

Wilton Road

Salford



£400,000



# Wilton Road

Salford

**\*\*POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION (STPP)\*\*** This tastefully decorated, three bedroom semi-detached property is located just a short walk from Salford Royal Hospital and is within catchment of Ellesmere Park High School  
Council Tax band: C

Tenure: Freehold

- Beautifully Presented, Large Three Bedroom Semi-Detached Family Home
- Potential to Extend Subject to Planning Permission (STPP)
- Located on a Corner Plot Just a Short Walk from Salford Royal Hospital, and Within Catchment of Ellesmere Park High School
- Large, Bay-Fronted Lounge and a Separate Dining Room
- Modern Fitted Kitchen, a Utility Room and a Downstairs W/C
- Three Generously Sized Bedrooms
- Huge Four-Piece Family Bathroom
- Driveway to the Side Providing Off-Road Parking for Several Cars
- Ideal Family Home, Within Easy Access of Local Schooling and Well-Kept Parks, Viewing is Highly Recommended!
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre





### **Porch**

Complete with laminate flooring.

### **Entrance Hallway**

A spacious hallway complete with a ceiling light point and wall-mounted radiator.

### **Lounge**

12' 1" x 12' 4" (3.68m x 3.76m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### **Dining Room**

12' 1" x 12' 5" (3.68m x 3.78m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### **Kitchen**

8' 10" x 11' 2" (2.69m x 3.40m)

Fitted wall and base units with a stainless steel sink. Plumbing and space for an oven and fridge/freezer. A double glazed window to the side elevation, ceiling light point and a wall-mounted radiator. Large storage cupboard.

### **W.C.**

5' 2" x 2' 11" (1.57m x 0.90m)

Complete with a ceiling light point, double glazed window, hand wash basin and W.C. Fitted with cushioned flooring.

