

Trafalgar Road

Salford



Offers Over £375,000

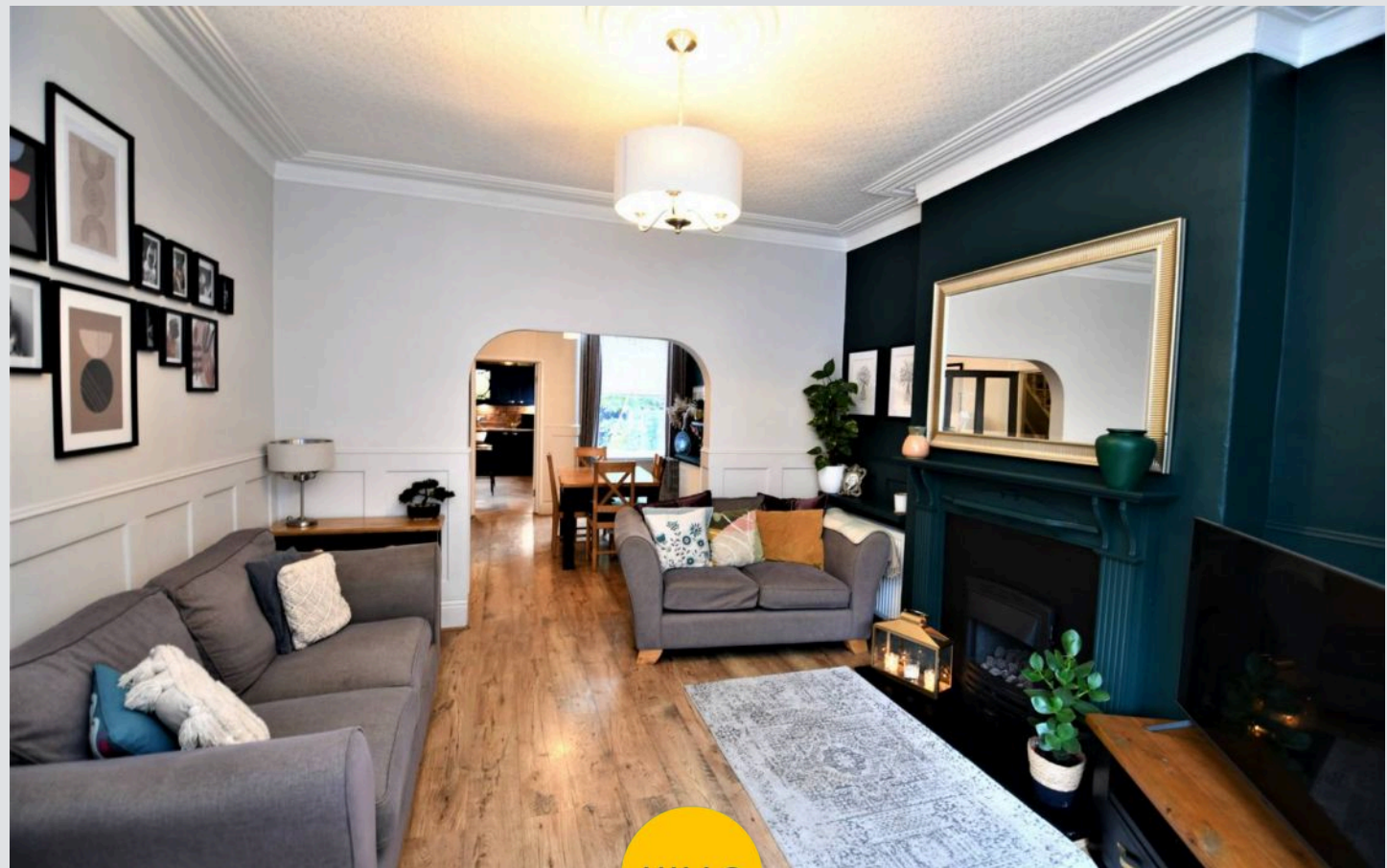
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Salford

****Beautifully Presented, Four Bedroom Semi-Detached Property Located on the Lovely Bentcliffe Park Estate – Boasting Four Double Bedrooms, a 29FT Open Plan Lounge Diner and Original Features****
Council Tax band: B

Tenure: Freehold

- Beautifully Presented Four Bedroom Semi-Detached Property
- Full of Character Features
- Large Lounge Diner with a Bay Window to the Front
- Modern Kitchen Diner and a Three-Piece Family Bathroom
- Four Double Bedrooms
- Stunning Ensuite to the Top Floor Bedroom
- Well-Presented, Private Paved Garden to the Rear and a Low-Maintenance Courtyard Garden to the Front
- Just a Short Walk from Salford Royal Hospital
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



Entrance Hallway

Ceiling light point, coving to the ceiling, wall mounted radiator and stairs ot the first floor landing. Laminate floor and access to the cellar.

