

Winchester Road

Salford

HILLS

In Excess of £220,000



# Winchester Road

Salford

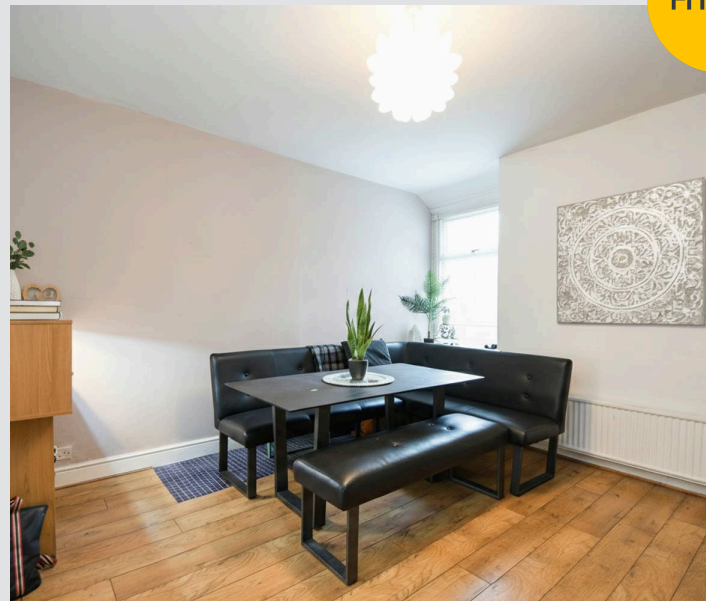
**\*\*Spacious Three Bedroom Property Located Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks!\*\***  
Council Tax band: B

Tenure: Leasehold

- Three bedroom bay-fronted terraced property coming to the market CHAIN FREE!
- Within Walking Distance of Salford Royal Hospital
- Close to Light Oaks Primary School and Several Well-Kept Parks
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern fitted kitchen and separate utility space
- Spacious three-piece bathroom suite
- Three generous sized bedrooms
- Well-Presented Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS





**Porch**

3' 8" x 7' 5" (1.12m x 2.25m)

**Entrance Hallway**

13' 3" x 2' 11" (4.04m x 0.90m)

**Lounge**

16' 1" x 10' 7" (4.89m x 3.22m)

**Dining Room**

14' 0" x 14' 8" (4.27m x 4.46m)

**Kitchen**

14' 5" x 10' 8" (4.39m x 3.24m)

**Utility Room**

6' 4" x 9' 3" (1.92m x 2.83m)

**Landing****Bedroom One**

12' 2" x 14' 1" (3.70m x 4.30m)

