



HILLS

Take a look at this spacious Victorian four bedroom home, located in a popular area of 'M6'. This is in 'ready to move in condition' and has so much to offer! The property benefits from a BEAUTIFUL MODERN KITCHEN, TWO RECEPTION ROOMS, SPACIOUS MASTER BEDROOM, TWO BATHROOMS AND A SPACIOUS CELLAR. The property is modern throughout but still boasts plenty of original features! To the ground floor is an entrance hallway, bright bay fronted lounge, dining room and the STUNNING MODERN FITTED KITCHEN. To the first floor is the spacious bay fronted master bedroom, the second double bedroom, a further bedroom and a modern fitted bathroom. The second floor consists of a large double bedroom and a stunning bathroom complete with a free standing bath. Externally to the front is a yard and to the rear is a garden which is not overlooked and benefits from the sun, The property is gas central heated and double glazed throughout. Located close to excellent transport links, Buile Hill Park and good local schooling. This is one not to be missed, so call the office to avoid disappointment!

**Hunts Road
Salford, M6 7QL**

Offers in Excess of £375,000

**0161 7074900
sales@hills.agency**

Location

Located in the popular Irlams o' th' Height area of Salford, the property is positioned close to excellent transport links including the A580 with direct access into Manchester City Centre and the Manchester ring road, the M60 is approx 5 minutes away. Many people are drawn to the area due to its proximity to MediaCityUK, the UK's first purpose built creative media hub on a 200-acre site located within Salford Quays - Manchester's established waterfront location. The site is an internationally significant centre for the media and creative industries with the UK's leading broadcast, media and technology companies. The well-kept Light-Oaks park is a short stroll away and has an excellent play area for kids and the area is well served with a number of nursery/primary schools within walking distance.

Hallway 13' 0" x 4' 4" (3.96m x 1.33m)

Ceiling light point, door to the front and wall mounted radiator.

Lounge 16' 1" x 11' 10" (4.89m x 3.60m)

Ceiling light point, double glazed bay window and fire place with surround.

Dining Room 10' 10" x 13' 3" (3.30m x 4.03m)

Ceiling light point, double glazed window to the rear and wall mounted radiator.

Kitchen 32' 9" x 10' 5" (9.98m x 3.18m)

Fitted with a range of modern wall and base units with an integral sink and drainer unit. Space for a fridge freezer, cooker, dryer and washing machine. Ceiling spot lights, double glazed window and tiled floor.

Bedroom One 15' 5" x 15' 0" (4.69m x 4.56m)

Ceiling light point, two double glazed window to the front and wall mounted radiator.

Bedroom Two 11' 0" x 12' 11" (3.35m x 3.94m)

Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Three 10' 6" x 9' 9" (3.21m x 2.98m)

Ceiling light point, double glazed window and wall mounted radiator.

Bathroom 7' 3" x 5' 5" (2.21m x 1.65m)

Fitted with a three piece suite including a hand wash basin, W.C and shower over bath tub. Double glazed window and ceiling light point.

Loft 12' 8" x 19' 7" (3.86m x 5.98m)

Ceiling spot lights, double glazed window and wall mounted radiator.

En-suite 9' 1" x 5' 9" (2.78m x 1.76m)

Fitted with a three piece suite including a hand wash basin, W.C and bath tub. Double glazed window and ceiling spot lights.



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.





