



Amersham Park Road, Salford

Salford

HILLS

In Excess of £300,000

# Amersham Park Road

Salford, Salford

Located on a popular estate and offering an abundance of space is this MODERN, FOUR BEDROOM TOWNHOUSE! This property benefits from a contemporary design, with a modern three-piece family bathroom, two W/C, a 14FT KITCHEN DINER, a landscaped rear garden and two parking spaces to the front.

Council tax band: B

Tenure: Leasehold

- Modern four bedroom family home offering an abundance of space
- Large modern kitchen diner, lounge and downstairs WC
- Four well proportioned bedrooms
- Large three piece family bathroom
- Well presented garden to the rear landscaped in 2019
- Off road parking for two cars
- Situated in a convenient location with a park right outside
- Within an easy commute of Manchester City Centre and Salford Quays/Media City
- This property is not to be missed, get in touch to secure your viewing today!



## **Hallway**

Ceiling light point and wall mounted radiator.

## **Downstairs WC**

6' 11" x 4' 11" (2.1m x 1.5m)

Ceiling light point, wall mounted radiator, WC and hand wash basin.

## **Kitchen**

14' 1" x 13' 5" (4.3m x 4.1m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven, hob and fridge freezer with space for a washing machine. Ceiling light point, double glazed windows, boiler back door and breakfast bar.

## **Downstairs Bedroom**

10' 10" x 6' 11" (3.3m x 2.1m)

Ceiling light point, double glazed window, wall mounted radiator and storage cupboard.

## **Landing**

Ceiling light point, access to bedrooms, bathroom and stairs to second floor.

## **Lounge**

15' 9" x 14' 1" (4.8m x 4.3m)

Ceiling light point, french doors, double glazed window, wall mounted radiator and storage cupboard.

## **First floor bathroom**

4' 7" x 4' 3" (1.4m x 1.3m)

Ceiling light point, hand wash basin, WC and wall mounted radiator.

## **Bedroom Three**

10' 10" x 6' 11" (3.3m x 2.1m)

Ceiling light point, double glazed window and wall mounted radiator.



## **Second floor landing**

Ceiling light point and wall mounted radiator.

## **Bedroom One**

13' 9" x 11' 2" (4.2m x 3.4m)

Ceiling light point, double glazed windows, storage cupboard and wall mounted radiator.

## **Bedroom two**

13' 9" x 11' 2" (4.2m x 3.4m)

Ceiling light point, double glazed windows and wall mounted radiator.

## **Bathroom**

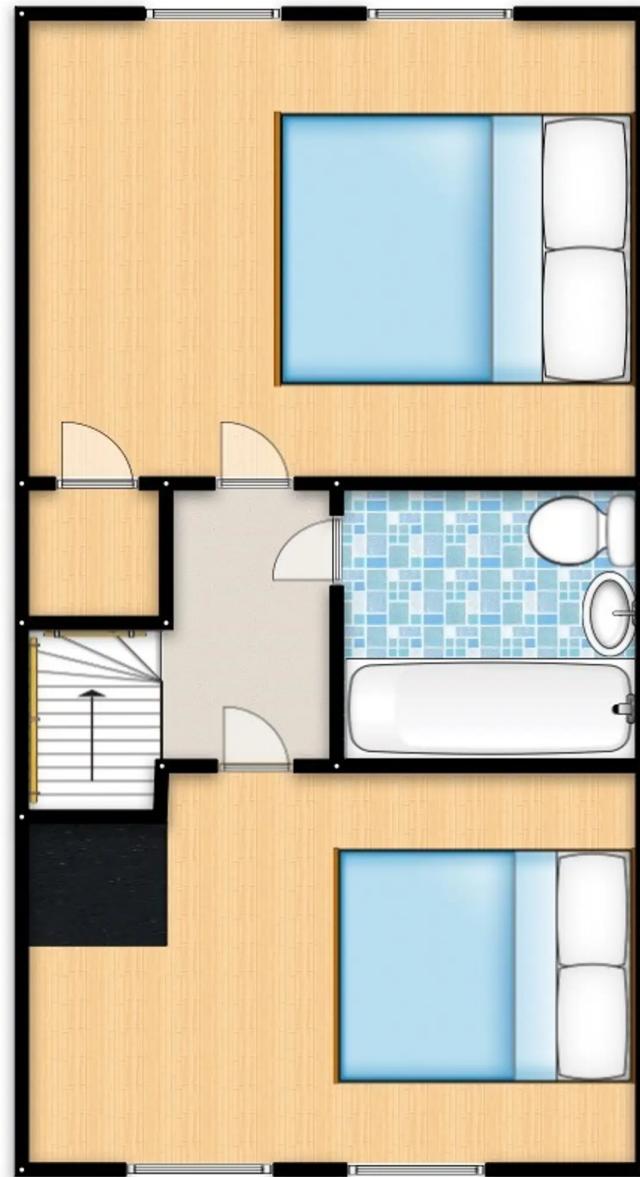
6' 11" x 6' 7" (2.1m x 2m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling light point, soft close vanity unit, bath spotlights and wall mounted radiator.





HILLS



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.

