



Kerrera Drive, Salford

Salford



£260,000

# Kerrera Drive

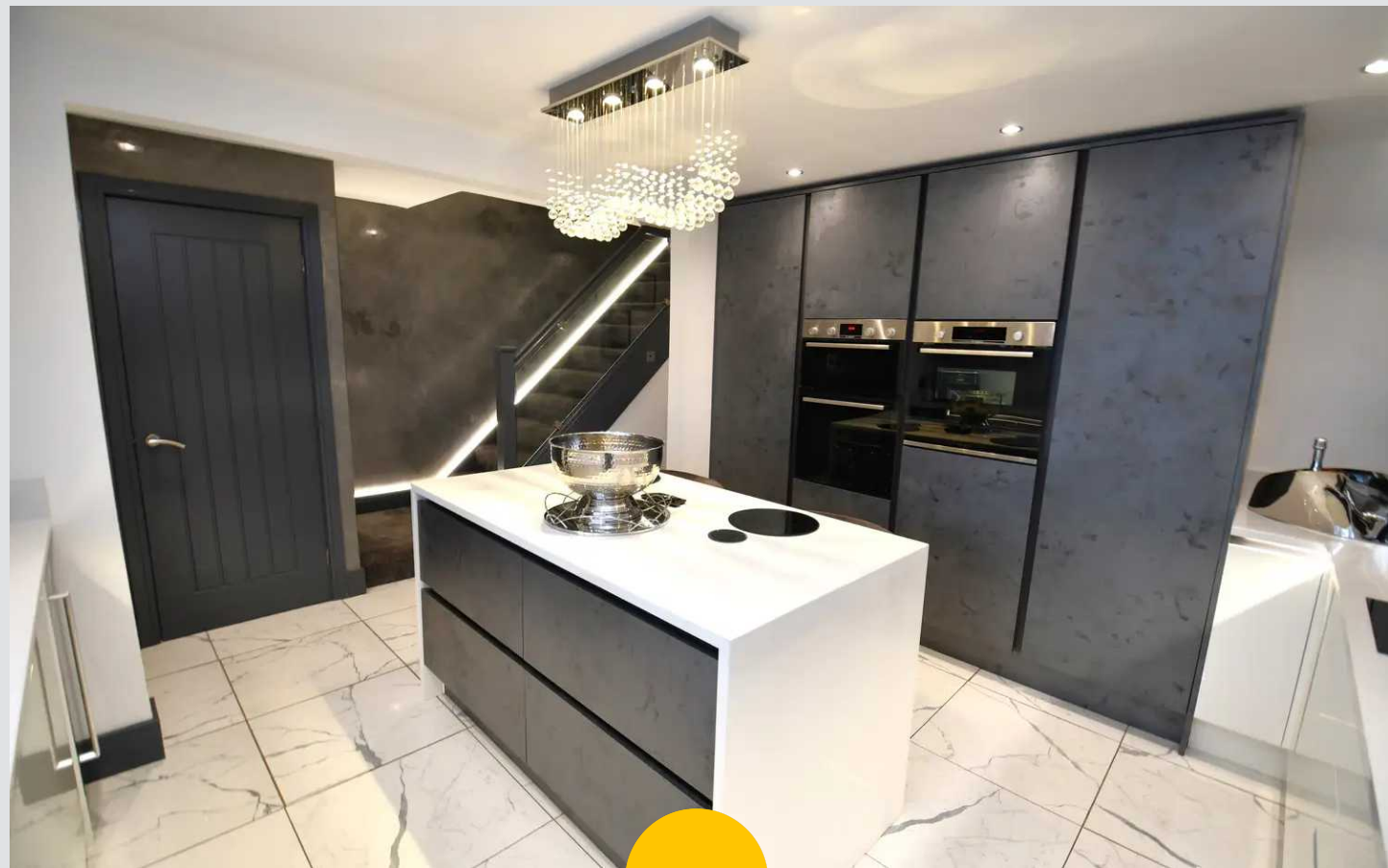
## Salford

An immaculately-presented three bedroom family home, conveniently located within walking distance of Salford Quays and Media City. Decorated through to a high standard, with a captivating fitted kitchen, large five piece family bathroom and a generous family lounge with bifolding doors.

