



Sumner Road, Salford

Salford



£300,000

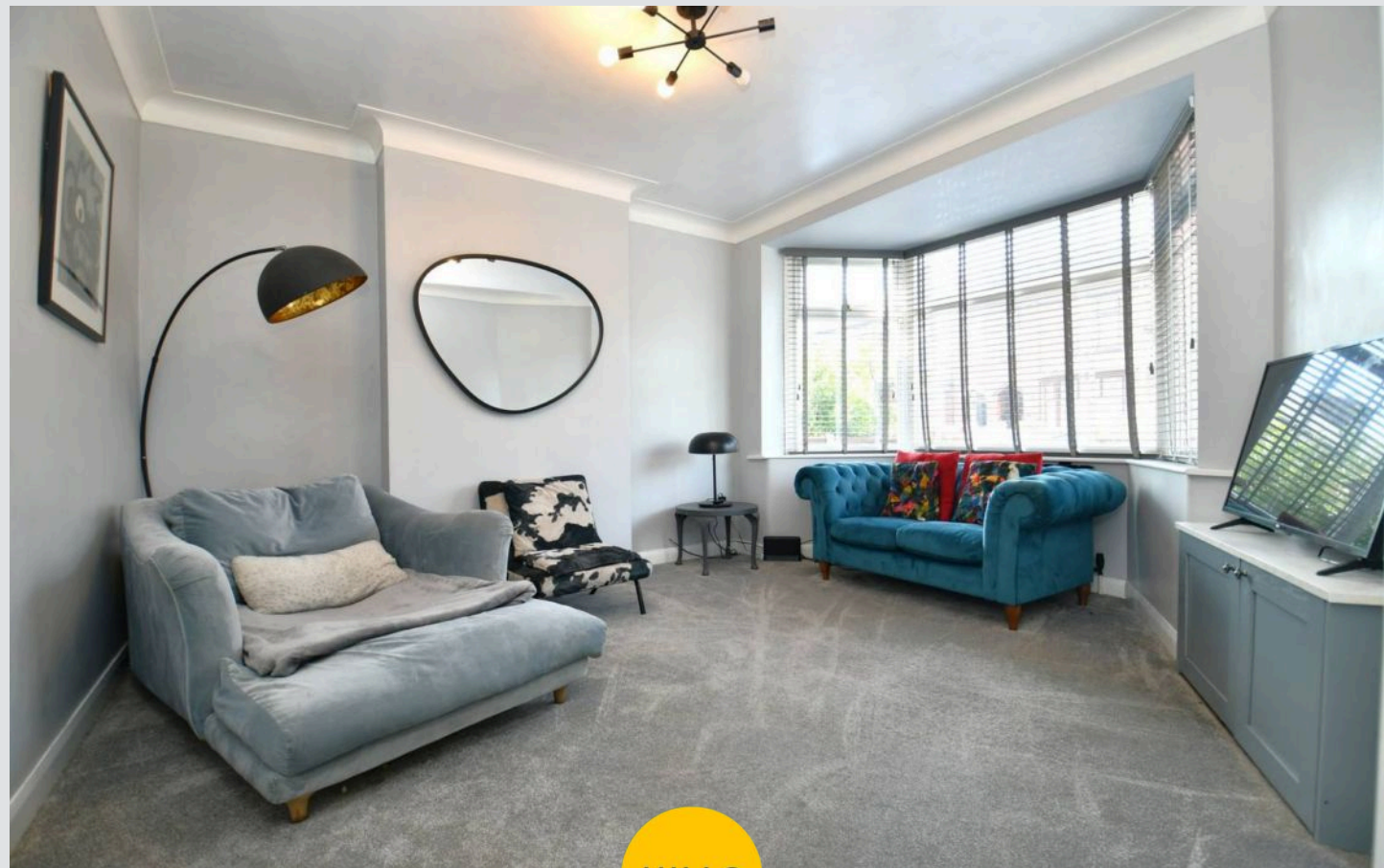


# 18 Sumner Road

Salford, Salford

**\*\*Beautifully Presented Four Bedroom Semi-Detached Property Situated in the Popular Irlam o' th' Heights! Boasting Generous Room Sizes, a Stylish Fitted Kitchen and a Convenient Location!\*\***  
Council Tax band: B

- Beautifully Presented, Four Bedroom Semi-Detached Property
- Located in the Popular Irlam o' th' Height, Close to Local Schooling and Well-Kept Parks
- Large Bay-Fronted Lounge and a Spacious Dining Room
- Stylish Fitted Kitchen and a Downstairs W/C
- Modern Three-Piece Family Bathroom
- Three Double Bedrooms and a Single Bedroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS





### Lounge

Dimensions: 12' 7" x 14' 0" (3.832m x 4.257m). Double glazed bay window, ceiling light point, wall mounted radiator, electric fire and carpeted flooring.

