



Tellson Crescent, Salford

Salford



£230,000

Tellson Crescent

Salford

This **STYLISH** three bedroom, semi-detached family home has a lot to offer! With a beautiful fitted kitchen, a driveway for off-road parking and a generously sized, tiered garden to the rear, viewing is essential!

Council Tax band: B

Tenure: Freehold

- Stylish three bedroom semi-detached family home
- Spacious lounge diner with patio doors to the rear
- Beautiful, contemporary fitted kitchen
- Benefits from a downstairs W/C
- Three well-proportioned bedrooms
- Three-piece family bathroom
- Driveway providing off-road parking to the front
- Generously sized, tiered garden to the rear that benefits from the sun
- Close to excellent transport links throughout Manchester
- Within easy access of local schooling and several well-kept parks



HILLS



Entrance Hallway

Complete with a ceiling light point and laminate flooring.

Lounge / Diner

17' 11" x 10' 11" (5.45m x 3.32m)

Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

Kitchen

10' 0" x 8' 7" (3.05m x 2.61m)

Featuring modern fitted units with an integral fridge freezer, hob, oven and microwave. Space for washer. Fitted with laminate flooring.

Landing

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

Bedroom One

10' 11" x 10' 8" (3.34m x 3.25m)

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

Bedroom Two

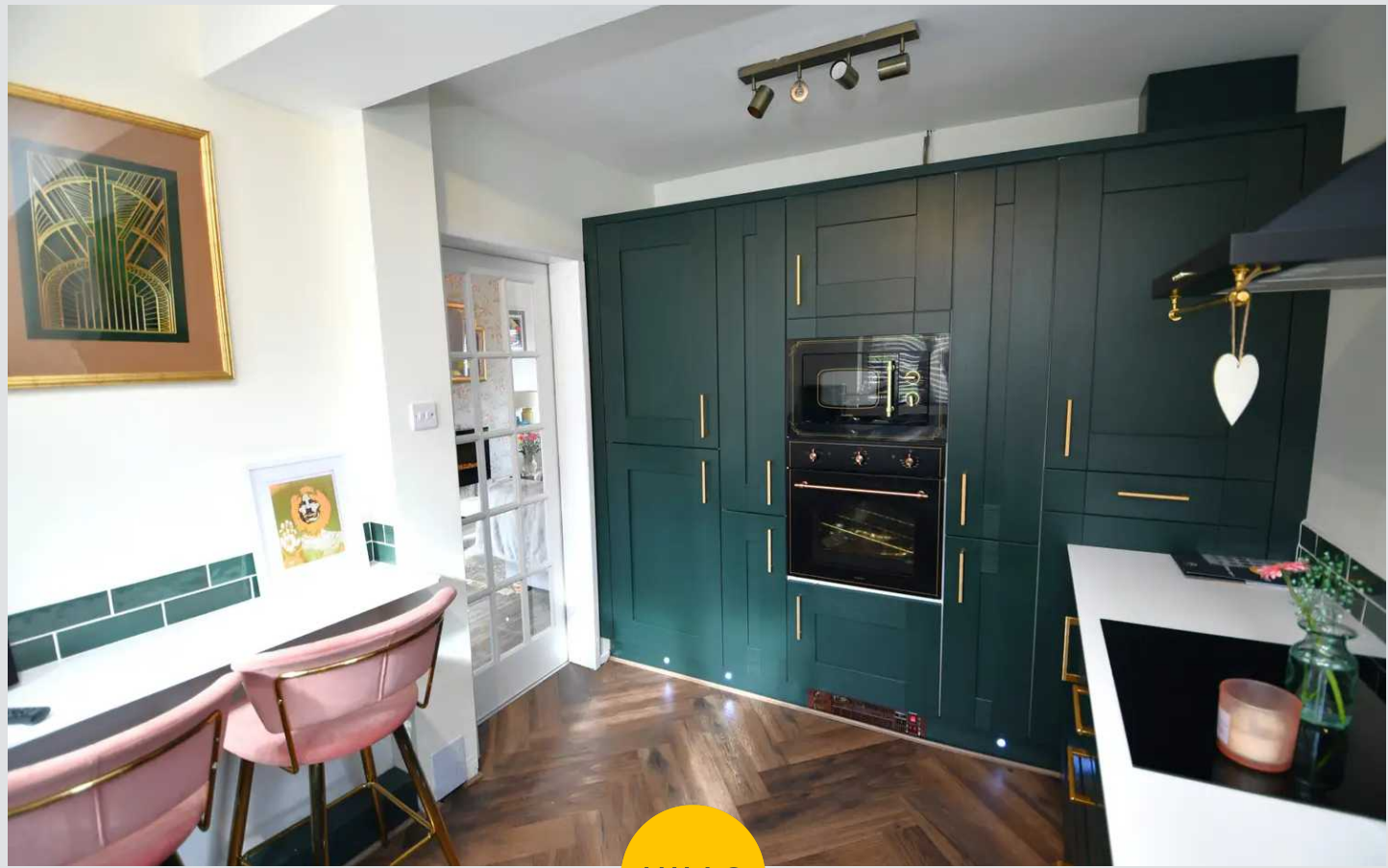
10' 11" x 6' 10" (3.33m x 2.08m)

