



Hart Hill Drive, Salford

Salford



In Excess of £280,000



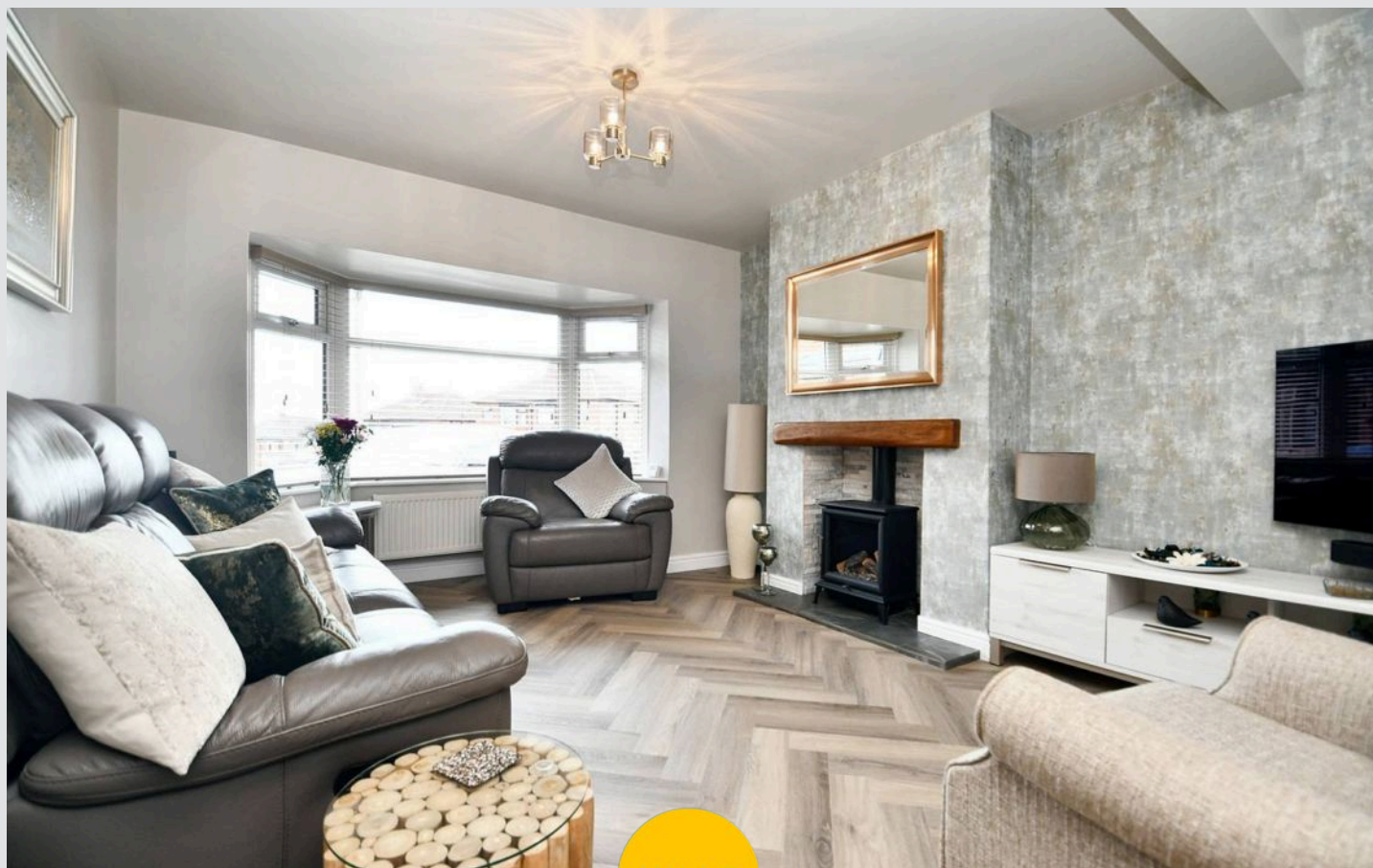
# 11a Hart Hill Drive

Salford, Salford

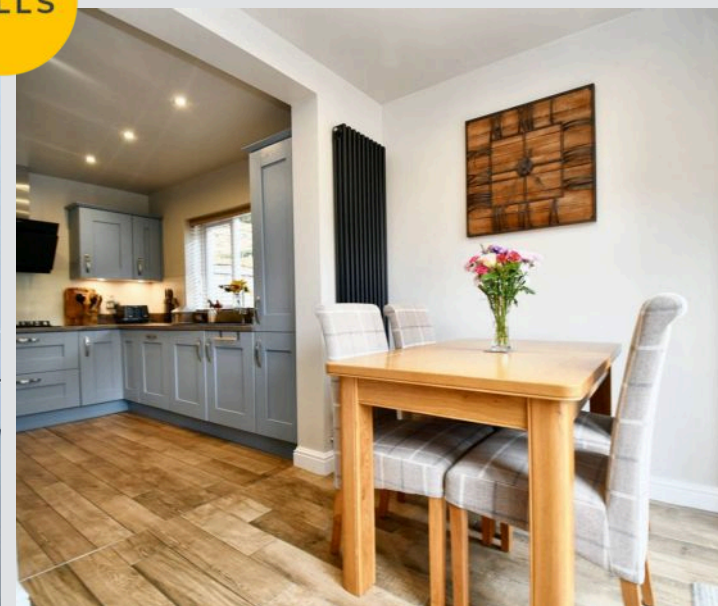
**\*\*HUGE CORNER PLOT\*\*** Stylish Three Bedroom Semi-Detached Property Boasting a Large Garden to the Rear with a Pond – Backing Onto Buile Hill Park!  
Council Tax band: C

Tenure: Freehold

- Stylish Three Bedroom Semi-Detached Property
- Tastefully Decorated Throughout
- Spacious Bay-Fronted Lounge
- Modern Kitchen Diner with Patio Doors to the Side
- Contemporary Four-Piece Family Bathroom
- Huge, Landscaped Corner Garden Backing Onto Buile Hill Park
- Benefits from an EV Charger!
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Local Schooling and Salford Royal Hospital
- Viewing is Highly Recommended!



HILLS





### Entrance Hallway

### Lounge

13' 6" x 11' 11" (4.12m x 3.62m)

### Dining Room

9' 3" x 6' 6" (2.82m x 1.98m)

### Kitchen

10' 8" x 8' 10" (3.26m x 2.68m)

### Landing

### Bedroom One

12' 5" x 10' 9" (3.79m x 3.28m)

