



OPEN PLAN 26FT THROUGH LOUNGE, LARGE MODERN FITTED KITCHEN and NO CHAIN! Take a look at this excellent THREE bedroom home ideally situated close to excellent transport links, Salford Royal Hospital and local amenities. Complete with a porch, open plan lounge (separate lounge and dining areas), DOWNSTAIRS W.C and a spacious kitchen to the ground floor. With THREE BEDROOMS and a fitted bathroom to the 1st floor. The property benefits from NEW CARPETS THROUGHOUT, comes fully double glazed and gas central heated. Externally to the rear a sun-drenched rear garden. With NO CHAIN attached and positioned in such a popular and convenient location early viewing is essential. Call the office on 01617074900 to book your viewing!

**Hayfield Road
Salford, M6 8QA**

Monthly Rental Of £895

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Entrance Porch

UPVC front access door and double glazed windows all-round, tiled floors.

Lounge 11' 5" x 14' 1" (3.48m x 4.29m)

Electric fire with feature surround, wall-mounted radiator and UPVC double glazed bay window to the front. Open plan to the Dining area, Meter cupboards, carpeted floors and stairs to the first floor. TV, phone and power points, as well as ceiling light point.

Dining area 12' 0" x 13' 2" (3.65m x 4.01m)

Wall-mounted double radiator, UPVC double glazed window to the rear and carpeted floors. Power points and ceiling light point, as well as access to the Kitchen.

Kitchen 8' 4" x 13' 5" (2.54m x 4.09m)

Fitted with a wooden range of wall and base units with complimentary roll top work surface. Integrated stainless steel sink, electric oven and oven, as well as built-in fridge/freezer. New fitted boiler (2 years ago), wall-mounted radiator and UPVC double glazed window to the rear and access door to the side. Tiled floors, tiled splash-backs, power points and ceiling light point.

Downstairs W.C.

Two piece suite comprising of low level W.C. and pedestal hand wash basin, tiled floors and ceiling light point.

First Floor Landing

Access to all rooms on the first floor and to the loft, carpeted floors and ceiling light point.

Bedroom One 13' 1" x 11' 3" (3.98m x 3.43m)

Wall-mounted radiator, UPVC double glazed window to the front and carpeted floors, as well as ceiling light point and power points.

Bedroom Two 11' 11" x 8' 0" (3.63m x 2.44m)

UPVC double glazed window to the rear, storage space and wall-mounted radiator. Carpeted floors, power points and ceiling light point.

Bedroom Three 6' 5" x 8' 5" (1.95m x 2.56m)

UPVC double glazed window to the rear, carpeted floors and wall-mounted radiator. Ceiling light point and power points.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

Two piece suite comprising of low level W.C. and pedestal hand wash basin, as well as walk-in double shower. UPVC double glazed frosted window to the side, fully tiled walls and tiled floors. Wall-mounted towel rail and ceiling light point.

Externally

To the front, a fully paved yard with mature plants and access iron gate. The rear of the property benefits of a large, south facing garden with lawn and paved area, fully and privately enclosed, with access rear gate.





