



Osborne Road

Salford



£375,000

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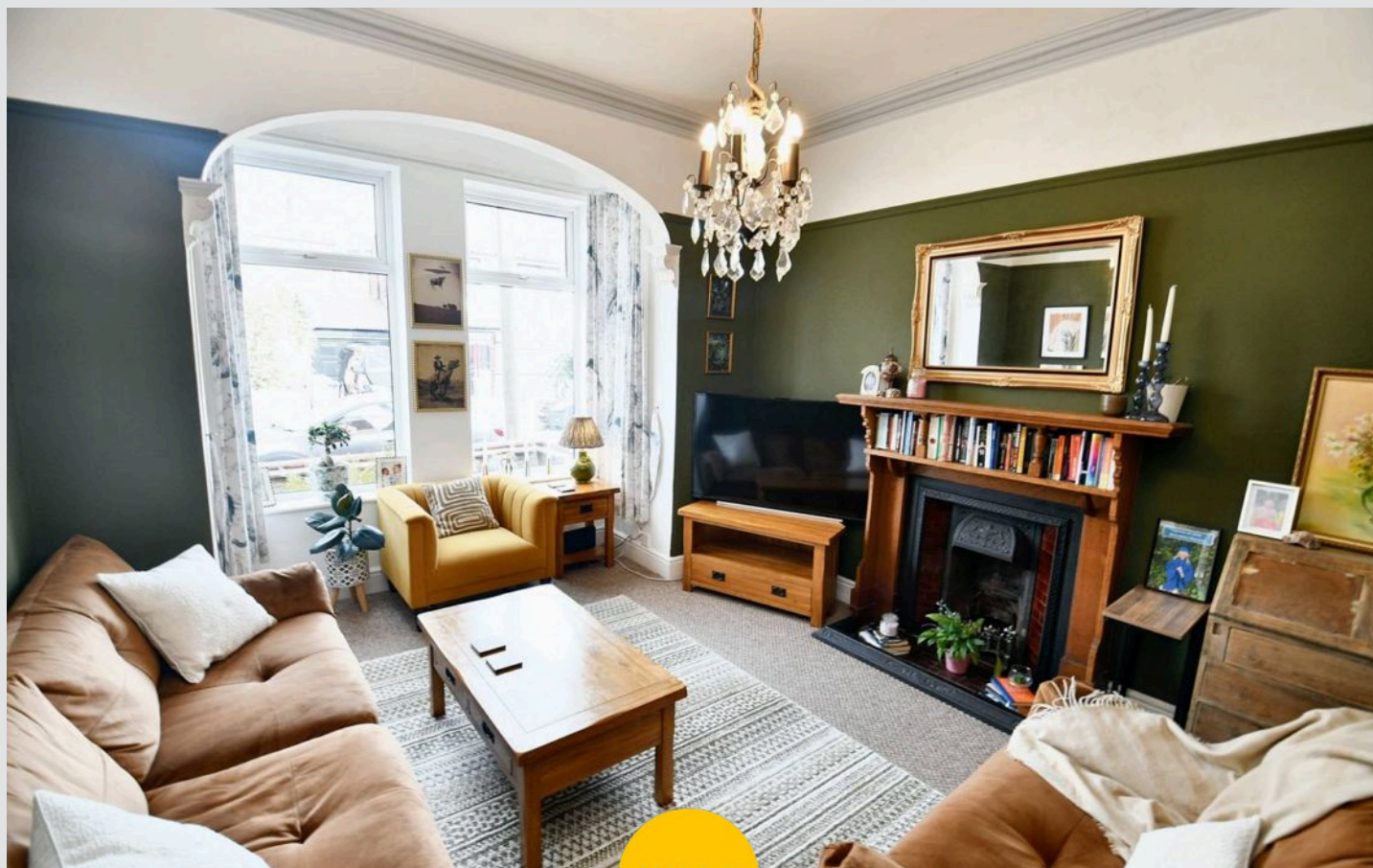
Salford

WOW! TAKE A LOOK at this STUNNING THREE DOUBLE BEDROOM PERIOD, SEMI-DETACHED FAMILY HOME! Situated within walking distance of Salford Royal Hospital and Within Walking Distance of Monton Village

Council Tax band: C

Tenure: Freehold

- Large Three Double Bedroom Semi-Detached Period Home
- Walking Distance to the World Renowned Salford Royal Hospital
- Well-Presented Bay-Fronted Reception Room and an Additional Spacious Reception Room to the Rear
- Large 19ft Kitchen Diner and a Modern, Four-Piece Family Bathroom
- Benefits from a Cellar with the Potential for Further Development
- Generously Sized Garden to the Rear and a Courtyard Garden to the Front
- Excellent Transport Links to Salford Quays, Media City and the City Centre
- Residents Parking Permits
- Early Viewing Highly Advised!