### Bedroom Two

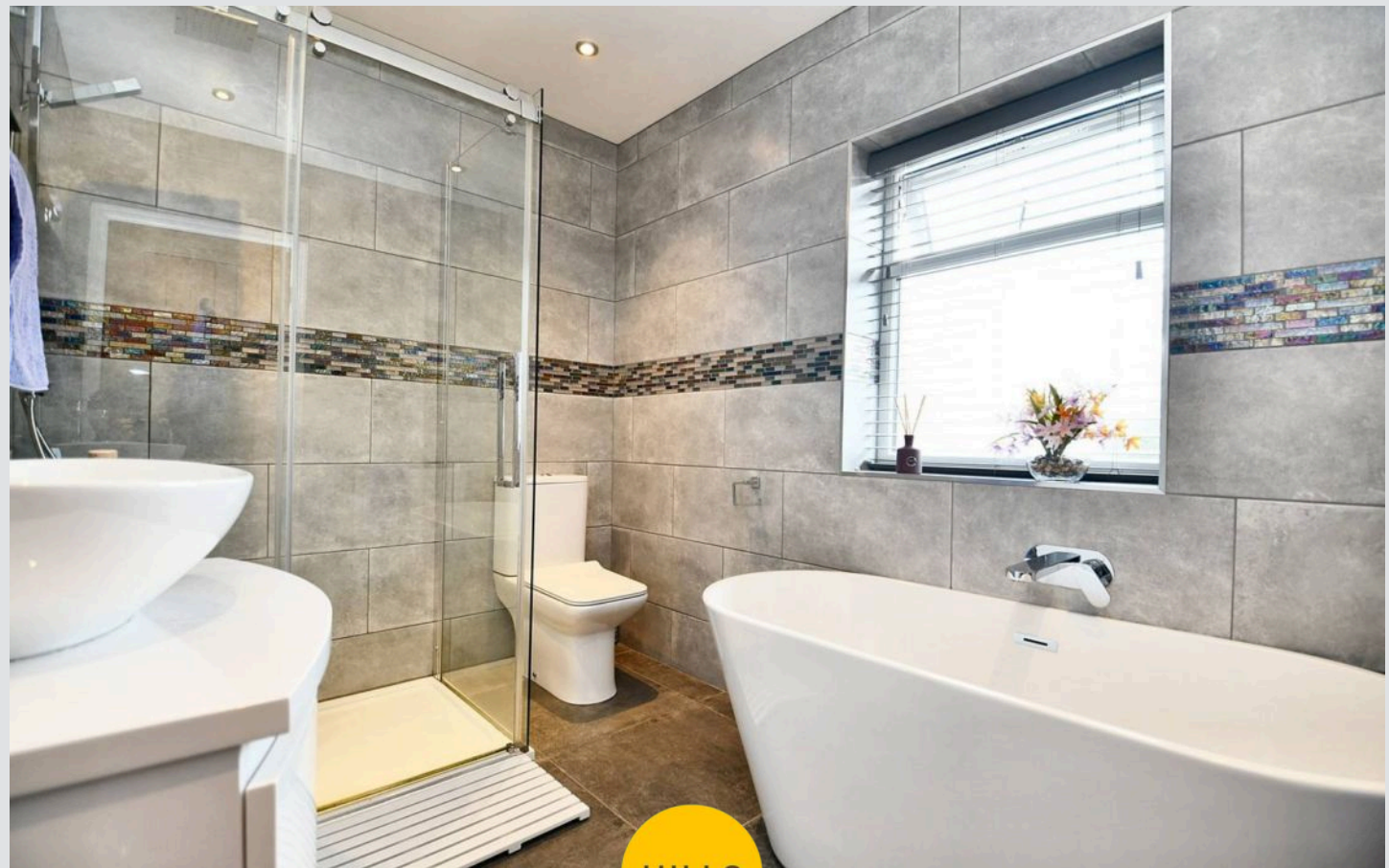
11' 10" x 9' 10" (3.61m x 3.00m)

### Bedroom Three

6' 1" x 5' 9" (1.85m x 1.75m)

### Bathroom

9' 3" x 6' 8" (2.83m x 2.02m)





## Entrance Hallway

### Lounge

13' 6" x 11' 11" (4.12m x 3.62m)

### Dining Room

9' 3" x 6' 6" (2.82m x 1.98m)

### Kitchen

10' 8" x 8' 10" (3.26m x 2.68m)

### Landing

### Bedroom One

12' 5" x 10' 9" (3.79m x 3.28m)

