



Cholmondeley Road

Salford



In Excess of £230,000

# Cholmondeley Road

Salford

**\*\*NO VENDOR CHAIN\*\*** This SPACIOUS, THREE BEDROOM SEMI-DETACHED FAMILY HOME features beautifully maintained gardens to the front and rear, along with a driveway and a garage for off-road parking!

Council Tax band: C

Tenure: Leasehold

- Spacious Three Bedroom Semi-Detached Family Home
- Bay-Fronted Lounge and a Spacious Dining Room
- Fitted Kitchen and a Modern, Three-Piece Family Bathroom
- Three Well-Proportioned Bedrooms
- Beautifully Presented Gardens to the Front and Rear
- Driveway and a Garage Providing Off-Road Parking
- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Light Oaks Primary School
- Ideal for Someone Looking to Put Their Own Stamp on a Property
- Viewing is Highly Recommended!



HILLS

### Entrance Hallway

Complete with a ceiling light point and carpet flooring.

### Lounge

10' 9" x 10' 8" (3.27m x 3.25m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen

10' 2" x 6' 2" (3.10m x 1.88m)

Featuring complementary fitted units with integral hob and oven. Complete with two ceiling light points, two double glazed windows and tiled flooring.

### Dining Room

12' 2" x 10' 9" (3.71m x 3.28m)

Complete with a ceiling light point, wall mounted radiator and patio doors. Fitted with carpet flooring.

### Landing

Complete with a ceiling light point and double glazed window.

### Bedroom One

12' 0" x 10' 8" (3.67m x 3.26m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

10' 9" x 11' 11" (3.28m x 3.62m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Three

7' 5" x 6' 3" (2.26m x 1.90m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bathroom**

7' 3" x 6' 1" (2.20m x 1.86m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, part tiled walls and cushioned flooring.

**External**

To the front of the property is a driveway and garage to the side providing off-road parking with a beautifully maintained gardens to the front and rear, with a herb patch to the rear garden.



HILLS







## Hills | Salfords Estate Agent

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