



**Peveril Road**

Salford



Offers in Region of **£270,000**



# Peveril Road

Salford

**\*\*DOUBLE STOREY EXTENDED\*\*** Spacious, Significantly Extended Three Bedroom Semi-Detached Property Located Just a Short Walk from Buile Hill Park! Boasting Three Reception Rooms, and a Large Kitchen

Council Tax band: B

Tenure: Leasehold

- Spacious Extended Three Bedroom Semi-Detached Property
- Boasting a Full Width Double Storey Extension and a Side Extension
- Large Open Plan Living and Dining Rooms
- Generously-Sized L-Shaped Kitchen
- Additional Reception Room with Sliding Doors to the Rear
- Three Well-Proportioned Bedrooms, Including an Extended Main Bedroom
- Huge Extended, Four-Piece Bathroom
- Driveway for Off-Road Parking
- Well-Presented Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS





### Entrance Hallway

### Lounge

11' 1" x 9' 9" (3.37m x 2.98m)

### Dining Room

10' 4" x 9' 7" (3.16m x 2.93m)

### Reception Room Three

10' 11" x 6' 10" (3.34m x 2.09m)

### Kitchen (L-shaped)

17' 5" x 13' 4" (5.32m x 4.07m)

### Landing

### Bedroom One

16' 11" x 10' 6" (5.16m x 3.21m)

### Bedroom Two

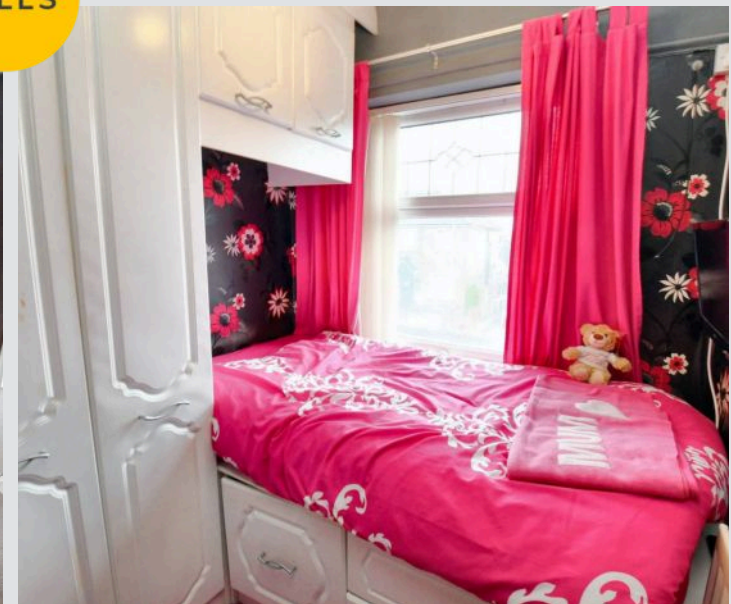
10' 8" x 8' 11" (3.25m x 2.73m)

### Bedroom Three

7' 7" x 6' 6" (2.32m x 1.99m)

### Bathroom

13' 9" x 6' 3" (4.20m x 1.90m)

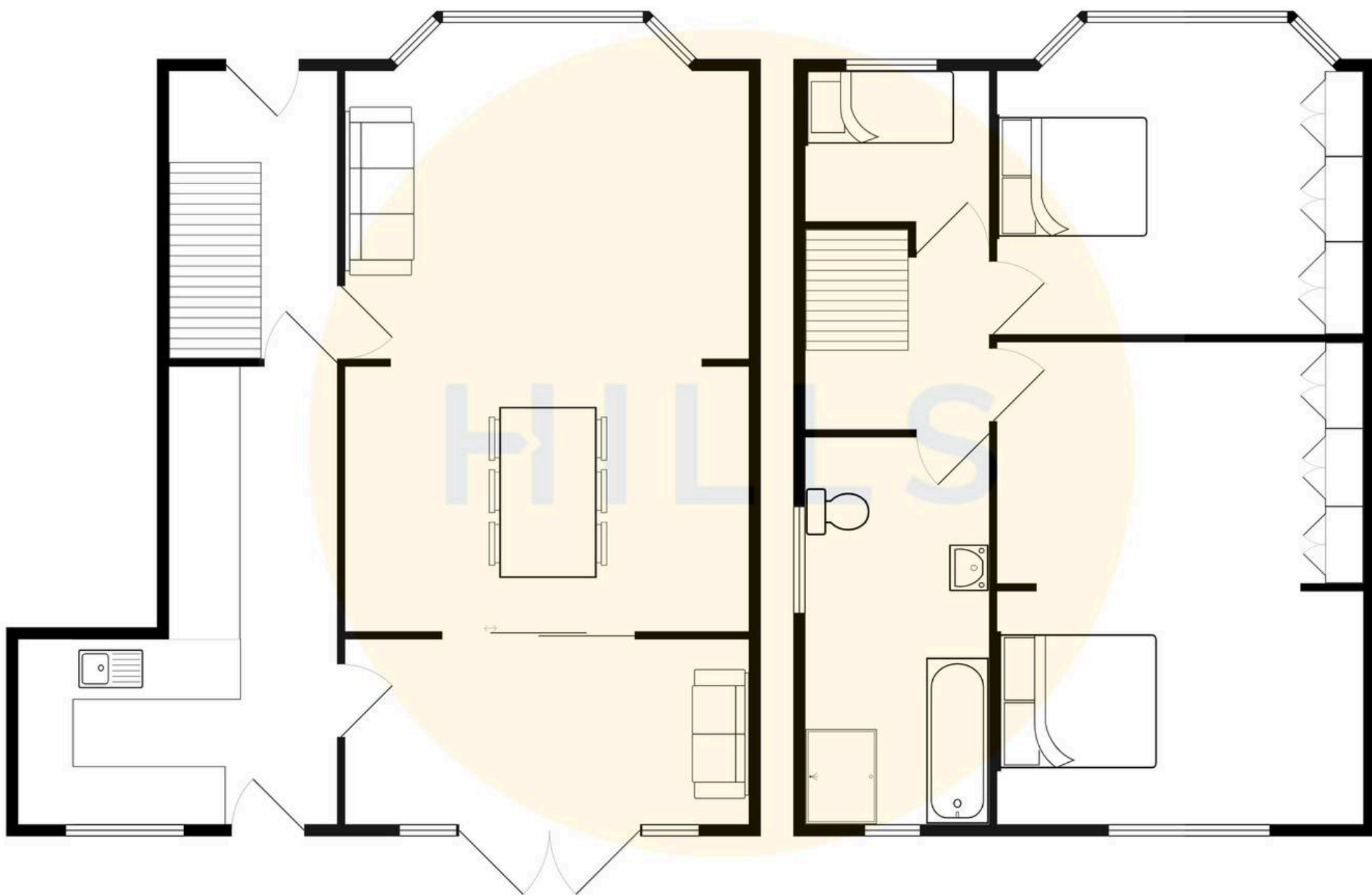






HILLS









## 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/)



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.