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Entrance Hallway

Reception Room One

14' 5" x 11' 10" (4.40m x 3.60m)

Reception Room Two

15' 5" x 11' 10" (4.70m x 3.60m)

Kitchen Diner

19' 8" x 10' 6" (6.00m x 3.20m)

Landing

Bathroom

10' 10" x 8' 6" (3.30m x 2.60m)

Bedroom One

16' 1" x 14' 5" (4.90m x 4.40m)

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Three

12' 2" x 11' 10" (3.70m x 3.60m)

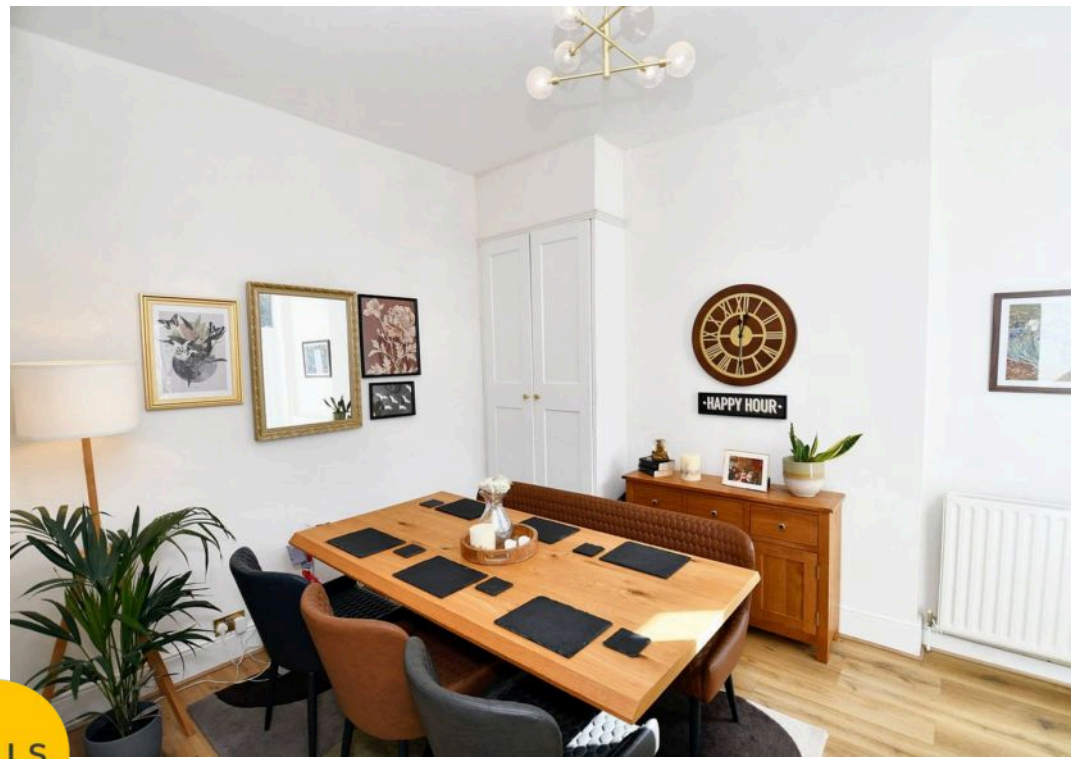
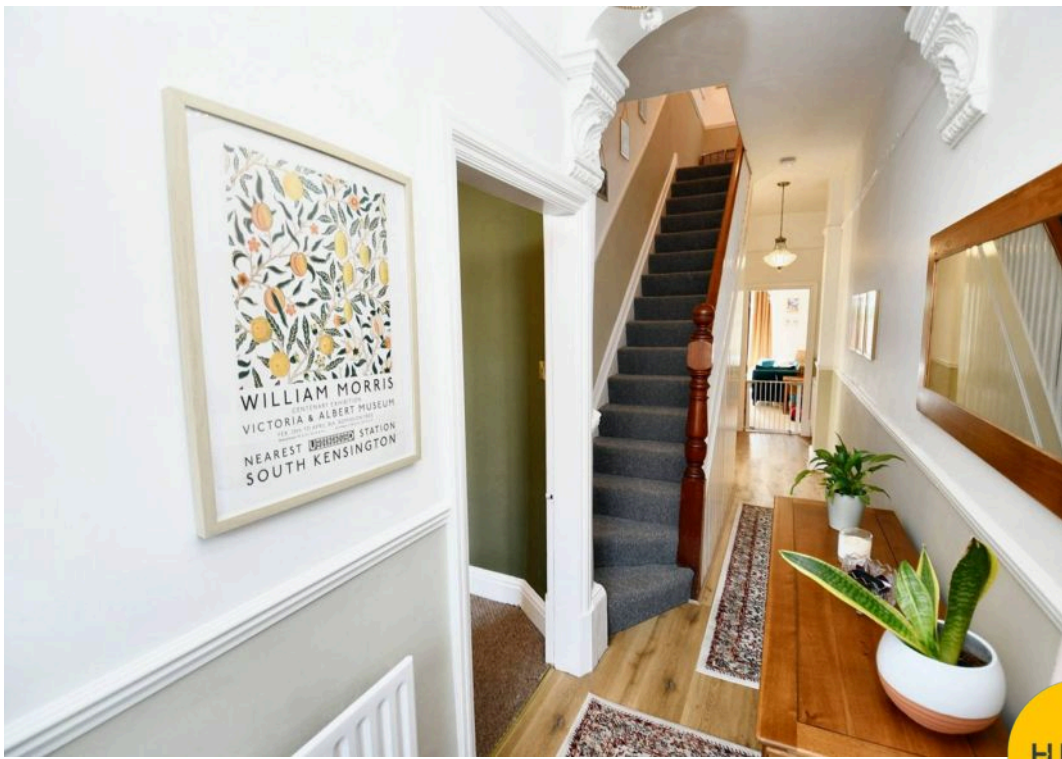
Cellar One