**Bedroom Two**

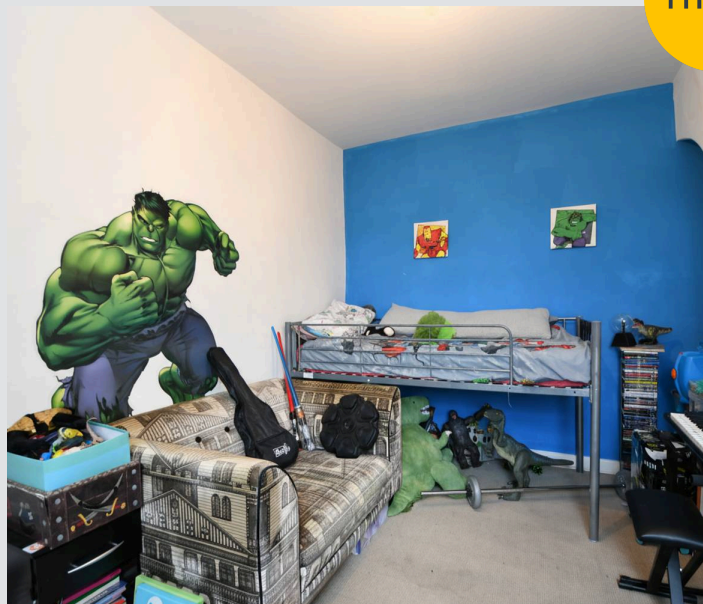
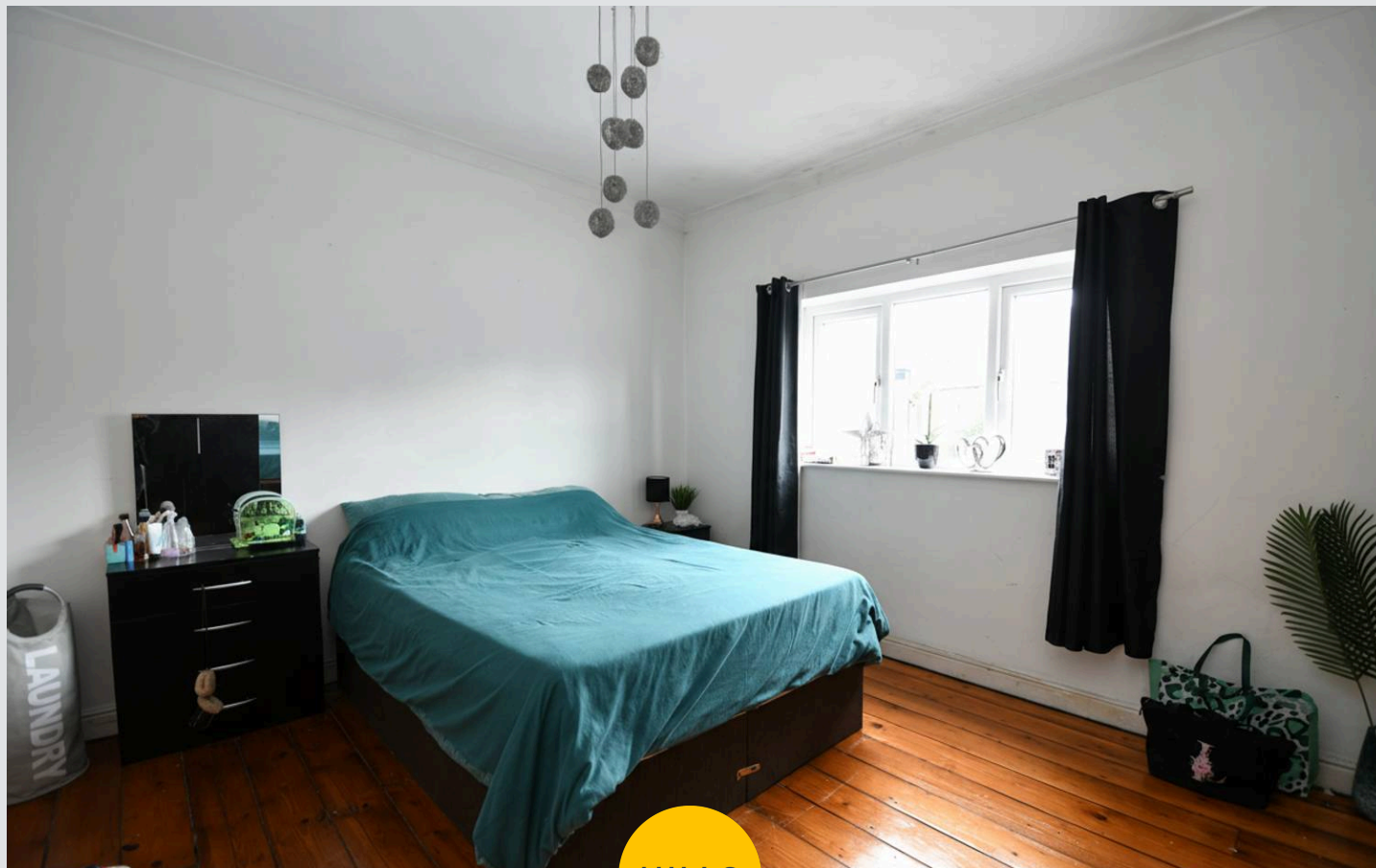
11' 1" x 13' 1" (3.38m x 4.00m)

