

1 Alresford Road, Salford

Salford

HILLS

In Excess of £290,000

Alresford Road, Irlams o' th' Height

NO VENDOR CHAINTake a look at this EXCEPTIONAL THREE BEDROOM SEMI-DETACHED PERIOD PROPERTY that is located in the popular Irlam o' th' Height area of Salford. Benefiting from an abundance of space the property features TWO LARGE RECEPTION ROOMS, 15FT MODERN AND FULLY FITTED KITCHEN, 17FT MASTER BEDROOM and a STUNNING three-piece family bathroom. Properties of this size and location are always popular, for more details or to arrange your viewing get in touch today!

Council tax band: B

Tenure: Leasehold

- Three Bedroom Semi-Detached Period Property
- Offered with No Vendor Chain
- Located on the Popular Irlam o' th' Height
- Two Spacious Reception Rooms, Multi-Fuel Burning Stove Located In The Family Lounge
- Modern 15FT Kitchen and a Contemporary Three-Piece Family Bathroom
- Large 17FT Master Bedroom, the property has the added benefit of three double bedrooms
- Tastefully Decorated Throughout
- Ideal Family Location, Close to Good Local Schooling and Well-Kept Parks
- Nearby Excellent Transport Links to Salford Quays/Media City and the City Centre
- Early Viewing Essential, Properties of this Size and Standard are Sure to be Popular!



Hallway

A welcoming entrance hallway complete with a ceiling light point and stairs to the first floor.

Lounge

A stunning family lounge complete with a double glazed bay window to the front, coving to the ceiling, ceiling light point and a wall mounted radiator. Useful built in cupboards and shelves either side of the fire surround that houses a multi-fuel burning stove which acts as the perfect focal point of this great room

Dining Room

A large family sized dining room complete with a double glazed window to the side and French doors that lead out to the rear garden. Ceiling light point, wall-mounted radiator and wooden flooring. Access through to the kitchen and stairs leading to the 1st floor

Kitchen

Measuring over 15ft in length is the well-presented kitchen that comes fitted with a modern range of wall and base units with complementary roll top work surfaces and integrated stainless steel sink and drainer unit. Integrated four ring induction hob, integrated microwave, integrated dishwasher, integrated washing machine and integrated fridge/freezer. Double glazed windows to the side and rear, ceiling spotlights, uPVC door to the side and tiled flooring.

First Floor Landing

Ceiling light point, loft hatch and carpeted floors.



Bedroom One

A large master bedroom measuring over 17ft in size and comes with two double glazed windows to the front, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Two