Lounge

Dimensions: 15' 03" x 12' 05" (4.65m x 3.78m). Featuring a gas fire with feature surround. Complete with a ceiling light point, double glazed bay window and wall mounted radiator.

Dining Room

Dimensions: 12' 01" x 11' 04" (3.68m x 3.45m). Featuring a gas fire with feature surround. Complete with a ceiling light point, double glazed window and wall mounted radiator.

Kitchen

Dimensions: 15' 01" x 10' 08" (4.6m x 3.05m). Featuring complementary wall and base units and island with integral sink. Range cooker with extractor fan and space for a fridge freezer. Complete with a ceiling light point, two double glazed windows and wall mounted radiator.

Cellar

Dimensions: 14' 09" x 12' 07" (4.27m x 3.84m). Double glazed window to the front and ample storage space. Houses the boiler. Currently used as a utility room.

Landing

Ceiling light point and a wall mounted radiator.

Bedroom One

Dimensions: 15' 10" x 12' 02" (4.83m x 3.71m). Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted wardrobes. Fitted with carpet flooring.

Bedroom Two

Dimensions: 11' 11" x 11' 03" (3.63m x 3.43m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.



Bedroom Three

Dimensions: 10' 09" x 8' 01" (3.05m x 2.46m). Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

Fitted with a three piece suite including bath with electric shower over, low level W.C and pedestal hand wash basin. Complete with a ceiling light point, double glazed window, tiled walls and flooring.

Landing

Ceiling light point and skylight

Bedroom Four

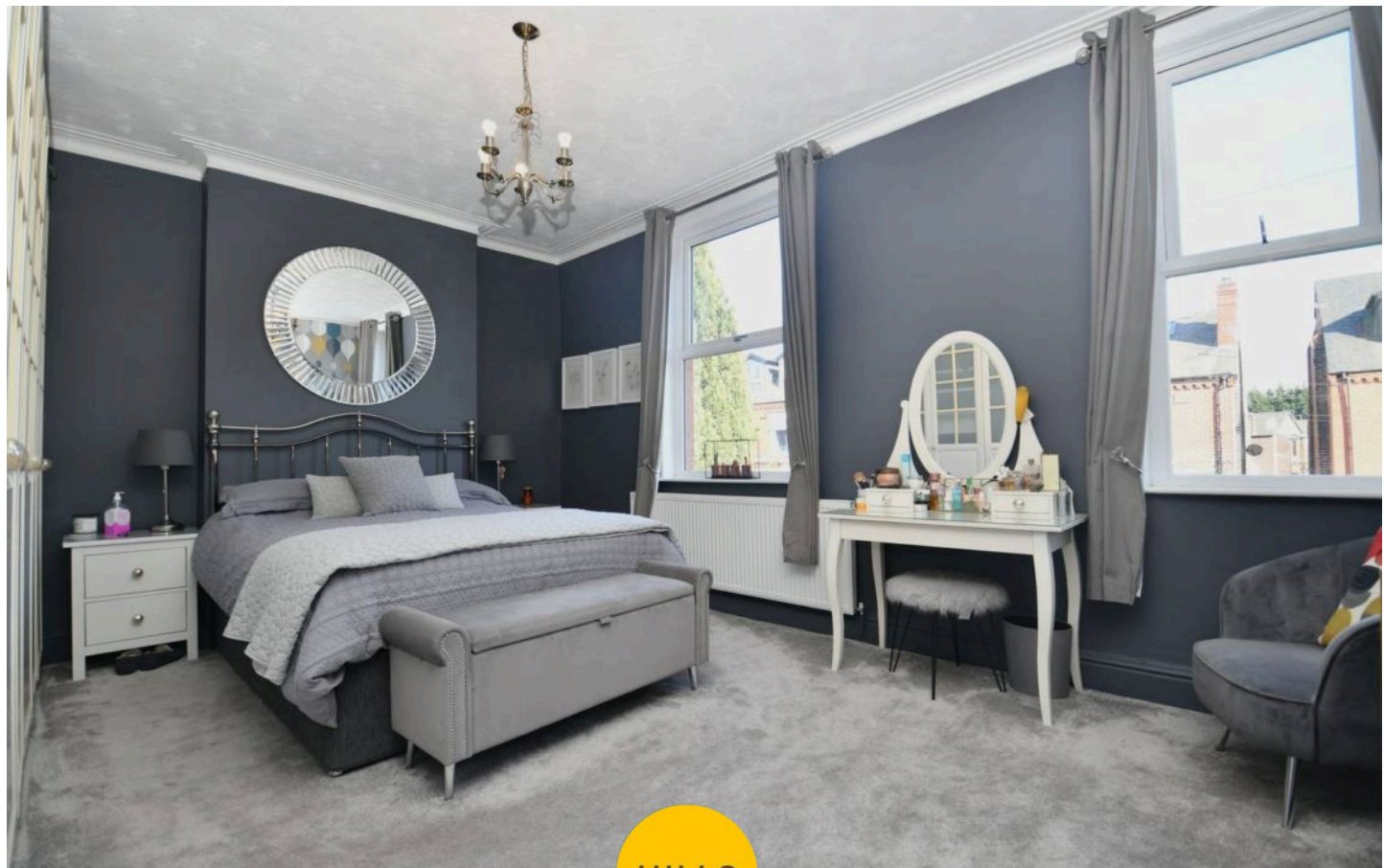
Dimensions: 16' 10" x 13' 09" (5.13m x 3.96m). Complete with a ceiling light point, Velux window, double glazed window and carpet flooring.

