

Welwyn Drive, Salford

Salford



£325,000

# Welwyn Drive

Salford

We are delighted to present this spacious, extended three-bedroom detached family home, located on a quiet and popular residential estate. Boasting a well-maintained, mature garden to the rear overlooking Swinton Golf Course, this property offers a peaceful and picturesque setting.

Council Tax band: D

Tenure: Freehold

- Spacious, Extended Three Bedroom Detached Family Home
- Located on a Quiet, Popular Residential Estate
- Benefits from a Well-Maintained, Mature Garden to the Rear Overlooking Swinton Golf Course
- Bay-Fronted lounge and a Large, Extended Dining Room with Patio Doors to the Rear
- Fitted Kitchen and a Three-Piece Family Bathroom
- Three Well-Proportioned Bedrooms
- Double Driveway to the Front and a Large Garage to the Side Providing Ample Off-Road Parking and Storage
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Ideal for Someone Looking to Put Their Own Stamp on a Property
- Viewing is Highly Recommended to Appreciate the Size and Potential of this Property!



### Entrance Hallway

A welcoming entrance hallway complete with laminate flooring.

### Lounge

11' 3" x 9' 10" (3.42m x 2.99m)

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

### Kitchen

20' 6" x 7' 7" (6.26m x 2.30m)

Featuring complementary wall and base units with integral hob and oven. Complete with ceiling spotlights and tiled flooring.

### Dining Room

24' 3" x 11' 11" (7.39m x 3.63m)

Complete with two ceiling light points, patio doors to the rear and two wall mounted radiators. Fitted with laminate flooring.

### W.C.

3' 11" x 3' 4" (1.19m x 1.02m)

Complete with a W.C and laminate flooring.

### Landing

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

### Bedroom One

11' 10" x 9' 3" (3.61m x 2.81m)

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

### Bedroom Two

9' 10" x 9' 8" (2.99m x 2.95m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.



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**Bedroom Three**

6' 11" x 6' 5" (2.12m x 1.95m)

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

**Bathroom**

7' 1" x 6' 11" (2.15m x 2.10m)

A well lit bathroom featuring a three-piece suite including bath with shower over, hand wash basin and W.C.

Complete with ceiling spotlights, double glazed window, tiled walls and flooring.

**Garage**

26' 5" x 8' 1" (8.05m x 2.47m)

**External**

To the front of the property is a double driveway. To the rear of the property is a well presented garden with views over the golf course.



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## Hills | Salfords Estate Agent

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