



Welwyn Drive, Salford

Salford



In Excess of £325,000

Welwyn Drive

Salford, Salford

STOP! Located on a **POPULAR ESTATE** with **BREATHTAKING VIEWS** over Swinton Golf Course is this **STUNNING, EXTENDED THREE BEDROOM DETACHED FAMILY HOME!** This beautifully presented property benefits from a **20FT KITCHEN DINER**, contemporary three-piece family bathroom and an ensuite.

Council tax band: D

Tenure: Freehold

- **STUNNING, EXTENDED THREE BEDROOM DETACHED FAMILY HOME**
- **LOCATED ON A GENEROUS PLOT ON A POPULAR ESTATE, WITH VIEWS OVER SWINTON GOLF COURSE TO THE REAR**
- **TASTEFULLY DECORATED THROUGHOUT, THE PROPERTY IS A CREDIT TO ITS CURRENT OWNERS**
- **BAY-FRONTED LOUNGE AND AN ADDITIONAL RECEPTION TO THE REAR**
- **MODERN 20FT KITCHEN DINER AND A CONTEMPORARY THREE-PIECE FAMILY BATHROOM**
- **MASTER BEDROOM COMPLETE WITH AN EN-SUITE BATHROOM**
- **THREE SPACIOUS DOUBLE BEDROOMS**
- **DRIVEWAY AND GARAGE FOR OFF ROAD PARKING**
- **WITHIN EASY ACCESS OF EXCELLENT TRANSPORT LINKS TO SALFORD QUAYS/MEDIA CITY AND THE CITY CENTRE**



Porch

Double glazed surround with French doors.

Hallway

Ceiling light point, single glazed window, wall mounted radiator and two storage cupboards.

Reception One

11' 6" x 12' 2" (3.5m x 3.7m)

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

Reception Two

14' 9" x 11' 6" (4.5m x 3.5m)

Ceiling light point, double glazed windows, French doors, wall mounted radiator and gas fire.

Kitchen

20' 4" x 6' 3" (6.2m x 1.9m)

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

First floor landing

Ceiling light point, double glazed window and loft access.



Bedroom One

11' 6" x 11' 2" (3.5m x 3.4m)

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

Bedroom Two

11' 6" x 11' 2" (3.5m x 3.4m)

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

Bedroom Three

19' 0" x 7' 3" (5.8m x 2.2m)

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

En-suite

7' 3" x 3' 3" (2.2m x 1m)

Three ceiling spotlights, ceiling light point, hand wash basin, WC and bath with over head shower.

Family bathroom

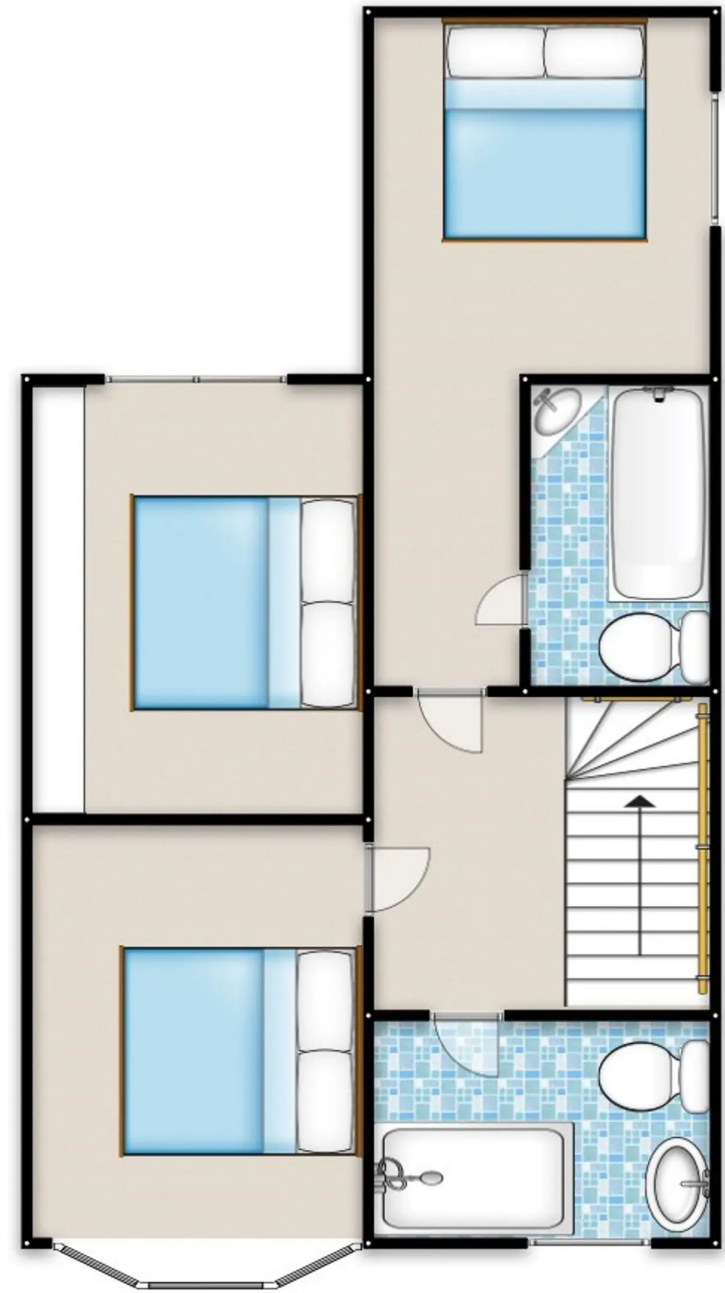
7' 3" x 4' 7" (2.2m x 1.4m)

Fitted with a three piece suite including a hand wash basin, WC and shower cubicle. Ceiling light point and double glazed window.



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