Ensuite

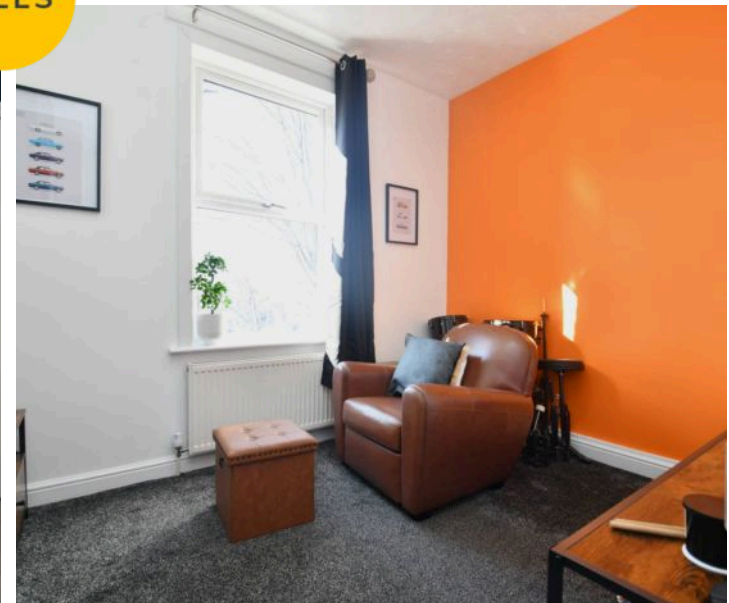
Dimensions: 8' 6" x 4' 7" (2.6m x 1.4m). Featuring a two piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights.

Externally

To the front of the property is a garden set behind a low lying brick built wall. Gated access to the rear from the side. To the rear is a low maintenance flagged courtyard surrounded by flowering borders. Outside tap and access to the side of the building.

