

Winchester Road

Salford

HILLS

£230,000

Winchester Road

Salford

Stunning Three Bedroom Property Located Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks!

Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Bay-Fronted Terrace
- Within Walking Distance of Salford Royal Hospital
- Close to Light Oaks Primary School and Several Well-Kept Parks
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Fitted Kitchen and a Three-Piece Bathroom
- Three Generously-Sized Bedrooms
- Well-Presented Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



Entrance Hallway

Ceiling light point, wall mounted radiator and tiled flooring.

Lounge

Dimensions: 14' 11" x 10' 8" (4.54m x 3.25m). Ceiling light point, double glazed window to the front elevation and a wall mounted radiator. Wood effect flooring and gas fire with feature surround.

Dining Room

Dimensions: 14' 2" x 12' 8" (4.31m x 3.86m). Ceiling light point, double glazed window to the rear elevation, and a wall mounted radiator. Wood effect flooring.

Kitchen

Dimensions: 15' 8" x 10' 8" (4.77m x 3.25m). Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink. Fitted oven, hob and extractor. Integral fridge/freezer, with space and plumbing for a washing machine. Upvc door leads out to the rear courtyard garden. Ceiling spotlights, double glazed window, wall mounted radiator. Part tiled walls and tiled flooring.

Landing

Ceiling spotlights. Loft access.

Bedroom One

Dimensions: 12' 3" x 11' 2" (3.73m x 3.40m). Ceiling light point, double glazed window to the front elevation, and a wall mounted radiator. Stunning original 'back to brick' fire surround. Wood effect flooring.

Bedroom Two

Dimensions: 10' 10" x 9' 6" (3.30m x 2.89m). Ceiling light point, double glazed window and wall mounted radiator. Stunning original 'back to brick' fire surround. Wood effect flooring.



HILLS



Bedroom Three

Dimensions: 9' 3" x 7' 9" (2.82m x 2.36m). Ceiling light point, double glazed window and wall mounted radiator. Carpet flooring.

