



Barff Road, Salford

Salford



In Excess of £200,000

# 7 Barff Road

Salford, Salford

**\*\*Spacious Three Bedroom Terraced Property Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Local Schooling\*\***

Council Tax band: A

Tenure: Freehold

- Spacious Three Bedroom Terraced Property
- Modern Fitted Kitchen and a Three-Piece Shower Room
- Bay-Fronted Lounge and a Separate Dining Room
- Three Well-Proportioned Bedrooms
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Within Walking Distance of Salford Royal Hospital, Local Schooling and Buile Hill Park
- Ideal First Time Home or Investment
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Early Viewing is Essential!



### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

14' 6" x 11' 0" (4.42m x 3.35m)

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

### Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)

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

### Bedroom Three

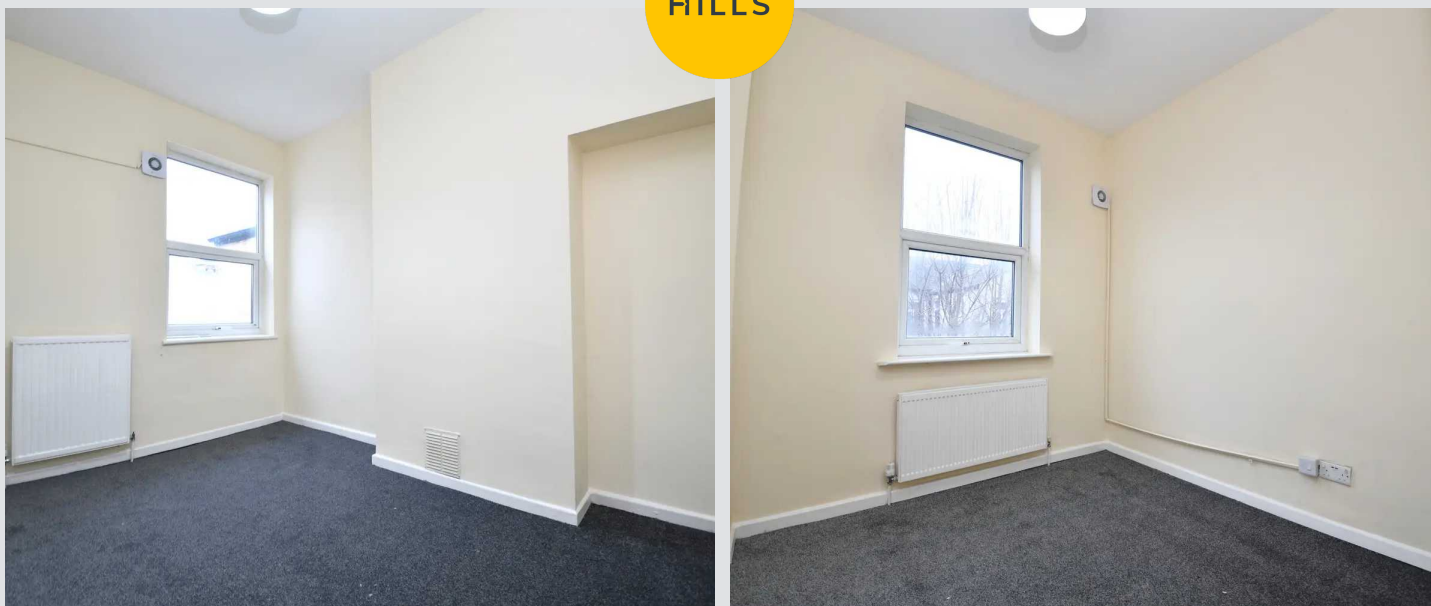
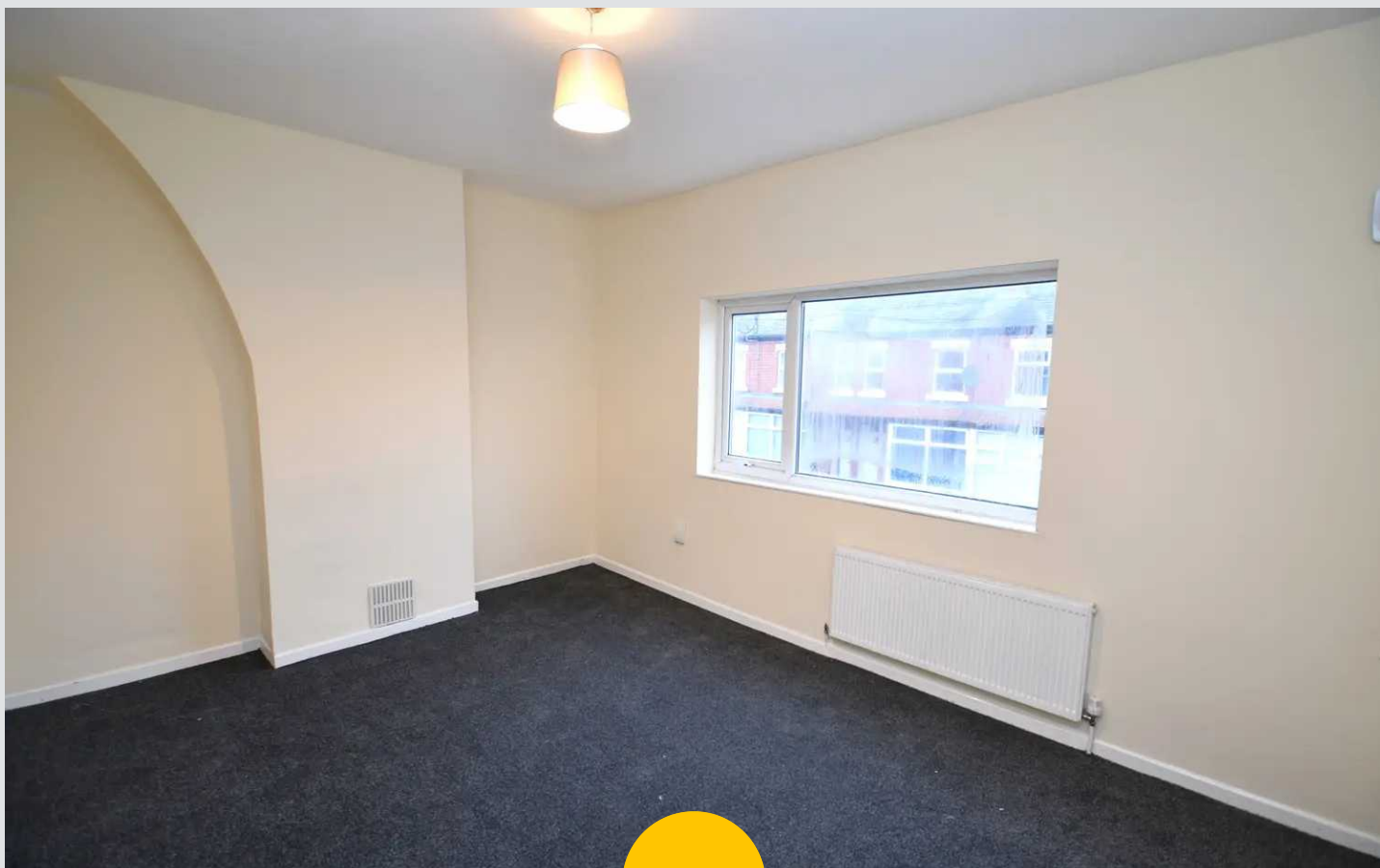
8' 11" x 8' 2" (2.71m x 2.49m)

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

### Shower Room

5' 6" x 4' 11" (1.68m x 1.50m)

Featuring a shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and vinyl flooring.



**Porch**

Complete with carpet flooring.

**Entrance Hallway**

A welcoming entrance hallway complete with a ceiling light point, wall mounted radiator and carpet flooring.