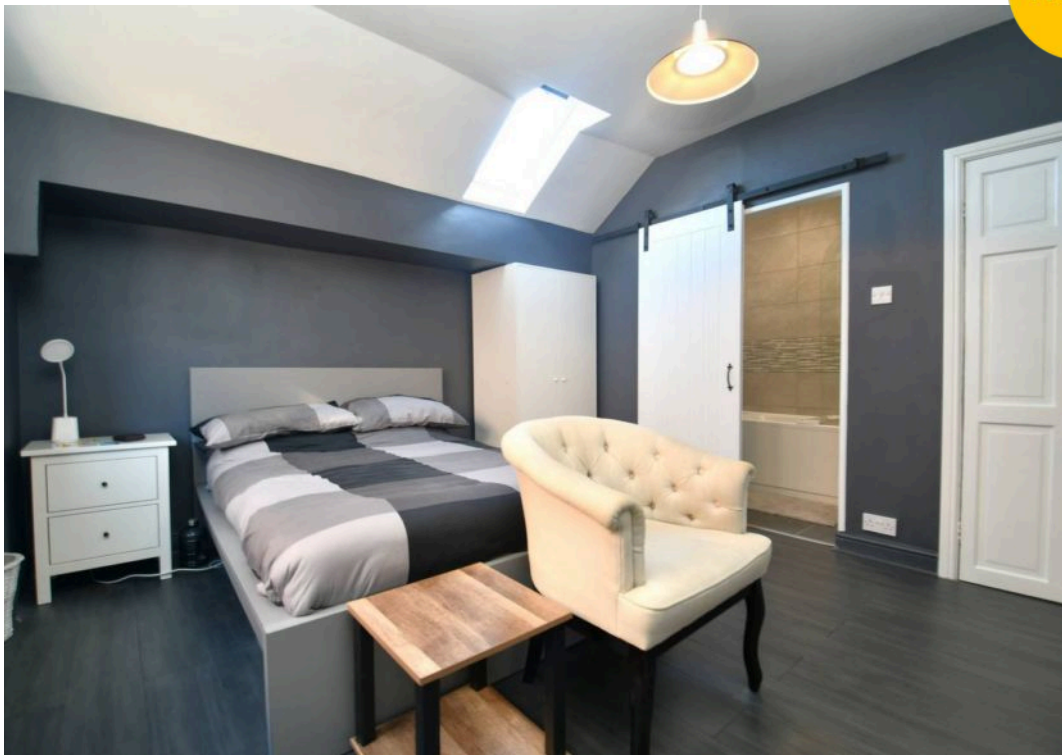


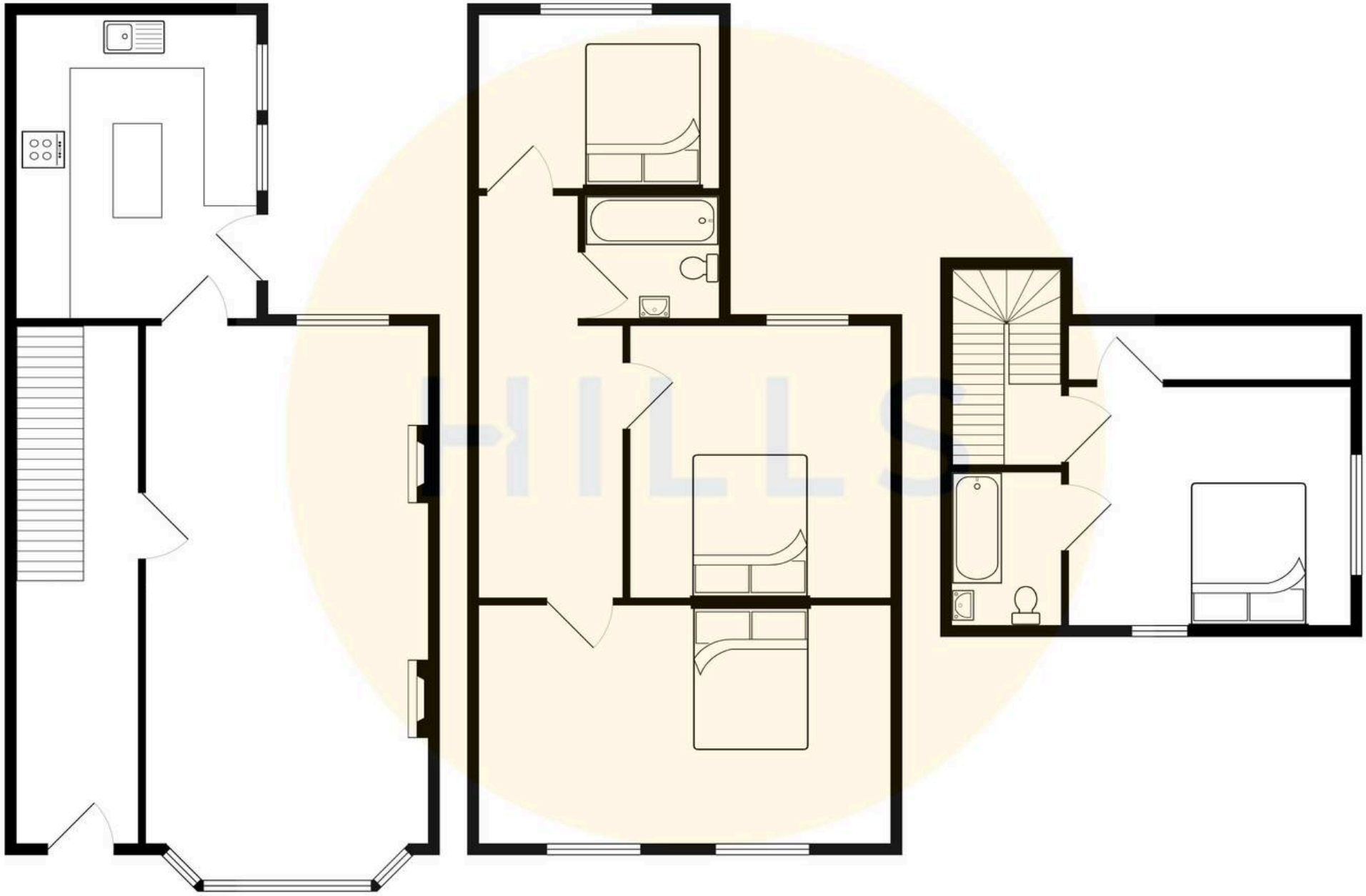
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