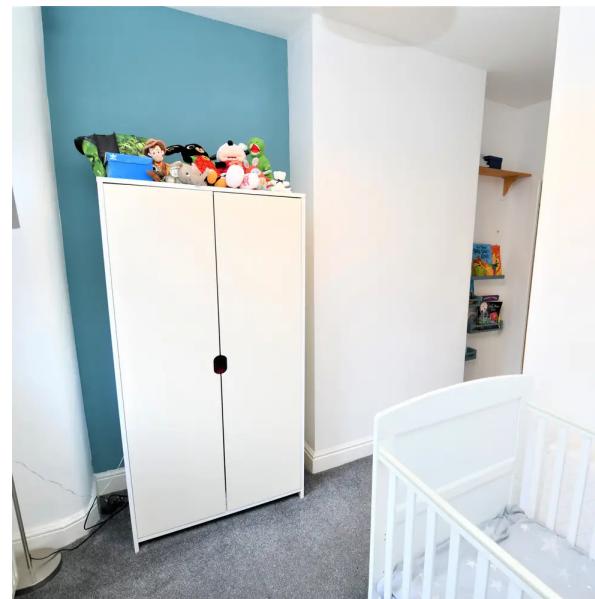
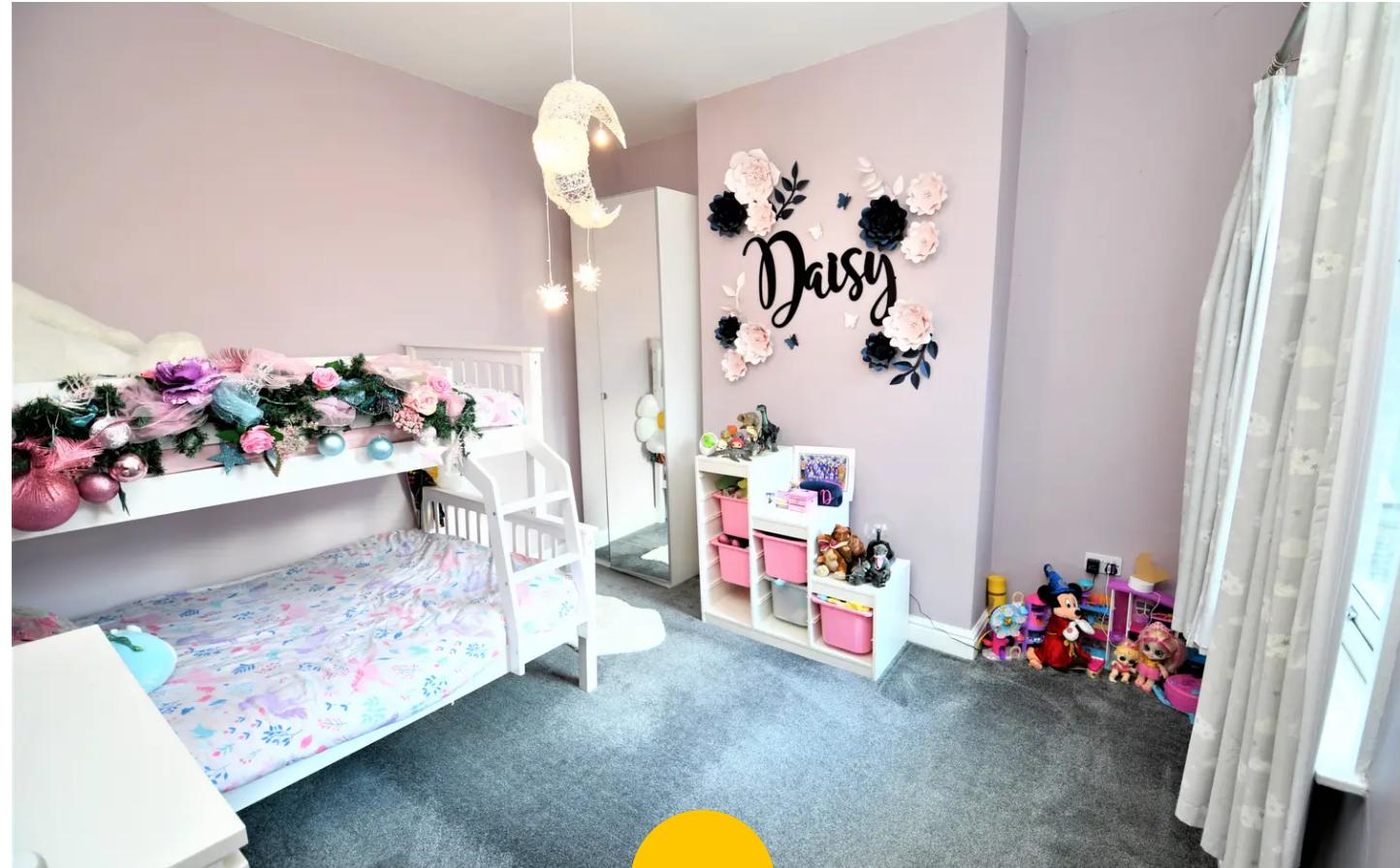
Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Bedroom Three

Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

Family Bathroom

Fitted with a modern three piece suite comprising of low level WC, pedestal hand wash basin and P-shaped bath with shower over. Double glazed window to the side, ceiling spotlights, wall-mounted radiator, tiled walls and tiled flooring.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

<https://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.

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.