### Dining Room

12' 1" x 11' 4" (3.68m x 3.46m)

### Kitchen

10' 6" x 10' 4" (3.20m x 3.16m)

### Downstairs WC

### Bedroom One

10' 11" x 11' 11" (3.33m x 3.62m)

### Bedroom Two

10' 5" x 7' 7" (3.17m x 2.31m)

### Bedroom Three

11' 9" x 10' 4" (3.59m x 3.15m)

### Bedroom Four

7' 9" x 6' 3" (2.35m x 1.91m)

### Bathroom

9' 7" x 5' 9" (2.92m x 1.75m)

### Externally

To the front and rear are enclosed patio gardens.



HILLS



### Lounge

Dimensions: 12' 7" x 14' 0" (3.832m x 4.257m). Double glazed bay window, ceiling light point, wall mounted radiator, electric fire and carpeted flooring.

### Dining Room

12' 1" x 11' 4" (3.68m x 3.46m)

### Kitchen

10' 6" x 10' 4" (3.20m x 3.16m)

### Downstairs WC

### Bedroom One

10' 11" x 11' 11" (3.33m x 3.62m)

### Bedroom Two

10' 5" x 7' 7" (3.17m x 2.31m)

### Bedroom Three

11' 9" x 10' 4" (3.59m x 3.15m)

### Bedroom Four

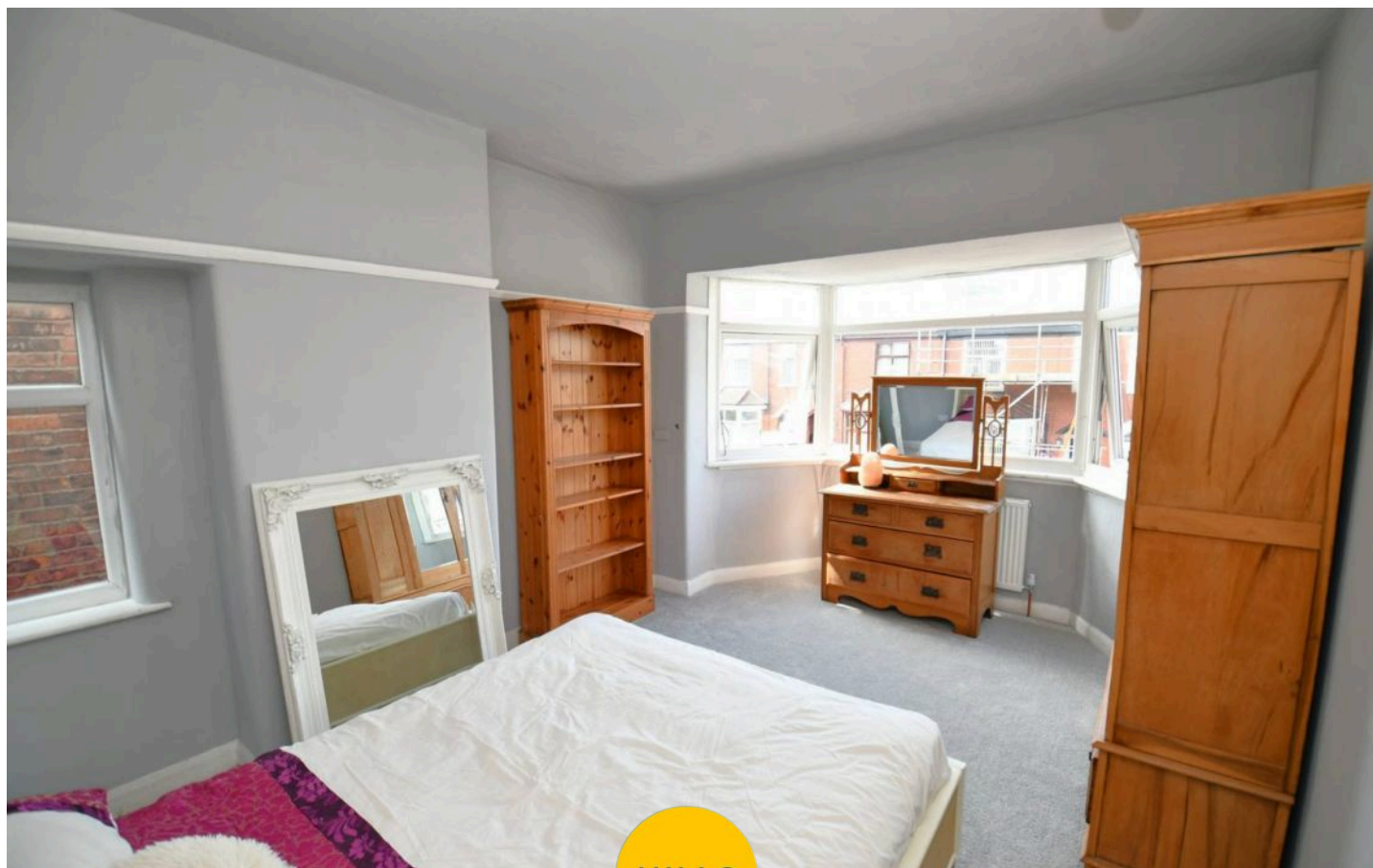
7' 9" x 6' 3" (2.35m x 1.91m)

