



**** RENOVATED THROUGHOUT and available with NO CHAIN **** Take a look at this **SUPERB THREE BEDROOM HOME** which has been **FINISHED TO A HIGH STANDARD!** This property will offer the buyer the chance to pick their bags up and move straight in! Benefiting from **TWO RECEPTION ROOMS** (knocked through), **STUNNING FITTED KITCHEN** and a **DOWNSTAIRS W.C!** Located close to Salford Royal Hospital, local amenities, good local schooling, well-kept public parks and exceptional transport links. To the ground floor there is an entrance hall, the two reception rooms which are knocked through, the stunning fitted kitchen and a downstairs w/c. To the first floor there are three bedrooms and a **MODERN FITTED BATHROOM.** The property is gas central heated and double glazed throughout. Externally to the rear there is an enclosed yard. Call the office today to arrange your viewing!

**Guildford Road
Salford, M6 8PT**

Offers in Excess of £170,000

**0161 7074900
sales@hillsresidential.co.uk**

Lounge 13' 10" x 11' 10" (4.21m x 3.61m)

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

Dining Room 12' 6" x 13' 9" (3.81m x 4.20m)

French doors to the rear, ceiling light point, wall-mounted radiator and laminate flooring.

Kitchen 12' 11" x 7' 5" (3.932m x 2.251m)

Fitted with a range of wall and base units with complimentary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring electric hob and oven and space for a fridge/freezer. Double glazed window to the side, ceiling spotlights, wall-mounted radiator, boiler and laminate flooring.

Downstairs WC/Utility

Fitted two piece suite comprising of low level WC and pedestal hand wash basin. Double glazed window to the rear, ceiling light point and space for a washing machine.

First Floor Landing

Ceiling light point.

Bedroom One 12' 3" x 14' 4" (3.738m x 4.359m)

Two double glazed windows to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two 8' 11" x 12' 4" (2.72m x 3.75m)

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

Bedroom Three 7' 0" x 7' 1" (2.140m x 2.168m)

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

Family Bathroom 5' 2" x 6' 0" (1.579m x 1.829m)

Fitted three piece suite comprising of low level WC, pedestal hand wash basin and bath with shower over. Double glazed window to the side, ceiling light point, wall-mounted towel radiator and lino flooring.

Externally

To the front there is a small garden set behind a low-level wall. To the rear there is an enclosed yard.