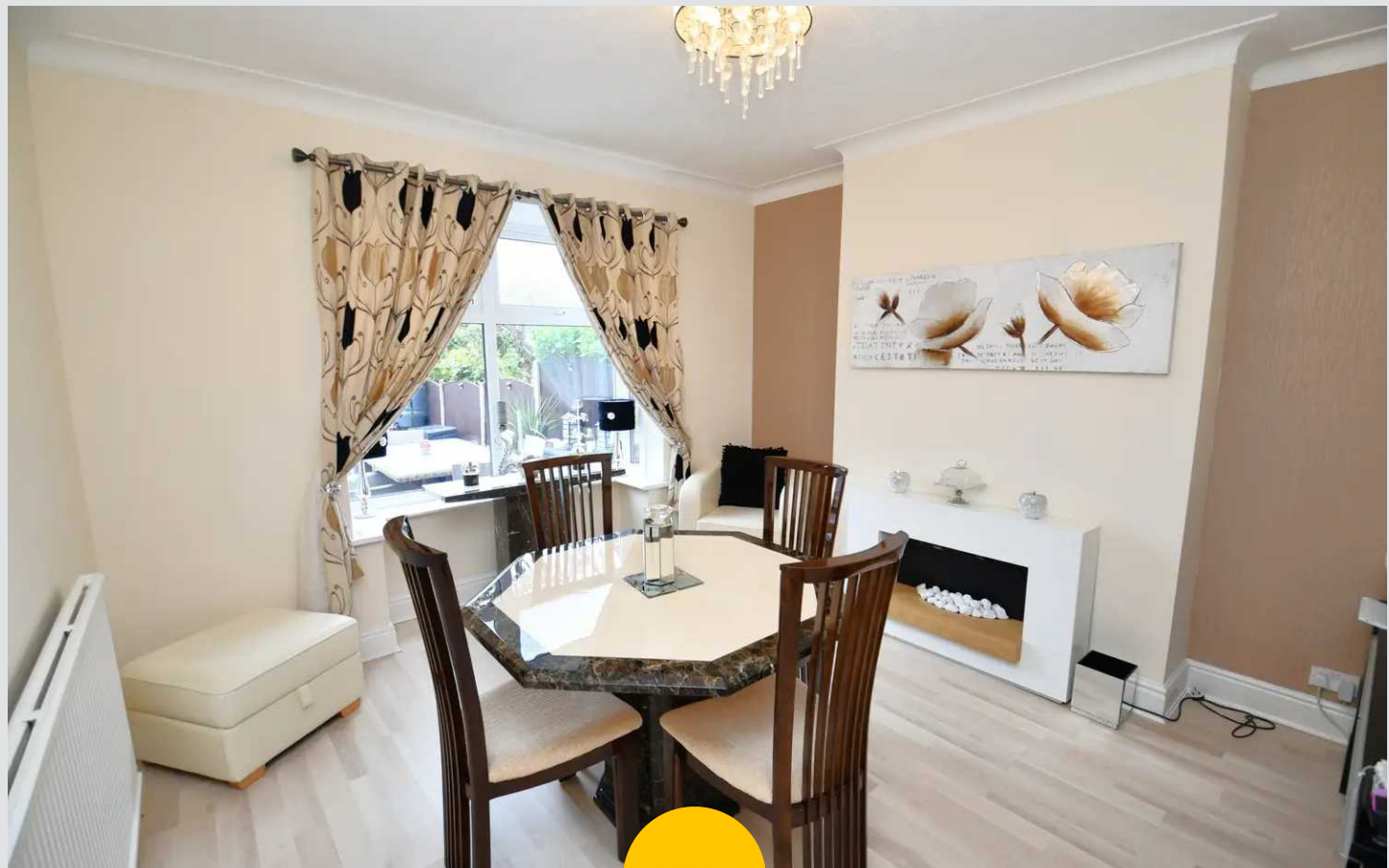
### **Landing**

Complete with a ceiling light point, double glazed window and carpet flooring.

### **Utility Room**

8' 7" x 7' 1" (2.62m x 2.17m)

Featuring fitted units with space for a washer and dryer. Complete with a ceiling light point, double glazed window and laminate flooring.



**Bedroom One**

12' 4" x 12' 1" (3.76m x 3.68m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

**Bedroom Two**

12' 4" x 12' 1" (3.76m x 3.68m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**Bedroom Three**

8' 11" x 8' 5" (2.72m x 2.57m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