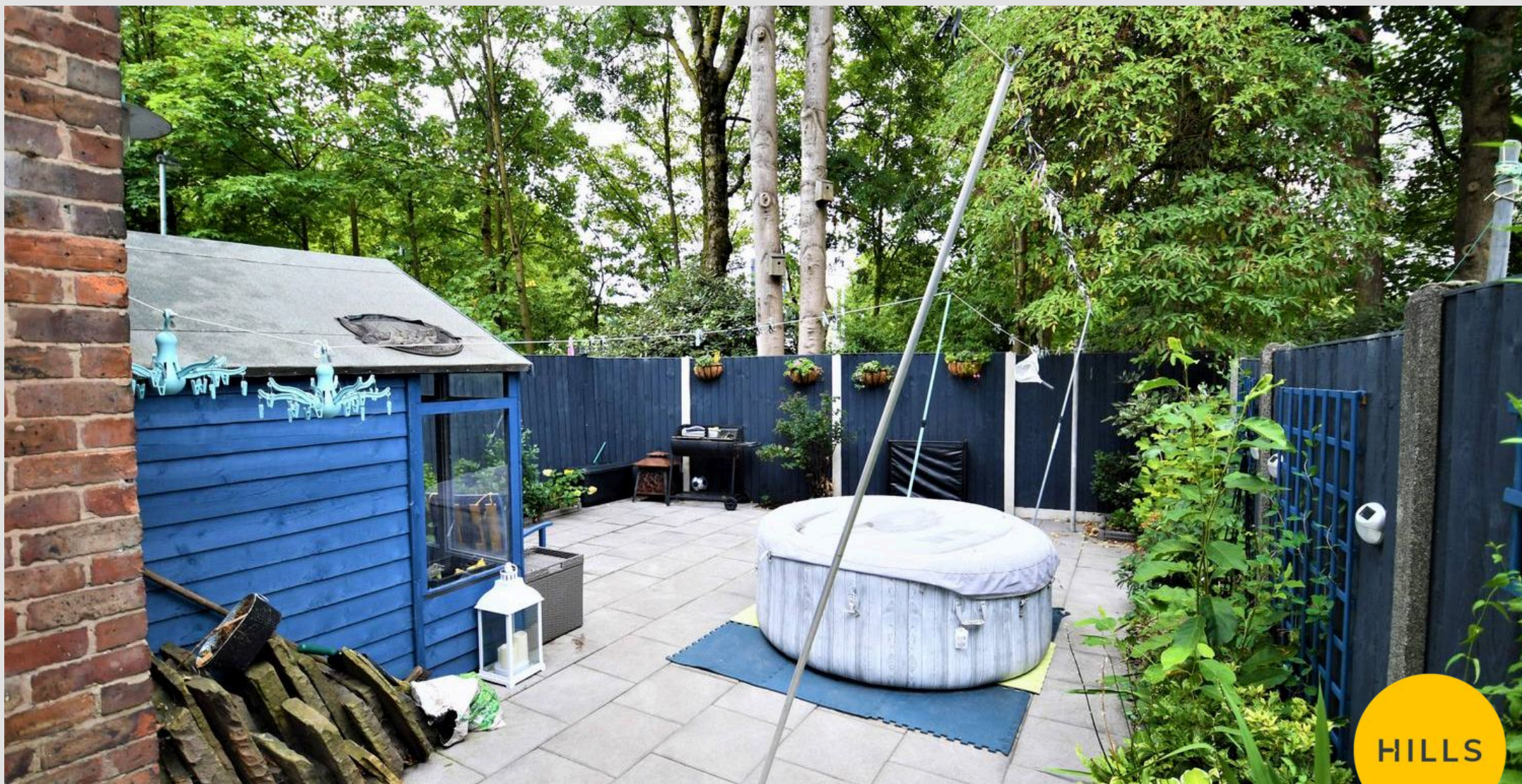




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