15' 9" x 10' 6" (4.80m x 3.20m)

Cellar Two

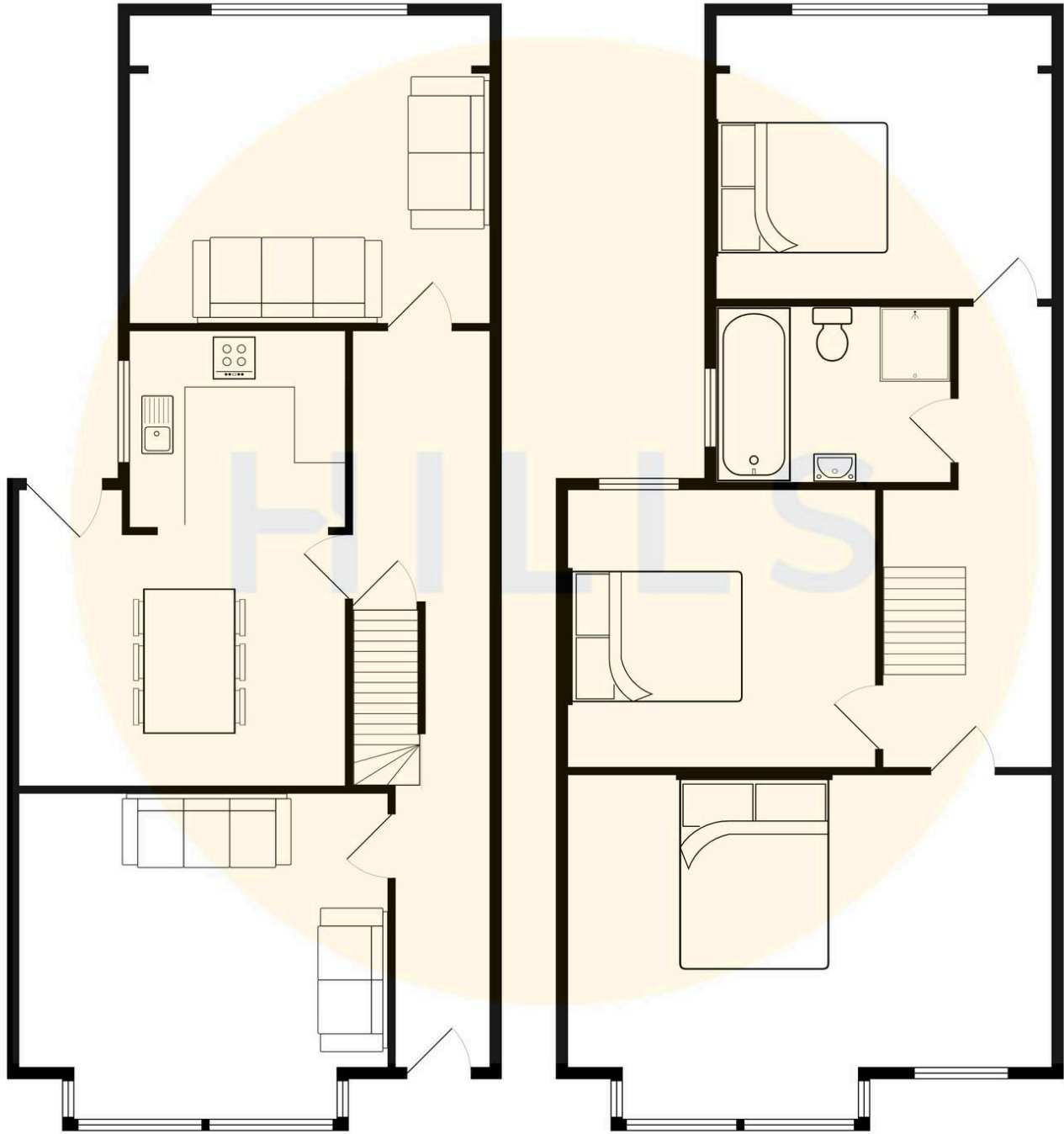
8' 10" x 3' 3" (2.70m x 1.00m)





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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.