Bathroom

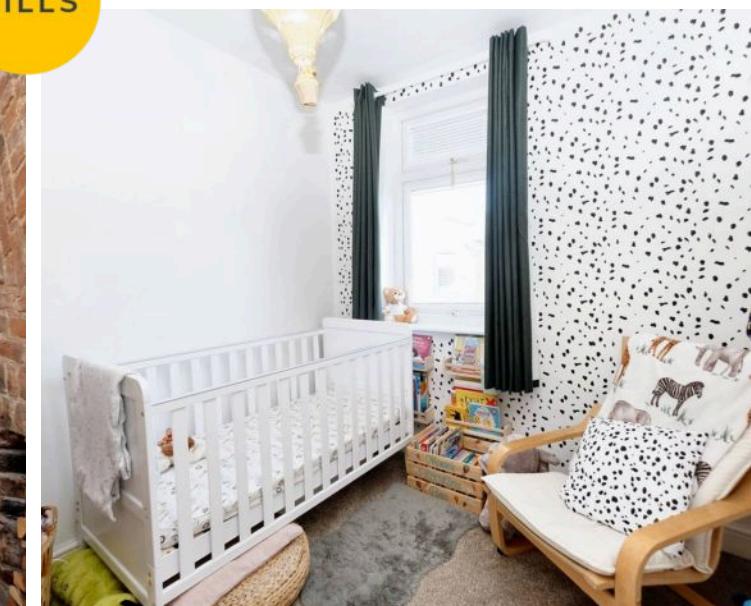
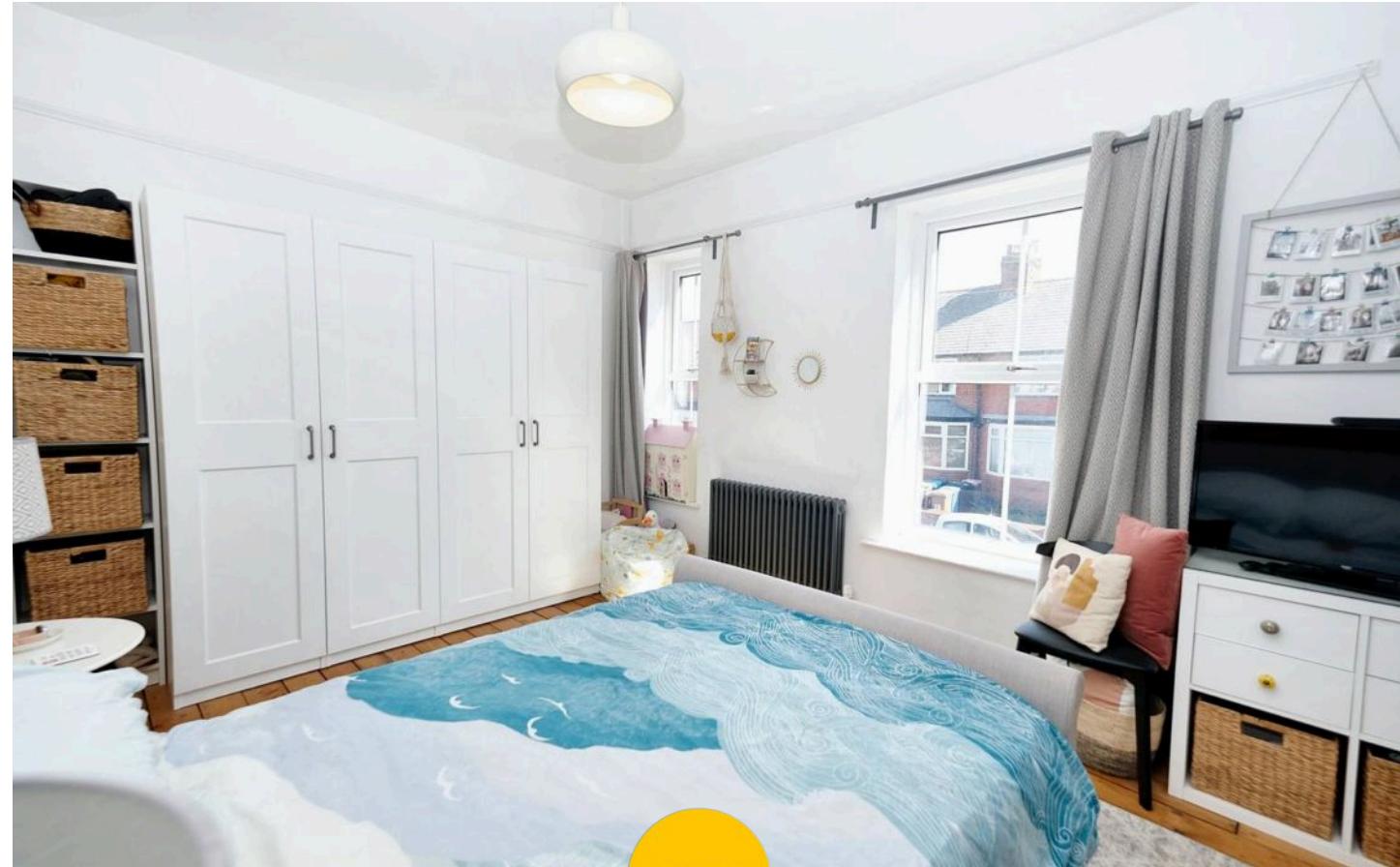
Dimensions: 5' 8" x 5' 1" (1.73m x 1.55m). Fitted with a modern three piece bathroom suite including bath with shower over, low level W.C and a pedestal hand wash basin. Ceiling light point, double glazed window, part tiled walls and tiled flooring.

