



De La Salle Way

Salford

HILLS

£350,000



# De La Salle Way

Salford

Modern DETACHED FAMILY HOME built in 2015 that features a SOUTH FACING GARDEN, STUNNING 15FT KITCHEN DINER and THREE SPACIOUS BEDROOMS (MASTER BEDROOM COMPLETE WITH EN-SUITE)  
Council Tax band: C

Tenure: Leasehold

- Spacious modern detached family home built in 2015
- Three well-proportioned bedrooms (master bedroom complete with en-suite)
- Close to good local schooling, Salford Royal Hospital, Buile Hill Park and excellent transport links into Salford Quays, MediaCityUk and Manchester City Centre
- South facing garden complete with decking area and laid to lawn grass to the rear
- Gas central heated and double glazed throughout
- Driveway providing off road parking to the side
- Open plan 15ft kitchen diner
- Family sized lounge that opens onto the rear garden
- Beautifully presented throughout
- Benefitting from a family bathroom, en-suite and downstairs W.C.



HILLS



**Entrance Hallway**

6' 11" x 11' 4" (2.12m x 3.45m)

**Lounge**

7' 5" x 9' 11" (2.25m x 3.01m)

**Kitchen Diner**

10' 5" x 16' 8" (3.18m x 5.07m)

**Downstairs W.C**

6' 9" x 3' 3" (2.07m x 0.98m)

**Landing**

Ceiling light point and a wall mounted radiator

**Bedroom One**

10' 6" x 12' 8" (3.21m x 3.87m)

**En-suite**

4' 6" x 10' 2" (1.36m x 3.11m)

**Bedroom Two**

10' 6" x 9' 7" (3.20m x 2.93m)

**Bedroom Three**

11' 0" x 7' 7" (3.35m x 2.32m)

**Bathroom**

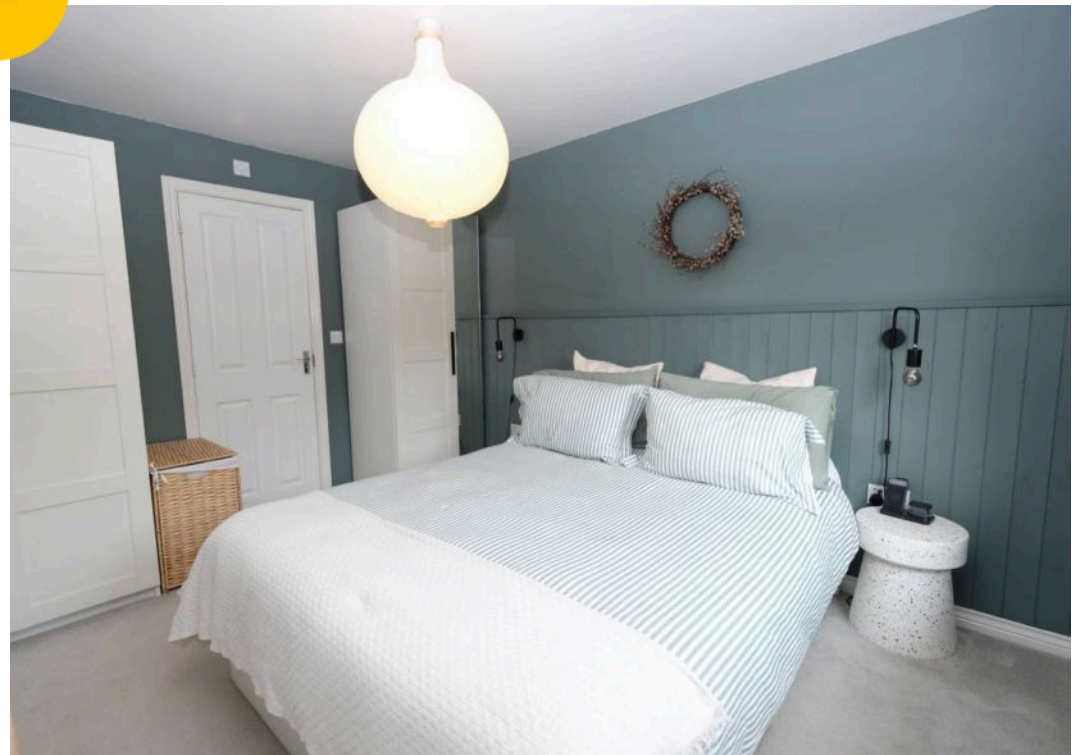
5' 10" x 6' 9" (1.77m x 2.05m)