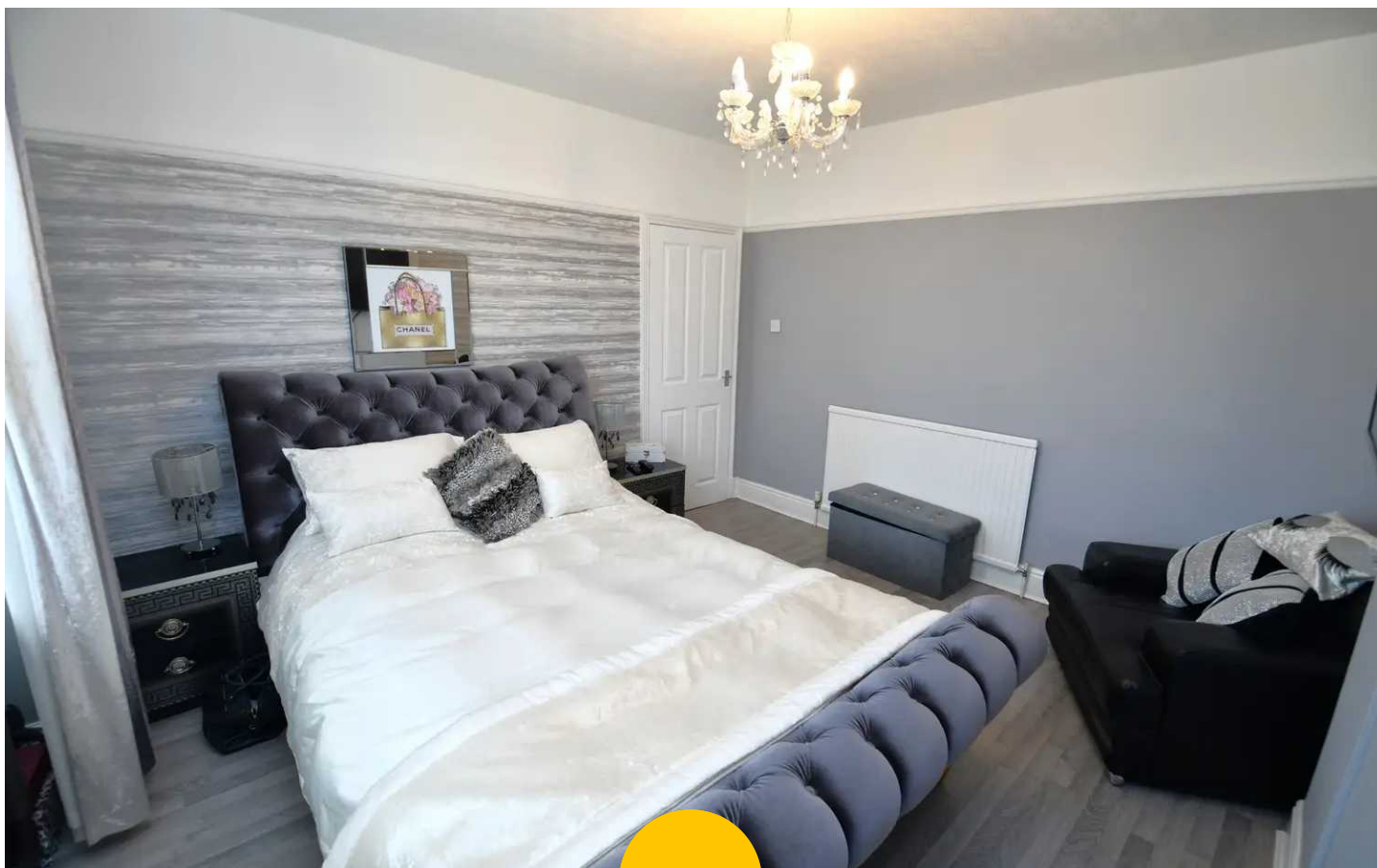
**Bathroom**

11' 1" x 8' 9" (3.38m x 2.67m)

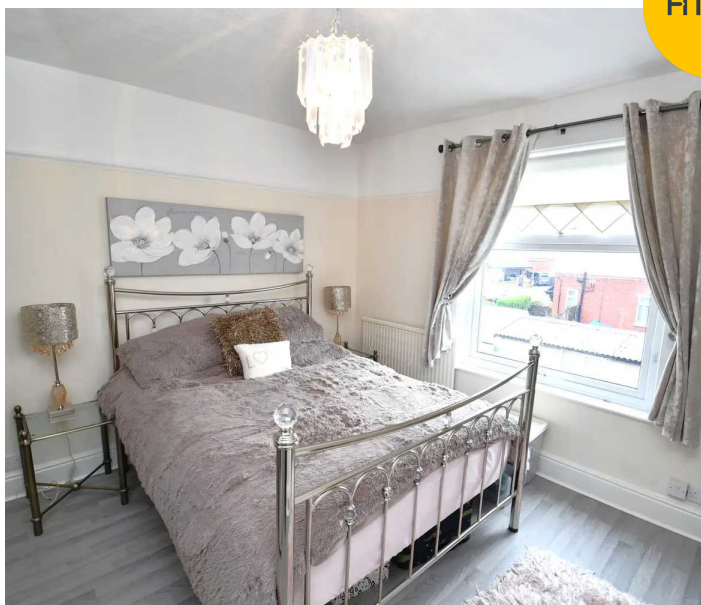
Fitted with a four-piece suite including a bath, shower, hand wash basin and W.C. Complete with two ceiling light points, part tiled walls and cushioned flooring.

**External**

Positioned in an enviable corner plot complete with large gardens to the front, side and rear. To the front and side a block paved driveway and garden set behind a low lying brick built wall and gate. To the rear a detached garage, additional driveway and garden all enclosed.



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