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

Bedroom Three

8' 6" x 6' 11" (2.58m x 2.11m)

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



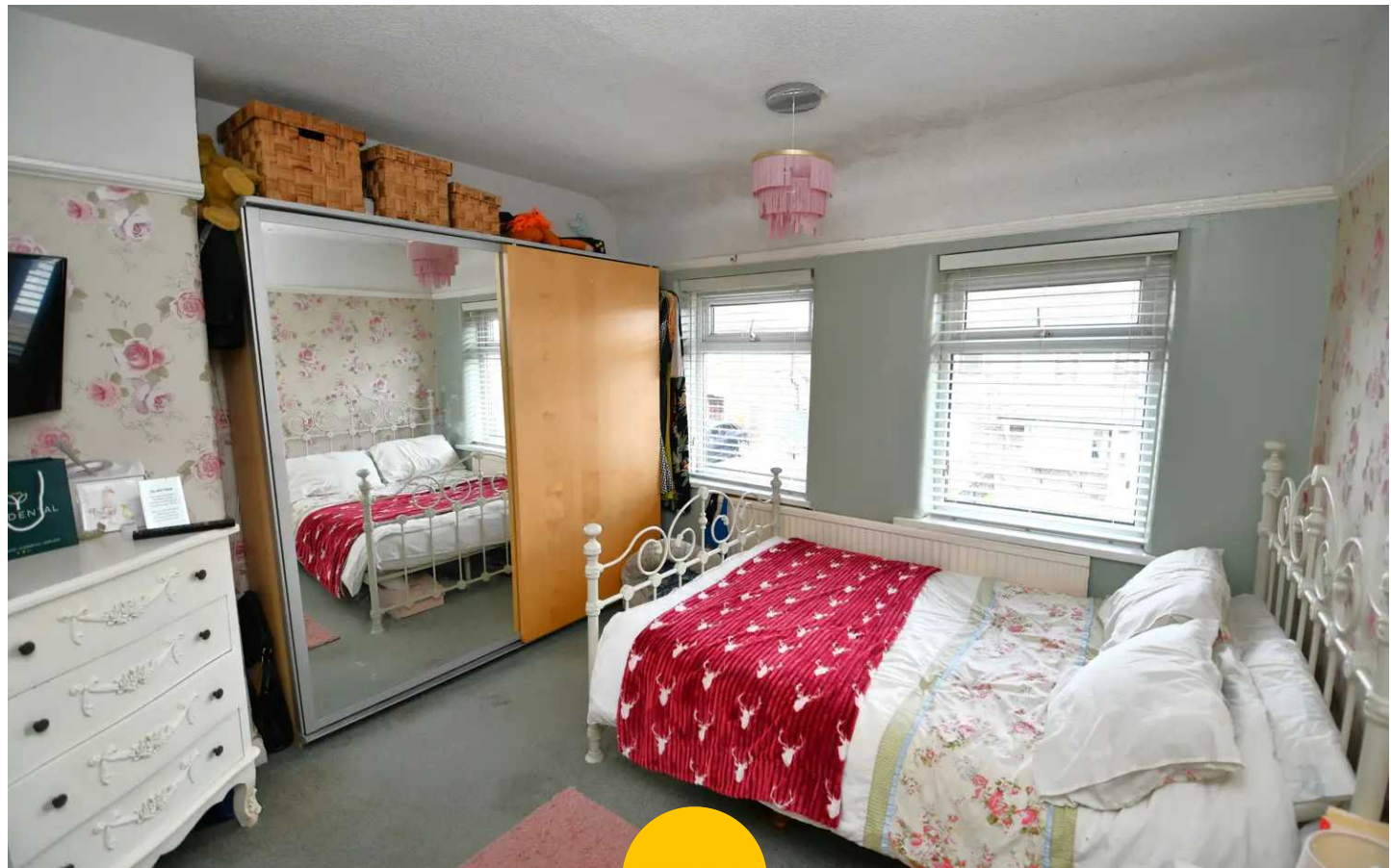
Bathroom

5' 7" x 5' 6" (1.70m x 1.68m)

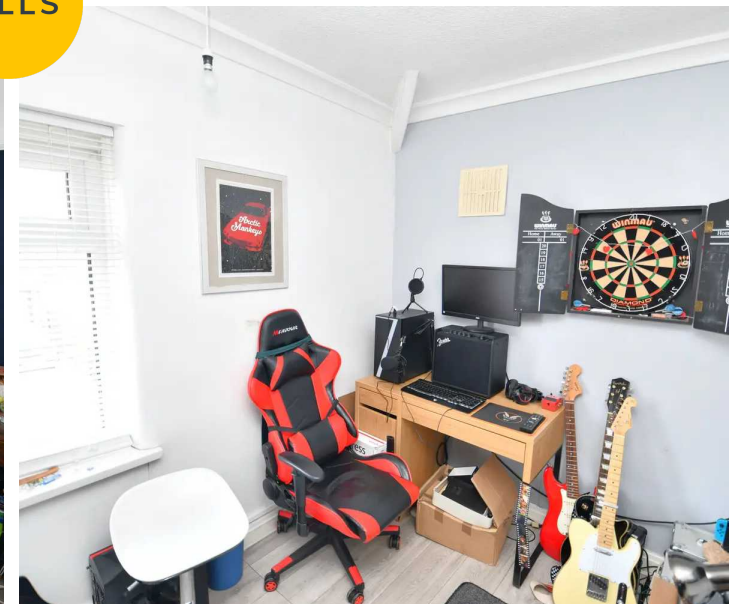
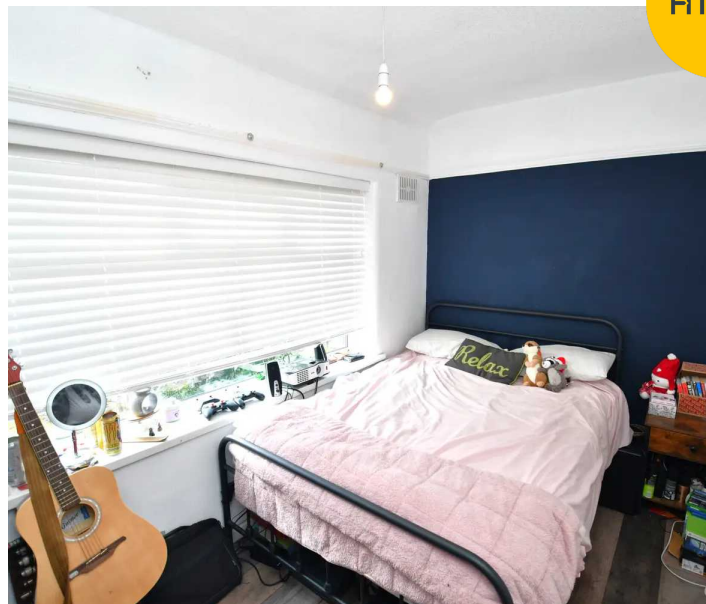
Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

External

To the front of the property is a driveway providing off-road parking. To the rear of the property is a generous tiered garden, benefitting from the sun.



HILLS







HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.