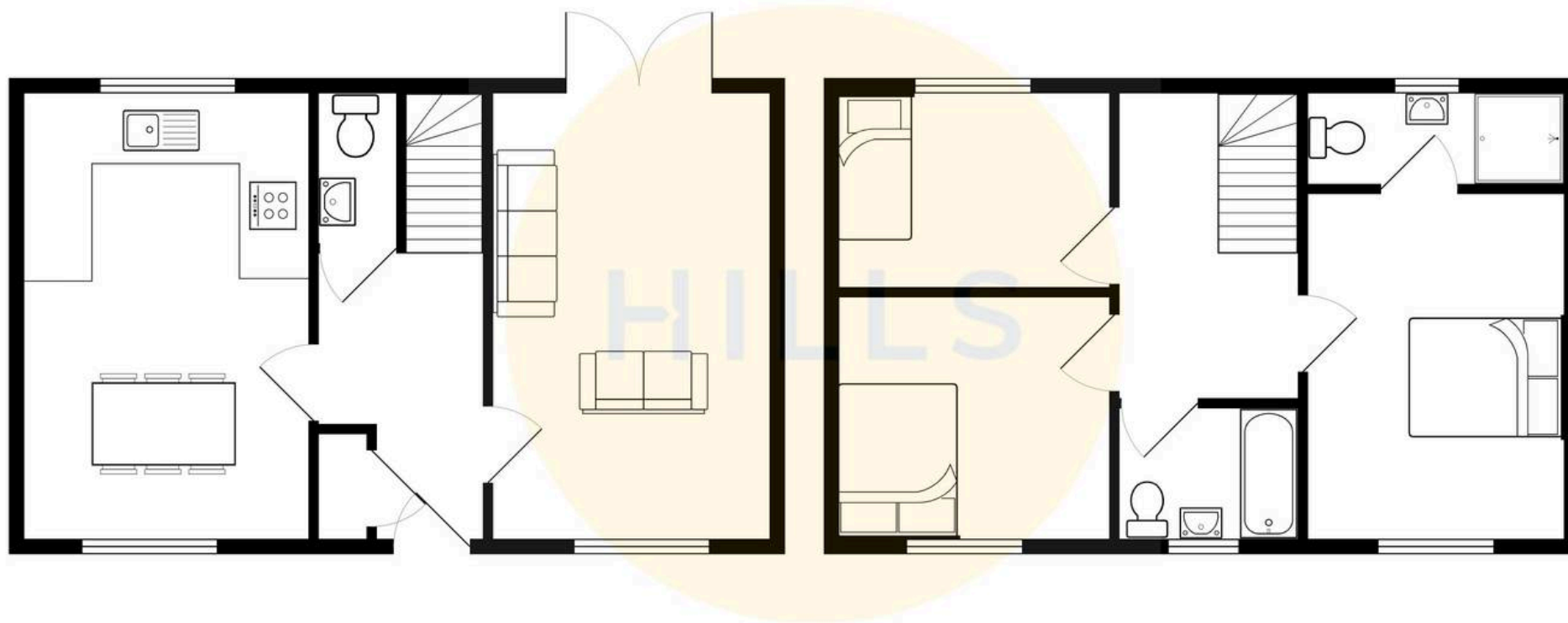






HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.