



St. Georges Crescent

Salford



In Excess of **£360,000**

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Salford

Situated on a popular tree-lined road and offering a wealth of space is this THREE BEDROOM SEMI-DETACHED FAMILY HOME! With three bedrooms, an extended...

Council Tax band: C

Tenure: Leasehold

- Spacious Three Bedroom Semi-Detached Property Located on a Popular Road, coming to the market CHAIN FREE!
- Early Viewing is Essential!
- Two Spacious Reception Rooms and an Extended Kitchen
- A Short Walk to Salford Royal Hospital with Excellent Transport Links to Salford Quays/Media City and the City Centre
- Stunning Garden to the Rear that Benefits from the Sun, with Decking, Laid-to-Lawn Grass
- Summerhouse Currently Used as an Office along with an Additional Storage/Utility Area in the Shed
- Ideal for Families, with Good Local Schooling and Well-Kept Local Parks Nearby
- Modern Three-Piece Bathroom
- Driveway to the Front and a Garage to the Side for Off-Road Parking



HILLS



Hallway

Ceiling light point and doors leading to the lounge and kitchen.

Lounge

Dimensions: 12' 0" x 11' 0" (3.662m x 3.36m). Ceiling light point, wall mounted radiator and double glazed bay window to the front.

Dining Room

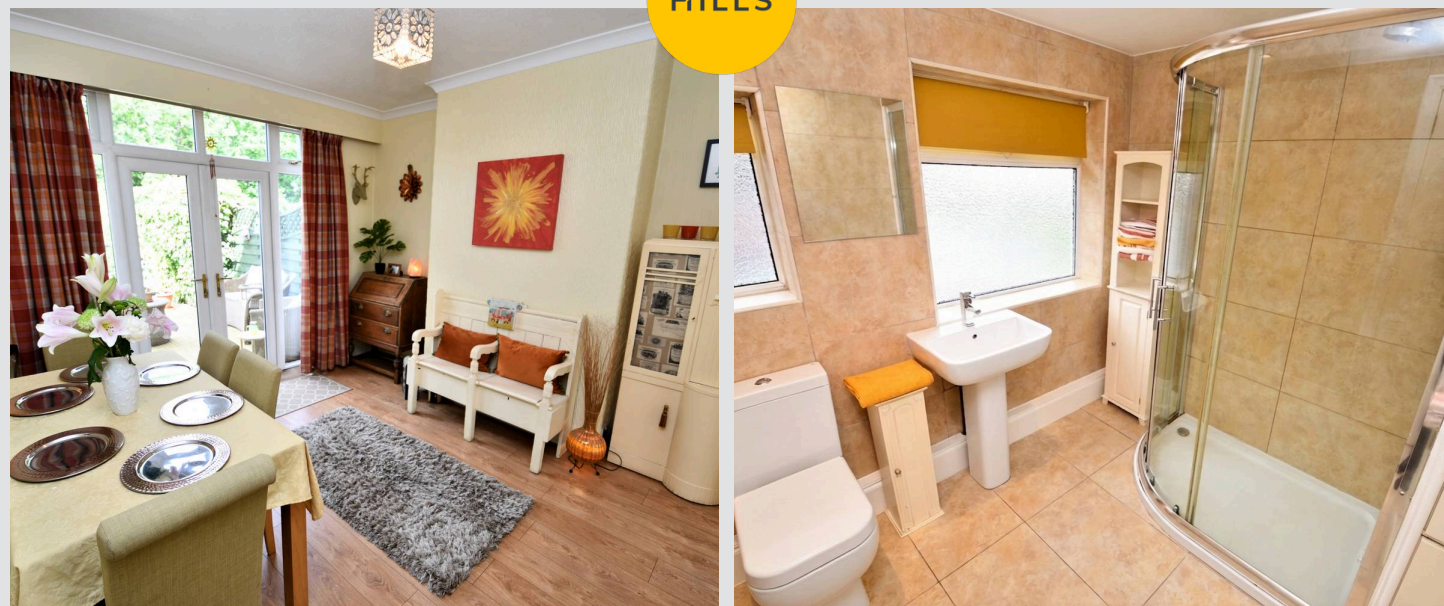
Dimensions: 11' 6" x 11' 6" (3.5m x 3.5m). Ceiling light point, wall mounted radiator and patio doors leading to the rear garden.

Kitchen

Dimensions: 16' 9" x 6' 11" (5.1m x 2.1m). Fitted with a range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven and hob unit with space for fridge freezer and washing machine. Two ceiling light points, three double glazed windows and wall mounted radiator.



HILLS



Landing

Ceiling light point and access to the bedrooms and bathroom.

Bedroom One

Dimensions: 13' 5" x 11' 2" (4.1m x 3.4m). Ceiling light point and double glazed bay window to the front.

Bedroom Two

Dimensions: 11' 2" x 11' 10" (3.4m x 3.6m). Ceiling light point, double glazed window and a wall mounted radiator.

Bedroom Three

Dimensions: 7' 10" x 6' 11" (2.4m x 2.1m). Ceiling light point, double glazed window and wall mounted radiator.

Bathroom

Dimensions: 7' 8" x 6' 11" (2.334m x 2.116m). Fitted with a three piece suite including a hand wash basin, W/C and bath with shower over. Ceiling spot lights.

Garage

Dimensions: 16' 5" x 8' 2" (5.0m x 2.5m). Three ceiling light points.

Externally

Gardens to the front and rear, along with a driveway and garage for off-road parking. In the rear garden, there are also two sheds with electric, one of which is used as an office and the other is used as a utility area.



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