



Derby Road
Salford



£260,000

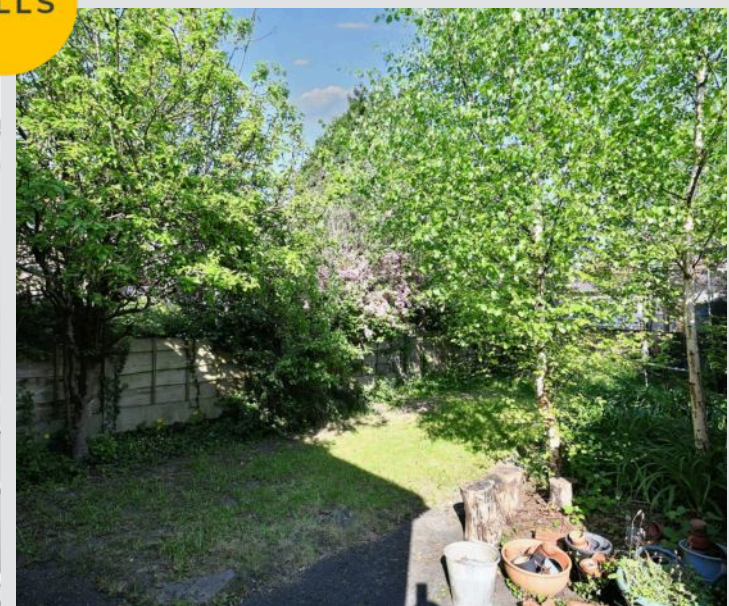
Derby Road

Salford

****Spacious Three Bedroom Semi-Detached Family Home! Featuring a Stylish Bathroom, Open Plan Lounge and Dining Rooms and a Generously-Sized Garden. Within Walking Distance of Buile Hill Park****
Council Tax band: B

Tenure: Leasehold

- Spacious Three Bedroom, Semi-Detached Family Home
- Within Walking Distance of Weaste Tram Stop, with Direct Access to Salford Quays/Media City and the City Centre
- Spacious Lounge and Dining Rooms Separated via an Archway
- Stunning Three-Piece Family Bathroom and a Fitted Kitchen
- Three Well-Proportioned Double Bedrooms
- Driveway Providing Off-Road Parking
- Well-Presented Garden to the Front and a Private, Mature Garden to the Rear
- Close to Good Local Schooling and Well-Kept Local Parks
- Ideal Family Home or Investment
- Get in Touch to Secure Your Viewing Today!



Entrance Hallway

Ceiling light point and wall mounted radiator.

Lounge

Dimensions: 12' 6" x 11' 10" (3.8m x 3.6m). Ceiling light point, double glazed bay window and wall mounted radiator.

Dining Room

Dimensions: 11' 10" x 9' 6" (3.6m x 2.9m). Ceiling light point, double glazed window and wall mounted radiator.

Kitchen

Dimensions: 13' 9" x 6' 7" (4.2m x 2m). Fitted with a range of wall and base units with complementary work surfaces. Integral oven and hob. Space for a washing machine and fridge freezer. Two ceiling light points, double glazed window and door to rear.

Landing

Ceiling light point and carpet flooring.

Bedroom One

Dimensions: 13' 5" x 10' 2" (4.1m x 3.1m). Ceiling light point, double glazed bay window and wall mounted radiator.

Bedroom Two

Dimensions: 11' 2" x 9' 2" (3.4m x 2.8m). Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Three

Dimensions: 8' 2" x 7' 10" (2.5m x 2.4m). Ceiling light point, double glazed window and wall mounted radiator.