Council Tax band: A

Tenure: Freehold

- Immaculately-Presented Three Bedroom Family Home
- Within Walking Distance of Salford Quays and Media City, which is Host to a Fine Array of Bars, Shops and Restaurants
- Decorated Throughout to a High Standard, with Venetian Plastering in Areas, Glass Ballustrades, and the Added Benefit of Rendering to the Exterior
- Captivating, Contemporary Kitchen Complete with Integrated Appliances and Quooker Tap
- Large, 17FT Family Lounge , with Venetian Plastering, Feature Fireplace and Bifolding Doors to the Rear Flooding the Room in Natural Light
- Three Well-Proportioned Bedrooms and a Downstairs W/C
- Beautifully Presented, Large 12FT Five-Piece Family Bathroom, Complete with a Jacuzzi Bath with a Radio, a Corner Shower, 'His and Hers' Sinks and W/C
- Landscaped, Low-Maintenance Gardens to the Front, Side and Rear that Benefits from the Sun
- Benefits from an Outbuilding with Electric which is Currently Used as Kennels, but would be Ideal for Someone who Works from Home
- Just a Short Walk from Weaste Tram Stop, with Direct Access into Salford Quays, Media City and Manchester City Centre



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### Entrance Hallway

Complete with a ceiling light point and tiled flooring.

### Lounge / Diner

17' 7" x 14' 4" (5.36m x 4.37m)

A spacious open plan kitchen diner featuring an electric feature fireplace and bi-folding doors. Complete with ceiling spotlights, wall mounted radiator and tiled flooring.

### Kitchen

13' 7" x 11' 3" (4.15m x 3.42m)

A modern kitchen featuring fitted wall and base units with integral double oven, microwave, plate warmer. Double freezer, fridge, Quooker tap. Including gas hob and five ring burner. Complete with a ceiling light point, double glazed window and tiled flooring.

### W.C

5' 4" x 2' 8" (1.63m x 0.81m)

Featuring a two-piece suite including hand wash basin and W.C. Complete with a ceiling light point, double glazed window, tiled walls and flooring.

### Landing

Complete with a ceiling light point, glass balustrade and carpet flooring.