### Bedroom Two

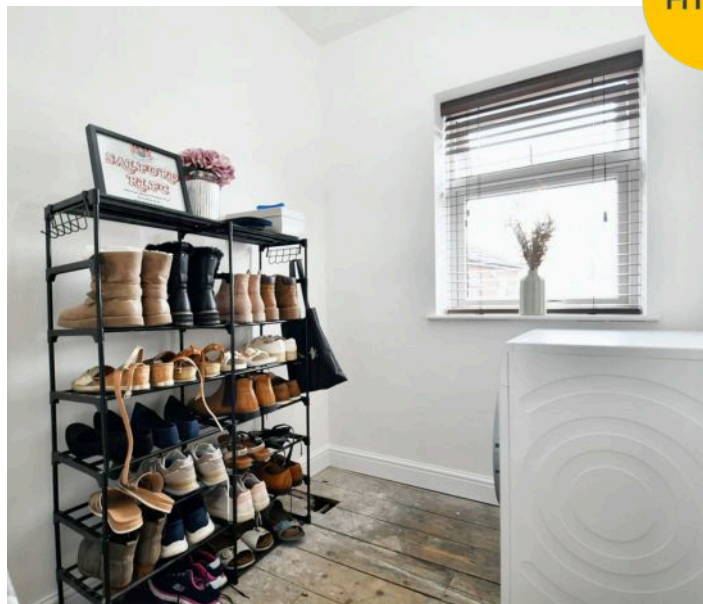
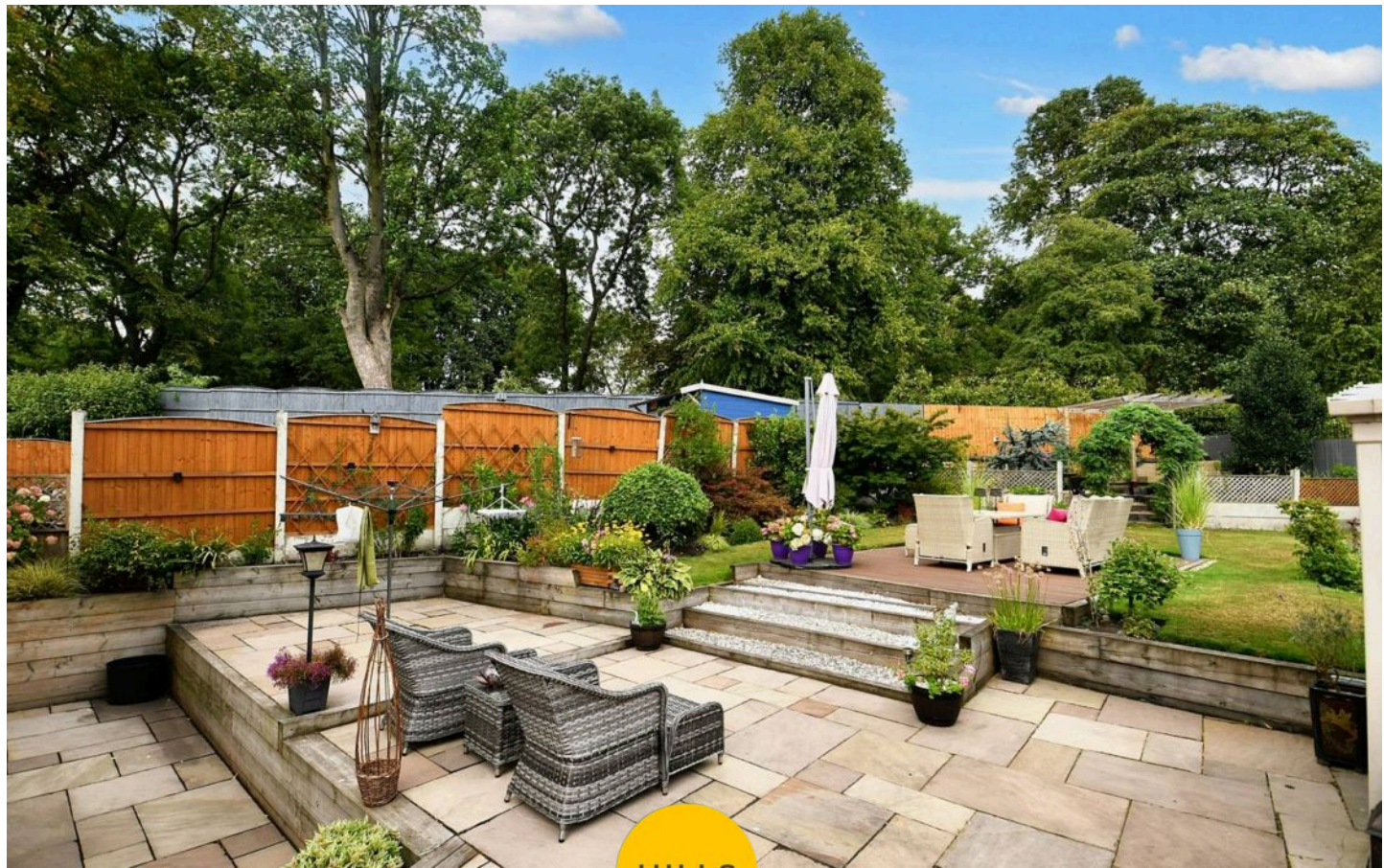
11' 10" x 9' 10" (3.61m x 3.00m)