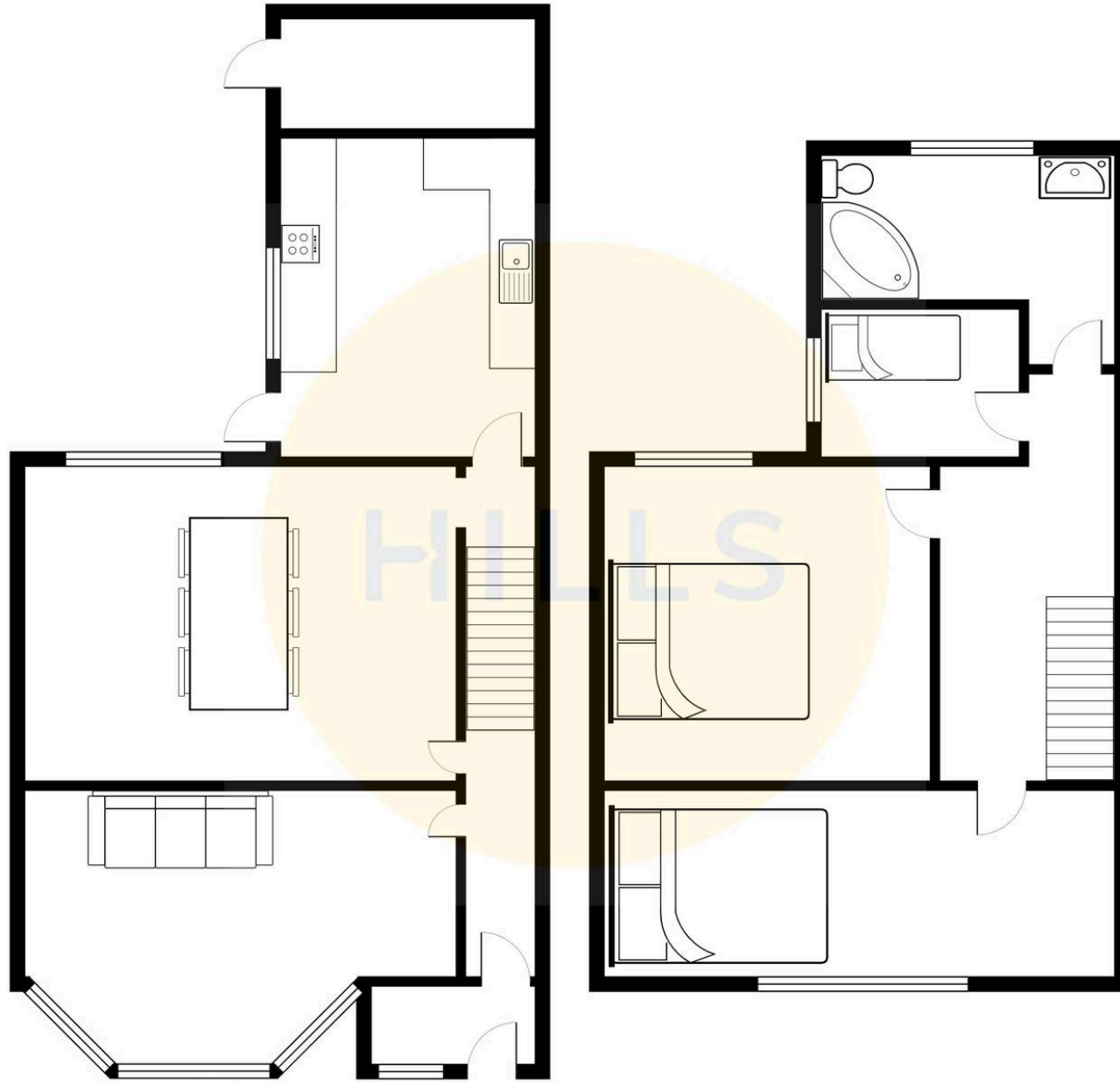
**Bedroom Three**

6' 10" x 5' 3" (2.09m x 1.59m)

**Bathroom**

10' 10" x 9' 3" (3.30m x 2.81m)









## 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.