glazed and gas central heated. Externally the property has a private and enclosed courtyard garden to the rear.

**Available vacant possession !!!**

**Spacious three bedroom bay fronted property**

**Two large reception rooms and a 13ft fitted kitchen**

**Imposing entrance hallway and spacious landing**

**Entrance Porch**

uPVC entrance door and tiled floors.

**Hallway 19' 1" x 5' 7" (5.81m x 1.70m)**

Wall-mounted double radiator, alarm control panel and stairs to the first floor with wooden banister. Vinyl floors and ceiling light point.

**Lounge 12' 3" x 13' 7" (3.73m x 4.14m)**

uPVC double glazed bay window to the front, gas fire with feature surround and wall-mounted double radiator. Laminate floors, TV, phone and power points, as well as ceiling light point.

**Dining Room 8' 9" x 13' 0" (2.66m x 3.96m)**

Gas fire with wooden feature surround, wall-mounted double radiator and uPVC double glazed window to the rear. Ceiling covings and carpeted floors, as well as power points and ceiling light point.

**Kitchen 13' 0" x 7' 9" (3.96m x 2.36m)**

Fitted with a range of wall and base wooden units with complimentary roll top work surface. Integrated stainless steel sink, electric oven and 4 ring gas hob. Space for fridge freezer, uPVC door to the rear and two uPVC double glazed windows to the side. Carpeted floors, tiled splash backs, power points and ceiling light point.

**Landing 16' 4" x 6' 4" (4.97m x 1.93m)**

Split level landing, with carpeted floors and ceiling covings, as well as ceiling light point.

**Bedroom One 13' 9" x 9' 8" (4.19m x 2.94m)**

Fitted wardrobes, uPVC double glazed bay window to the front, wall-mounted radiator and carpeted floors. Power points and ceiling light point.

**Bedroom Two 12' 9" x 11' 0" (3.88m x 3.35m)**

uPVC double glazed window to the rear, wall-mounted radiator and carpeted floors, as well as ceiling light point and power points.

**Bedroom Three 6' 5" x 8' 0" (1.95m x 2.44m)**

Carpeted floors, uPVC double glazed window to the front and wall-mounted radiator. Ceiling light point and power points.

**Bathroom 8' 0" x 9' 0" (2.44m x 2.74m)**

Three piece suite comprising of inset hand wash basin and low level W.C. in vanity unit, as well as walk-in corner, electric shower. Wall-mounted towel rail, uPVC double glazed window to the rear and ceiling light point. Tiled floors and part tiled walls.

**Externally**

To the front, a well-kept paved garden with planted borders and brick-built walls. To the rear, a paved garden with gravel and stones, as well as a waterfall pond, fully enclosed by brick-built wall with rear gated access.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.

