



**\*\* 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**

**Monthly Rental Of £500**

**0161 7074900  
[info@hillsresidential.co.uk](mailto:info@hillsresidential.co.uk)**



### 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.