### Bedroom One

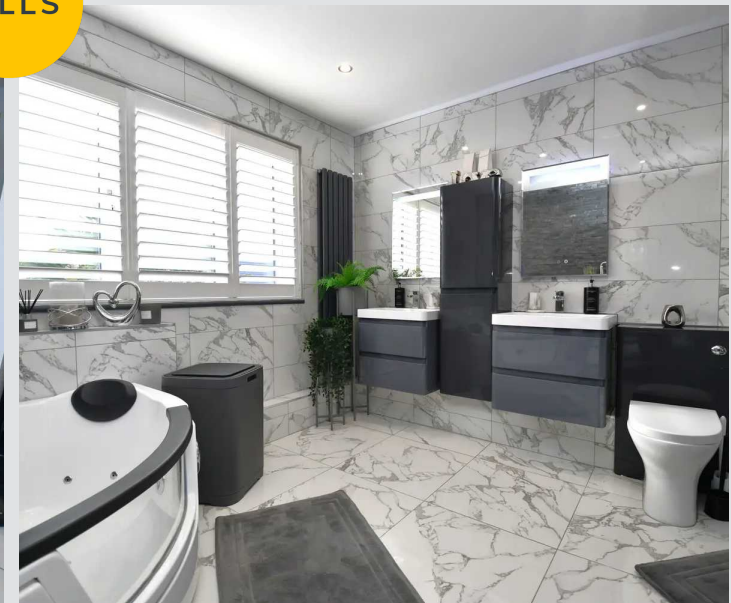
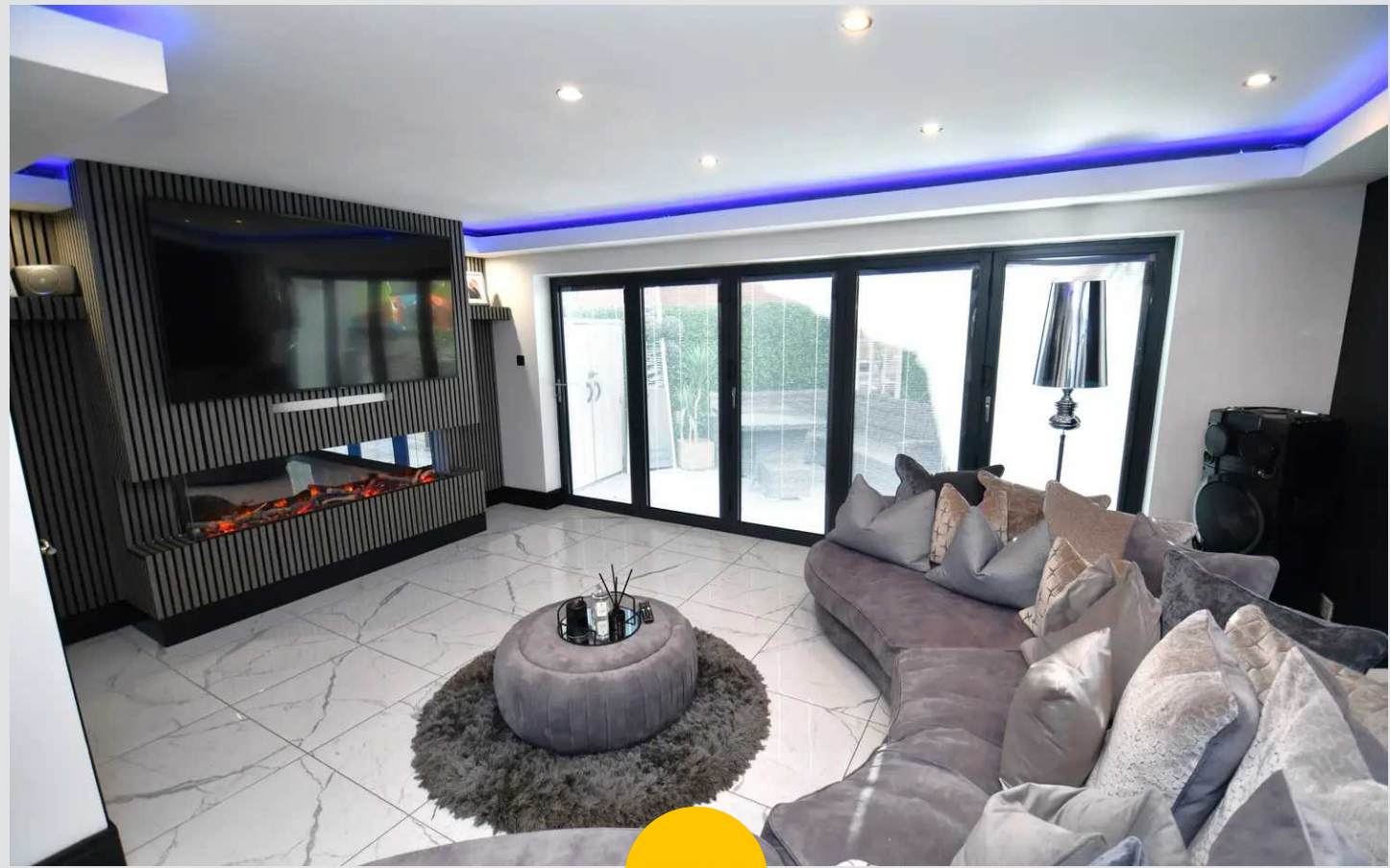
13' 8" x 10' 2" (4.16m x 3.10m)

Featuring fitted furniture. Complete with a ceiling light point and spotlights, double glazed window and wall mounted radiator.

### Bedroom Two

8' 5" x 6' 9" (2.57m x 2.06m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

7' 10" x 7' 2" (2.40m x 2.19m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bathroom**

12' 2" x 10' 7" (3.72m x 3.22m)