### Bathroom

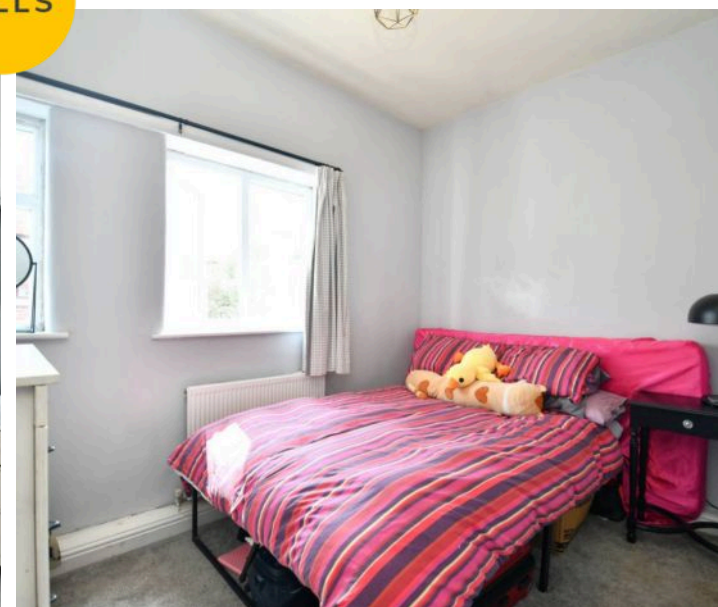
9' 7" x 5' 9" (2.92m x 1.75m)

### Externally

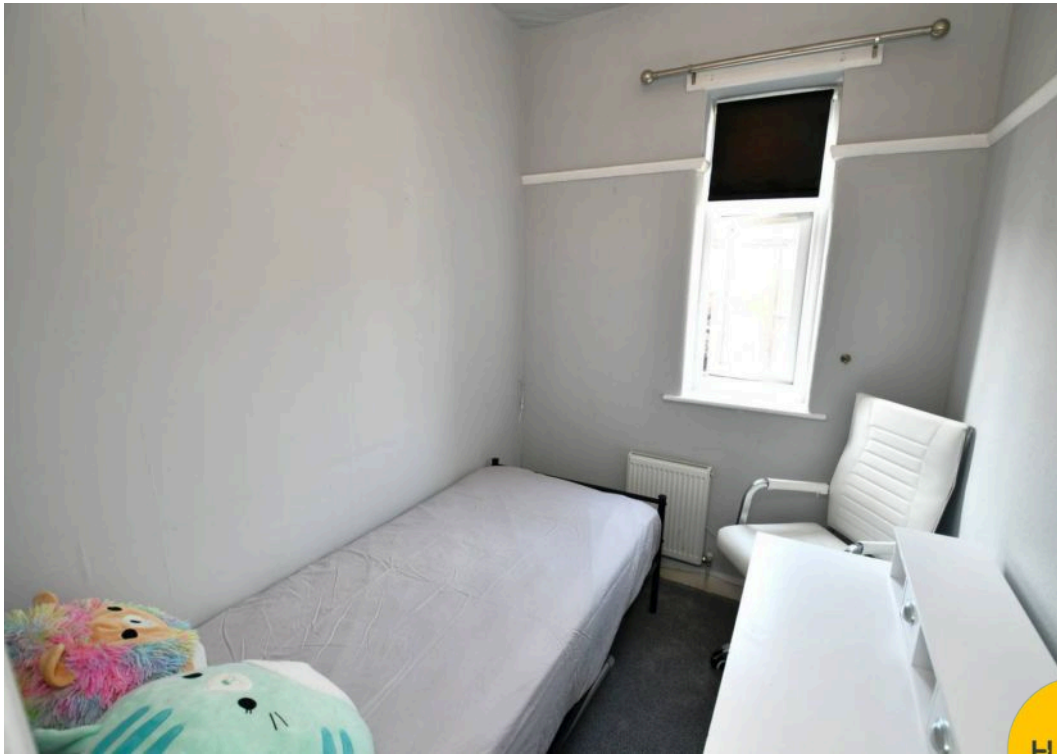
To the front and rear are enclosed patio gardens.



HILLS







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.