**Lounge**

10' 11" x 10' 9" (3.33m x 3.28m)

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

**Kitchen**

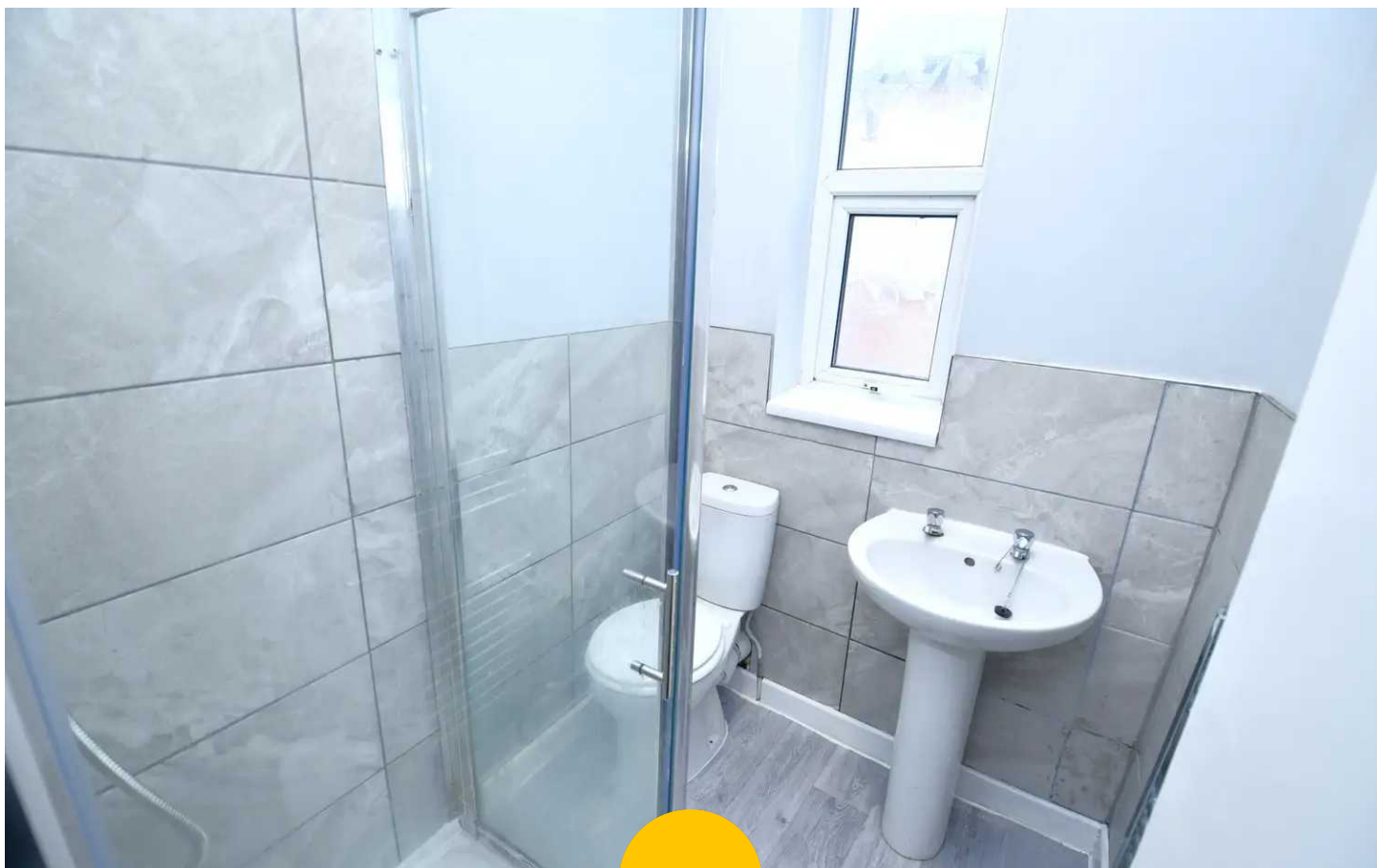
13' 6" x 8' 10" (4.11m x 2.70m)

Featuring complementary fitted units with integral hob and oven. Space for a washer. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with vinyl flooring.