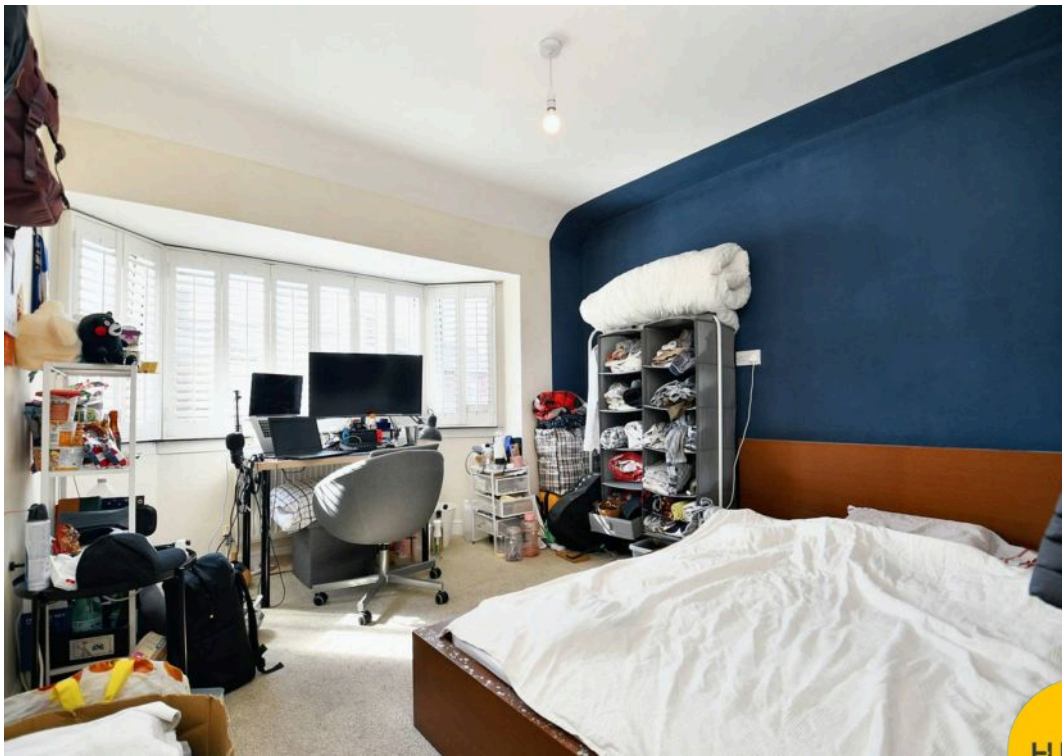
Bathroom

Dimensions: 6' 7" x 6' 3" (2m x 1.9m). Fitted with a three piece suite including a hand wash basin, WC and bath. Ceiling light point and double glazed window.

Externally

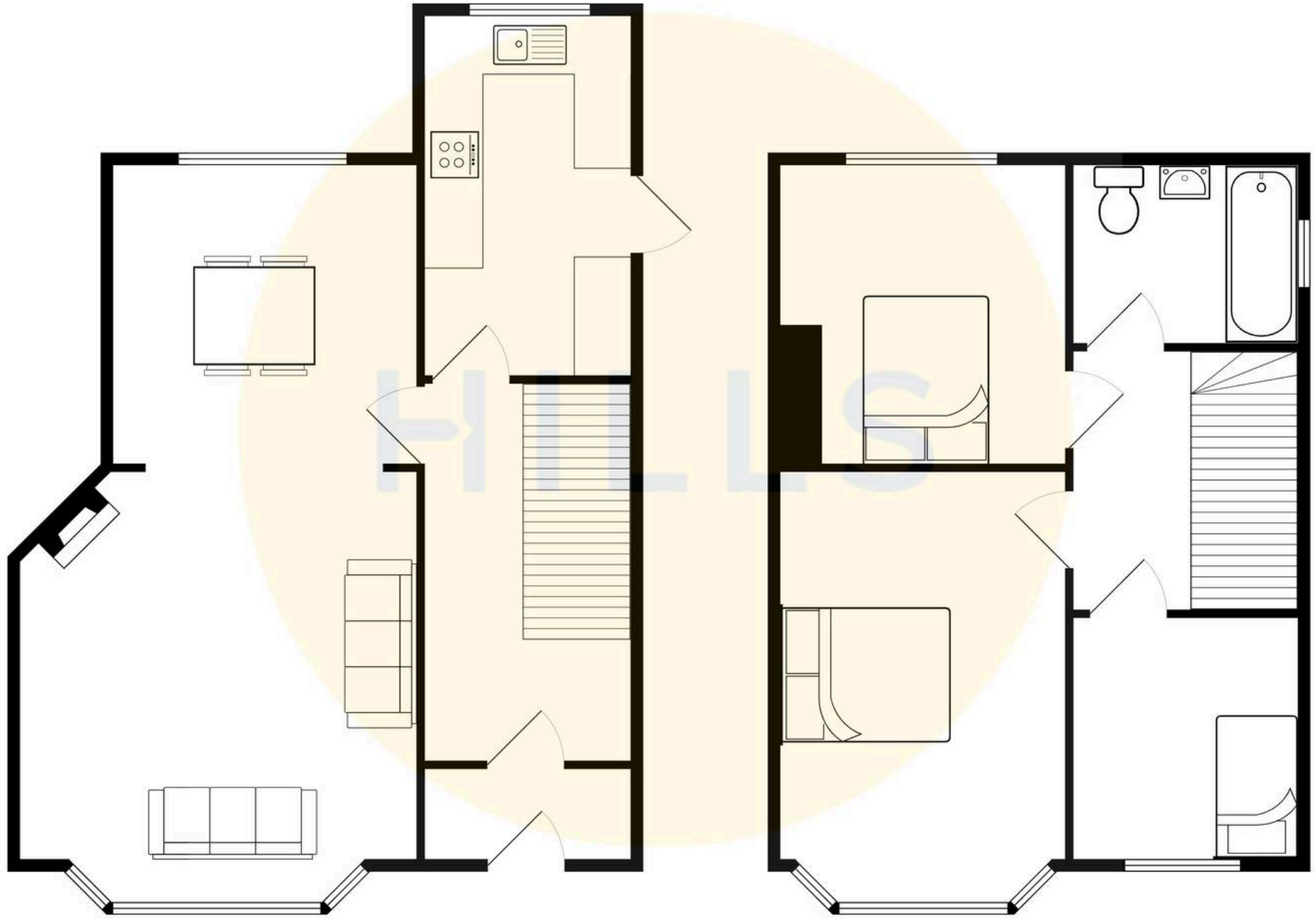
Driveway for off road parking, well presented garden to the front and rear benefitting from the sun.





HILLS







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