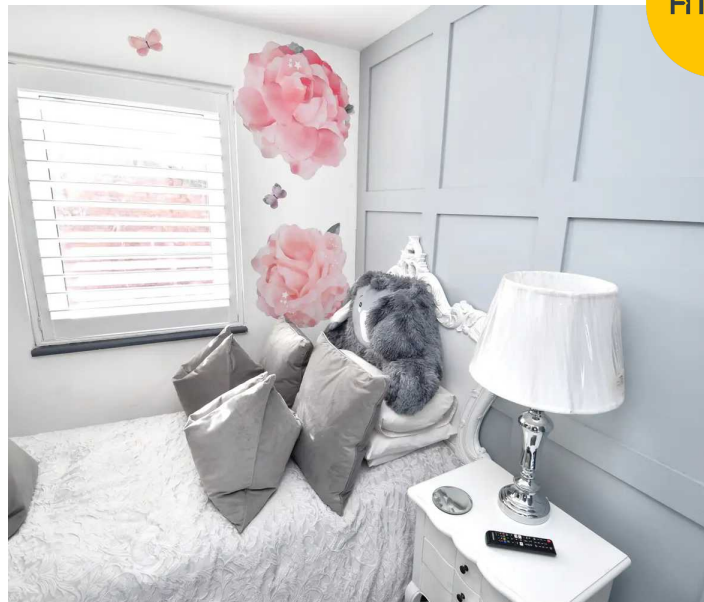
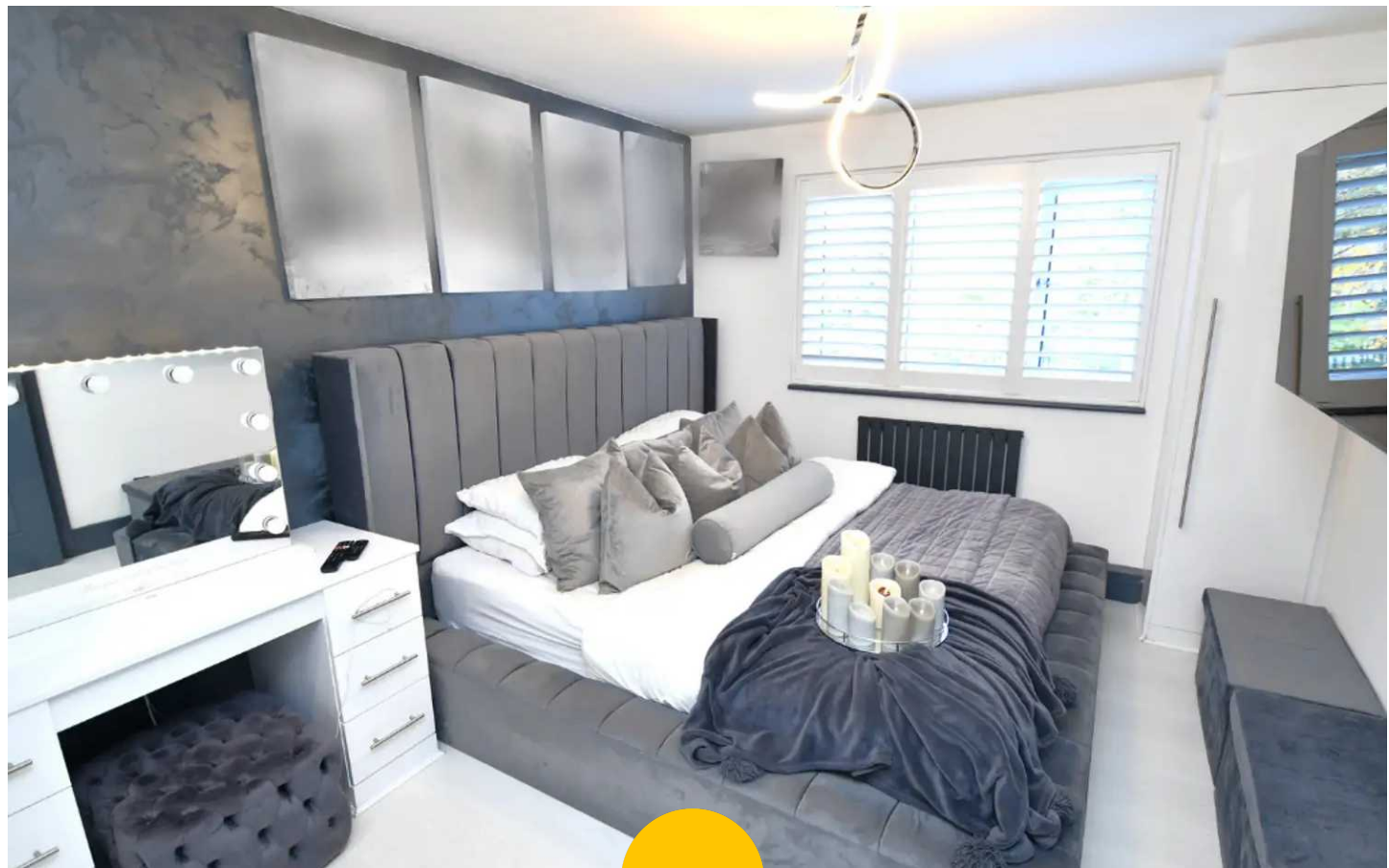
A contemporary bathroom installed 4 years ago.