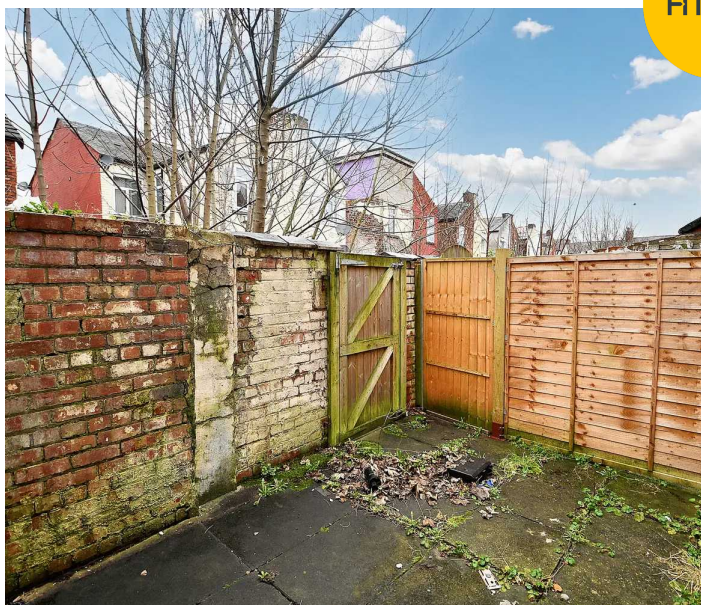
**Dining Room**

14' 3" x 13' 2" (4.35m x 4.01m)