### Bedroom Three

6' 1" x 5' 9" (1.85m x 1.75m)

### Bathroom

9' 3" x 6' 8" (2.83m x 2.02m)



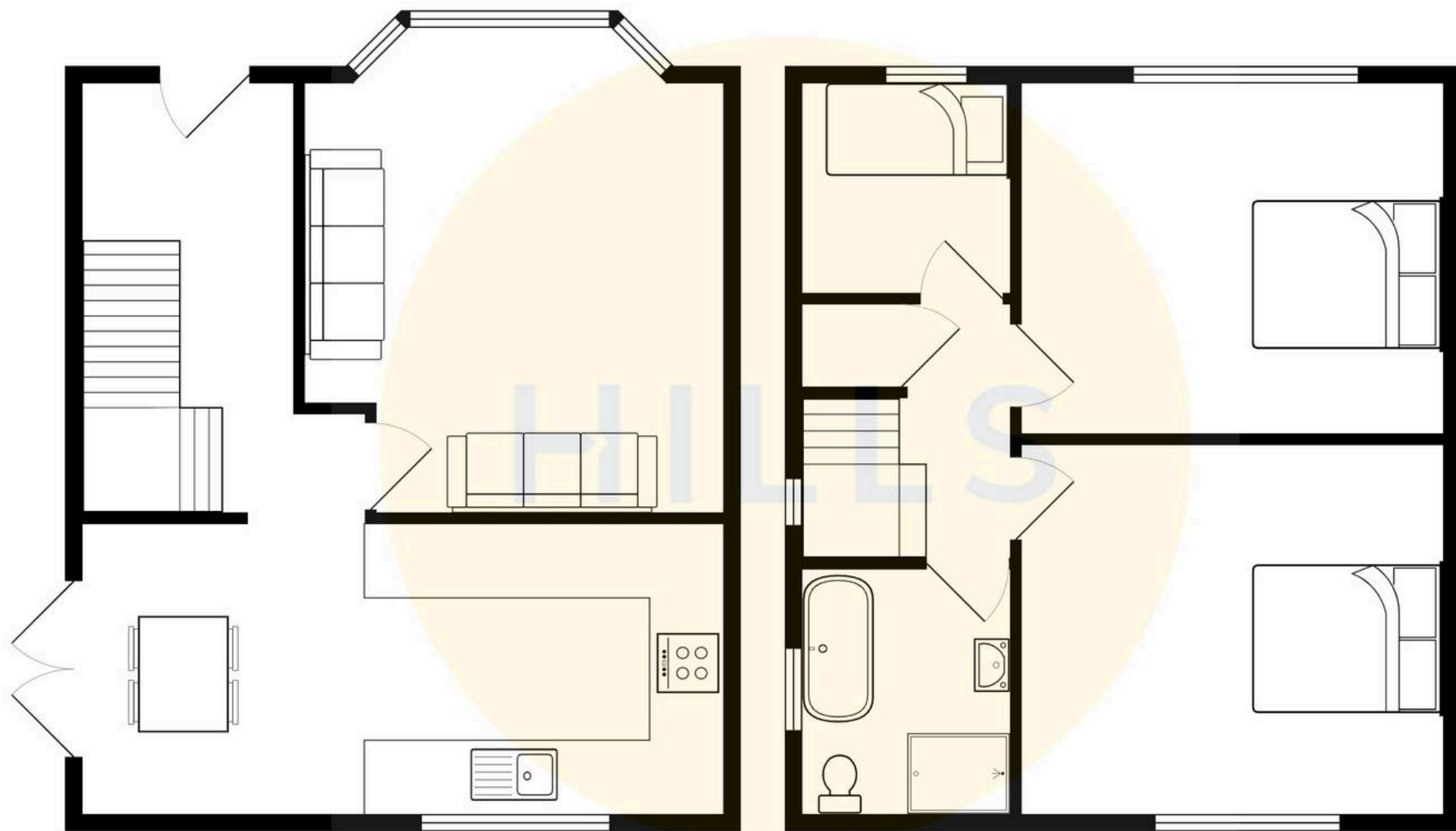




HILLS











## 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.