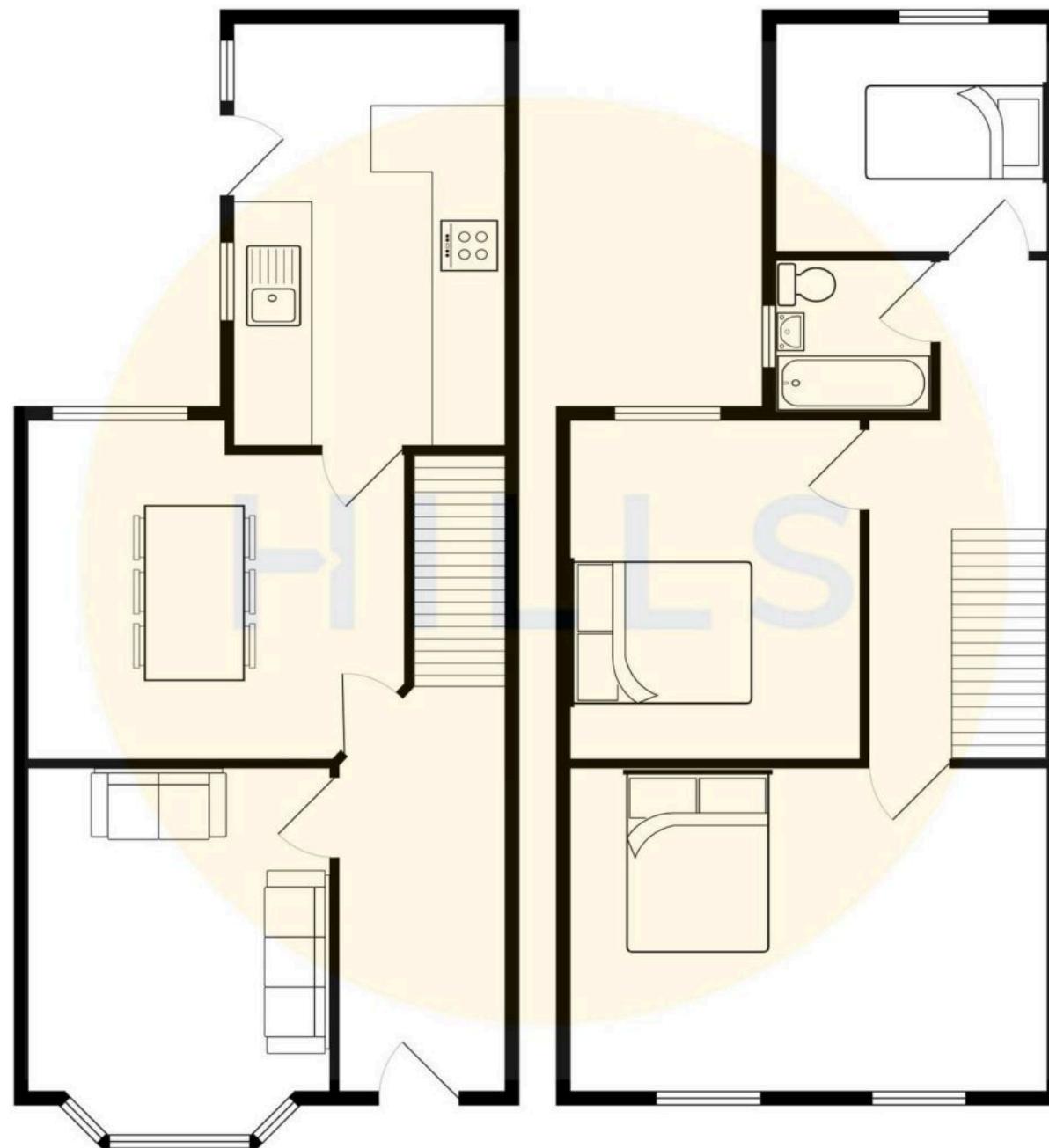
Loft

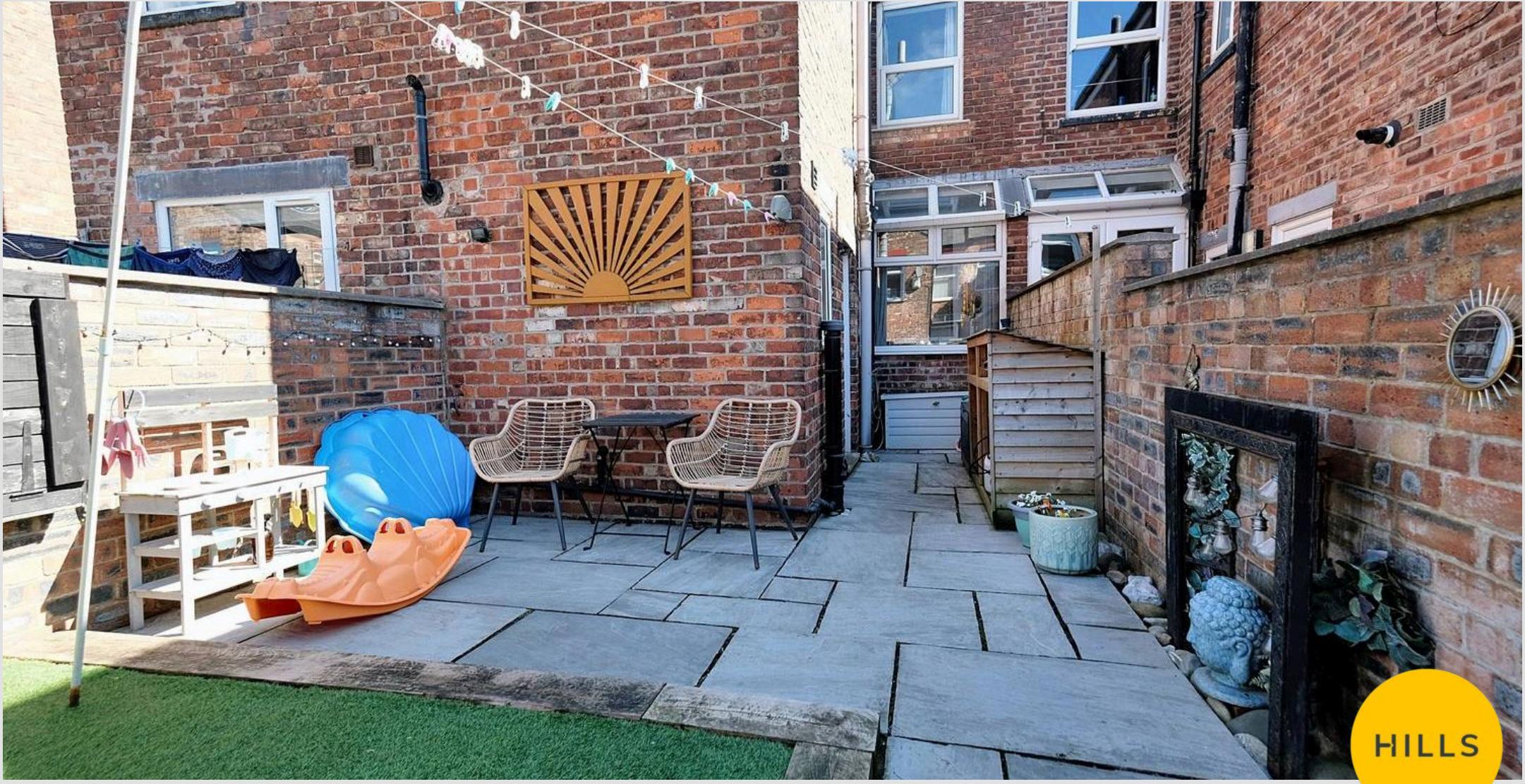
Complete with a drop down ladder the loft has been fully boarded, strengthened and plastered. Ceiling light point and a roof window provides additional natural light.

Externally

To the front is a flagged yard set behind a low lying brick built wall and gate. To the rear is a low maintenance rear courtyard garden that benefits from the sun most of the day.







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.