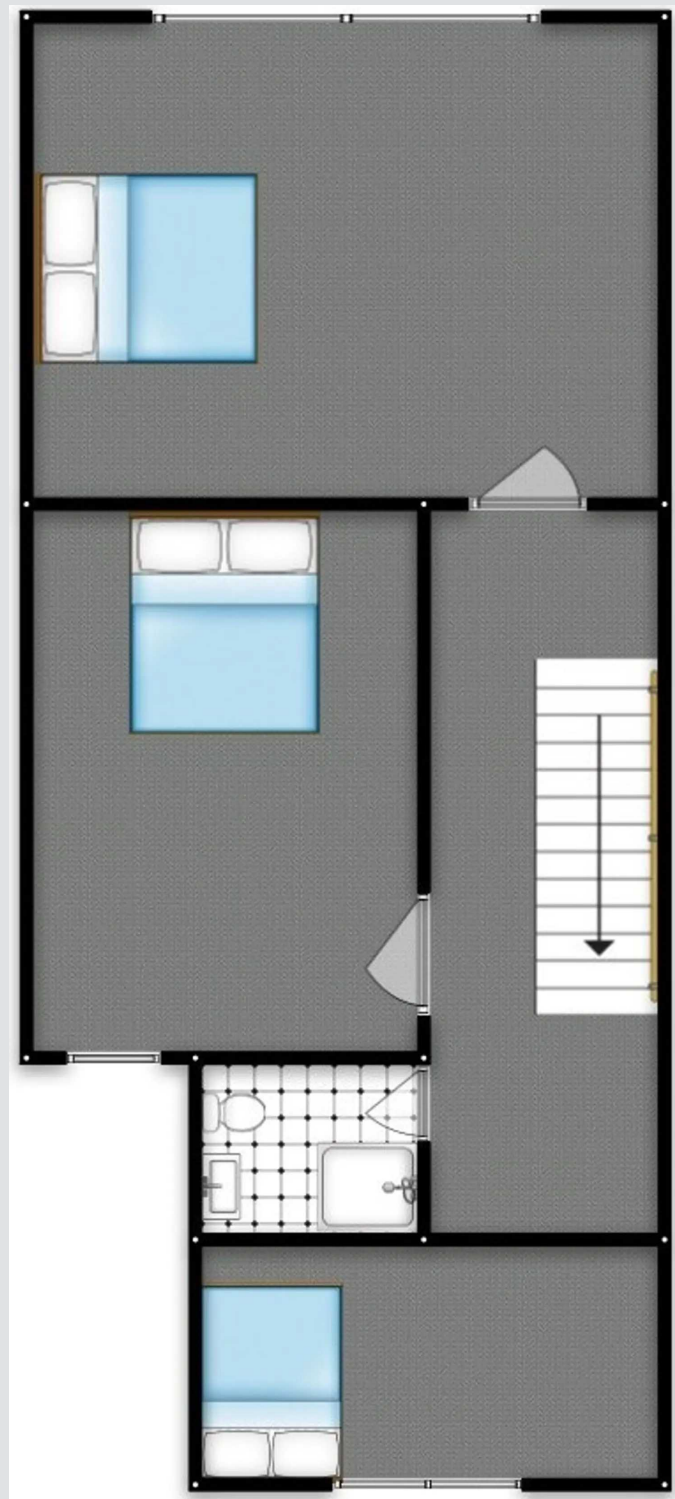
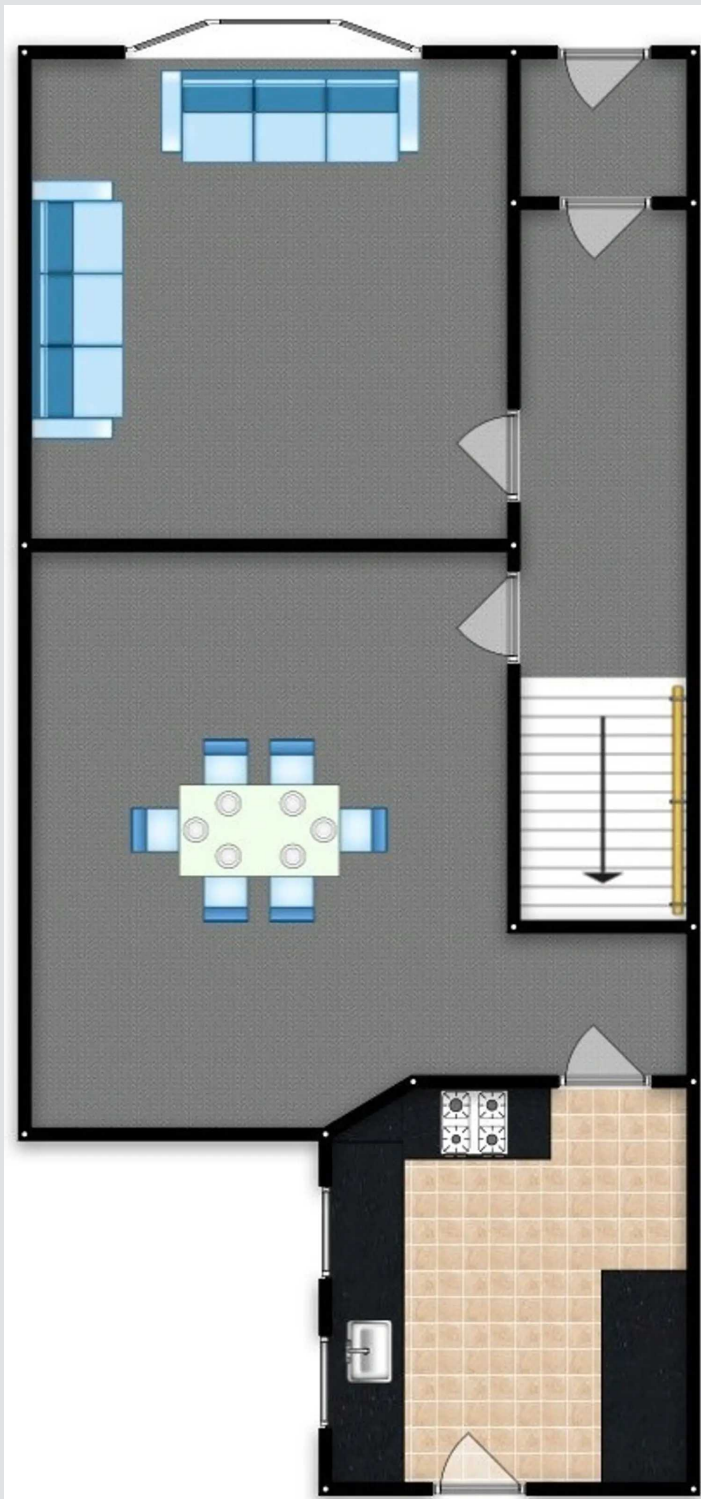
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



HILLS









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