

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.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the

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.





