



Hills Residential

**\*\* SUPERB 3/4 DOUBLE BEDROOM VICTORIAN PROPERTY SPLIT OVER 3 FLOORS! \*\*** Are you looking for a family home or even a HMO investment? This property has potential to be a 5 DOUBLE BEDROOM HMO. This fantastic property is located close by to transport offering access to Manchester City Centre, Salford University, Salford Quays and Eccles. To the ground floor of this property, there is an entrance porch and hallway, 2 LARGE RECEPTION ROOMS (one of which is currently used as 4th double bedroom) and 144 SQ FT KITCHEN DINER. To the first floor, there are 2 LARGE DOUBLE BEDROOMS and 2 FAMILY BATHROOMS, although this could be converted back to 3 double bedrooms and 1 family bathroom! To the second floor there is a GREAT SIZED DOUBLE BEDROOM. Externally, there are enclosed front and rear yards. Call today to book a viewing or find out more on 0161 707 4900

147 Seedley Park Road  
Salford, M6 5WU

**Offers in Excess of £155,000**

0161 7074900

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### Hallway

Ceiling light point, wall-mounted radiator and laminate flooring.

### Lounge 11' 1" x 14' 4" (3.38m x 4.37m)

Double glazed window to the front, ceiling light point, gas fire, wall-mounted radiator and laminate flooring.

### Dining Room 9' 8" x 12' 3" (2.94m x 3.73m)

Double glazed window to the front, ceiling light point, wall-mounted radiator and laminate flooring.

### Kitchen 9' 7" x 16' 2" (2.92m x 4.92m)

A range of wall and base units with complimentary roll top work surface and integrated stainless steel sink and drainer unit. Four ring gas hob and oven, plumbing for washing machine and double glazed windows to the side and rear. Two ceiling light points, part tiled walls and lino flooring.

### First Floor Landing

Ceiling light point and carpeted floors.

### Bedroom One 15' 2" x 14' 2" (4.62m x 4.31m)

Two double glazed windows to the front, ceiling light point, cast iron fireplace, wall-mounted radiator and laminate flooring.

### Bedroom Two 9' 8" x 12' 0" (2.94m x 3.65m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

### Bedroom Three 15' 1" x 9' 9" (4.59m x 2.97m)

Double glazed window to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

### Bathroom One 8' 4" x 9' 7" (2.54m x 2.92m)

Three piece white suite comprising of low level WC, pedestal hand wash basin and bath with shower. Double glazed window to the rear, ceiling light point, wall-mounted radiator, part tiled walls and laminate flooring.

### Bathroom Two 7' 2" x 5' 8" (2.18m x 1.73m)

Three piece white suite comprising of low level WC, pedestal hand wash basin and shower cubicle. Double glazed window to the side, five ceiling spotlights, tiled walls and tiled flooring.

### Externally

At the front, enclosed yard. At the rear, paved yard and 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.