Featuring a three-piece suite including a jacuzzi bath with radio, corner shower, 'his' and 'hers' sinks and W.C.

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

**External**

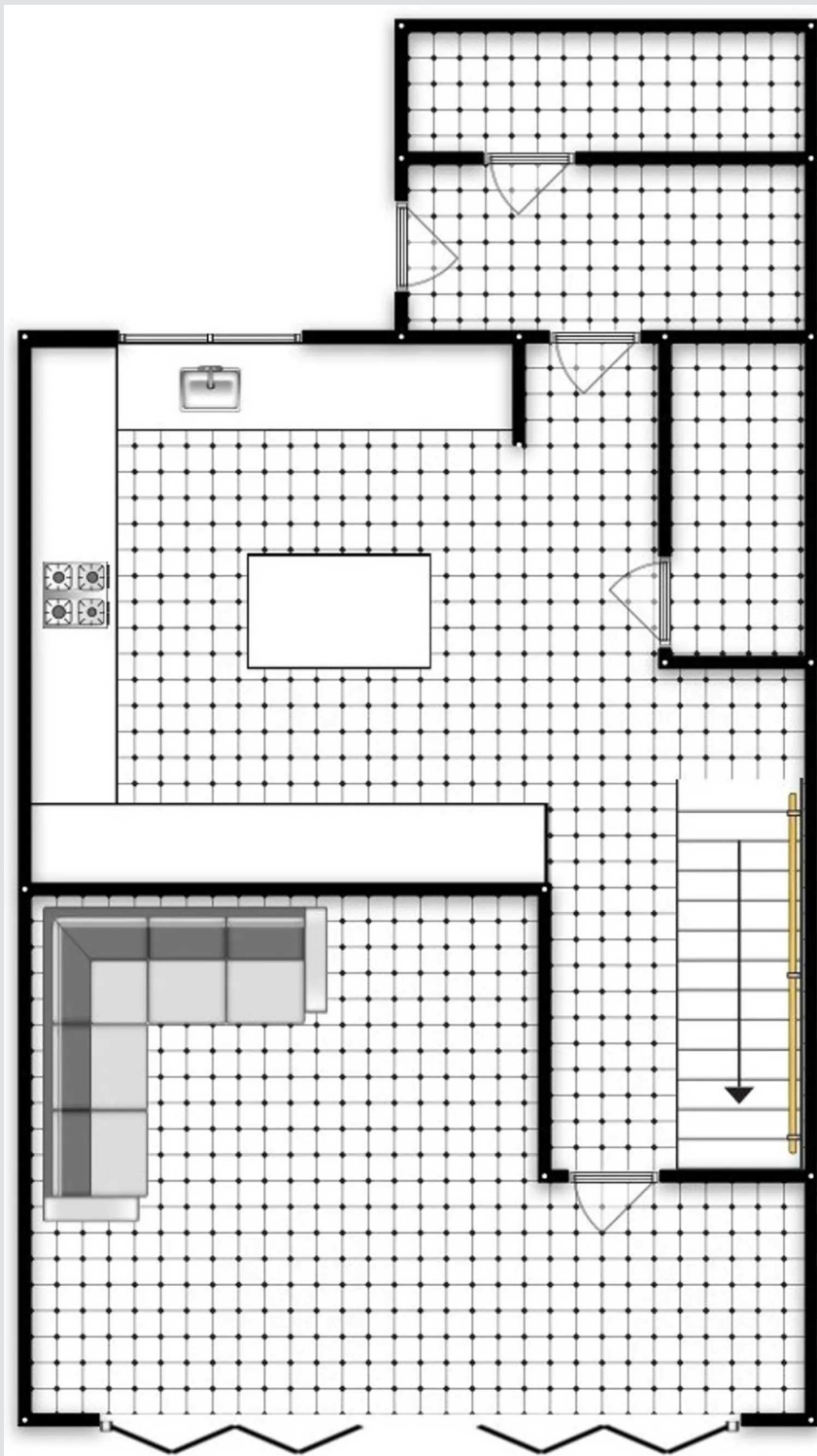
To the front and rear of the property are low maintenance paved gardens that benefit from the sun.





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