



Yale

Elm Tree Road, Salford

Salford



In Excess of £260,000

Elm Tree Road

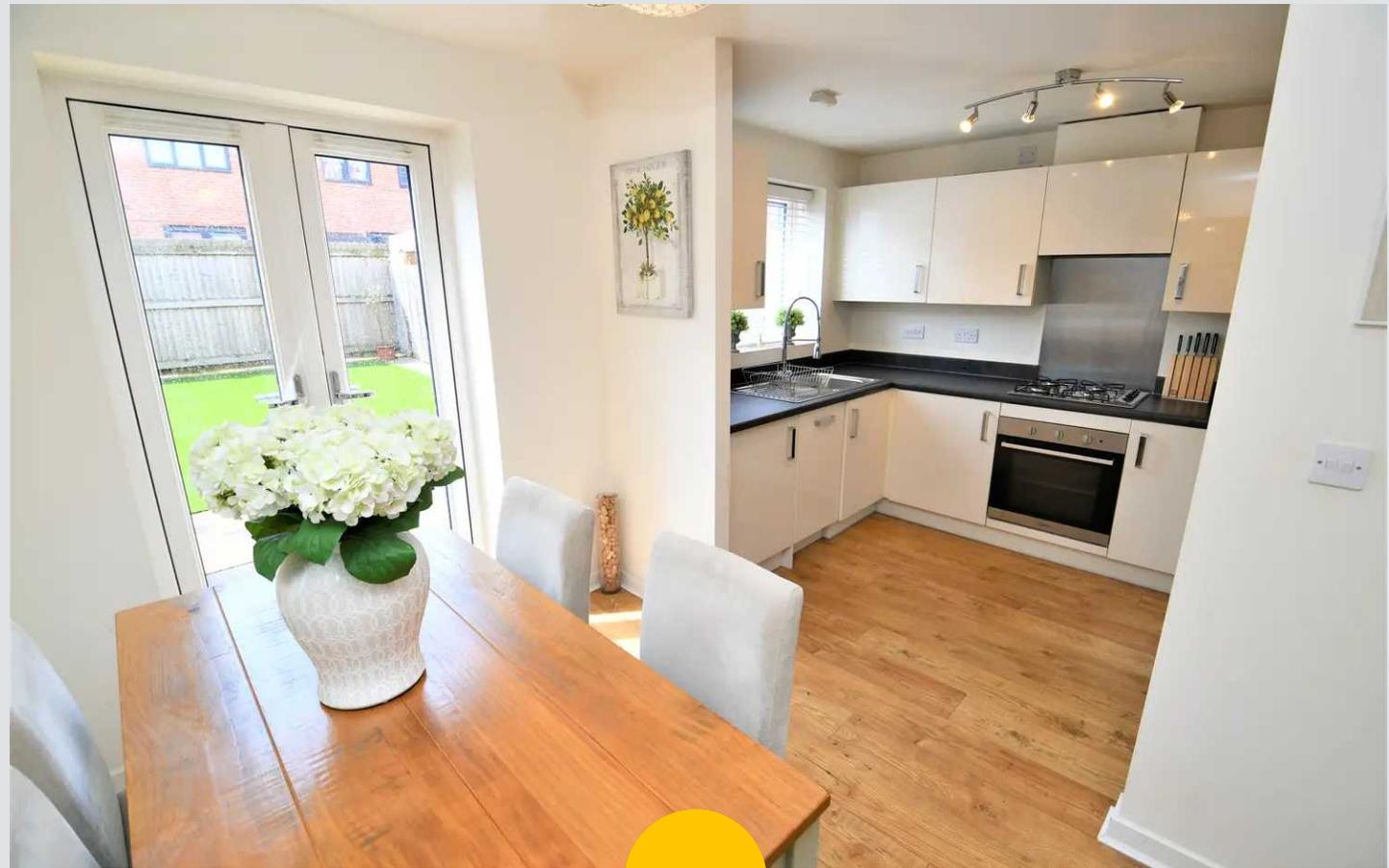
Salford, Salford

Located on a quiet road within a popular development, this MODERN THREE BEDROOM HOME would be a perfect first time home or investment! Well-presented throughout, you will need to get in touch quickly to secure your viewing!

Council Tax band: B

Tenure: Freehold

- Stylish Three Bedroom Modern Home
- Located on a Quiet Road within a Popular Development
- Spacious Lounge and a Dining Room with Patio Doors to the Rear
- Modern Fitted Kitchen, Downstairs W/C and a Contemporary Three-Piece Bathroom
- Three Well-Proportioned Bedrooms
- Master Bedroom Complete with an Ensuite Shower Room
- Double Driveway to the Front Providing Off-Road Parking, and a Well-Presented, Low-Maintenance Garden to the Rear with Artificial Grass and Paving
- Perfect First Time Home or Investment
- Early Viewing Essential!



Hall

Ceiling light point and wall mounted radiator.

Downstairs WC

4' 11" x 2' 11" (1.5m x 0.9m)

Ceiling light point, hand wash basin and WC.

Lounge

13' 9" x 11' 6" (4.2m x 3.5m)

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

Dining Room

9' 10" x 6' 11" (3m x 2.1m)

Ceiling light point, wall mounted radiator, power point, entrance way to kitchen and patio doors to the garden.

Kitchen

9' 10" x 7' 3" (3m x 2.2m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven, hob and dishwasher with space for a fridge freezer. Ceiling light point, double glazed window and power points.

Bedroom One

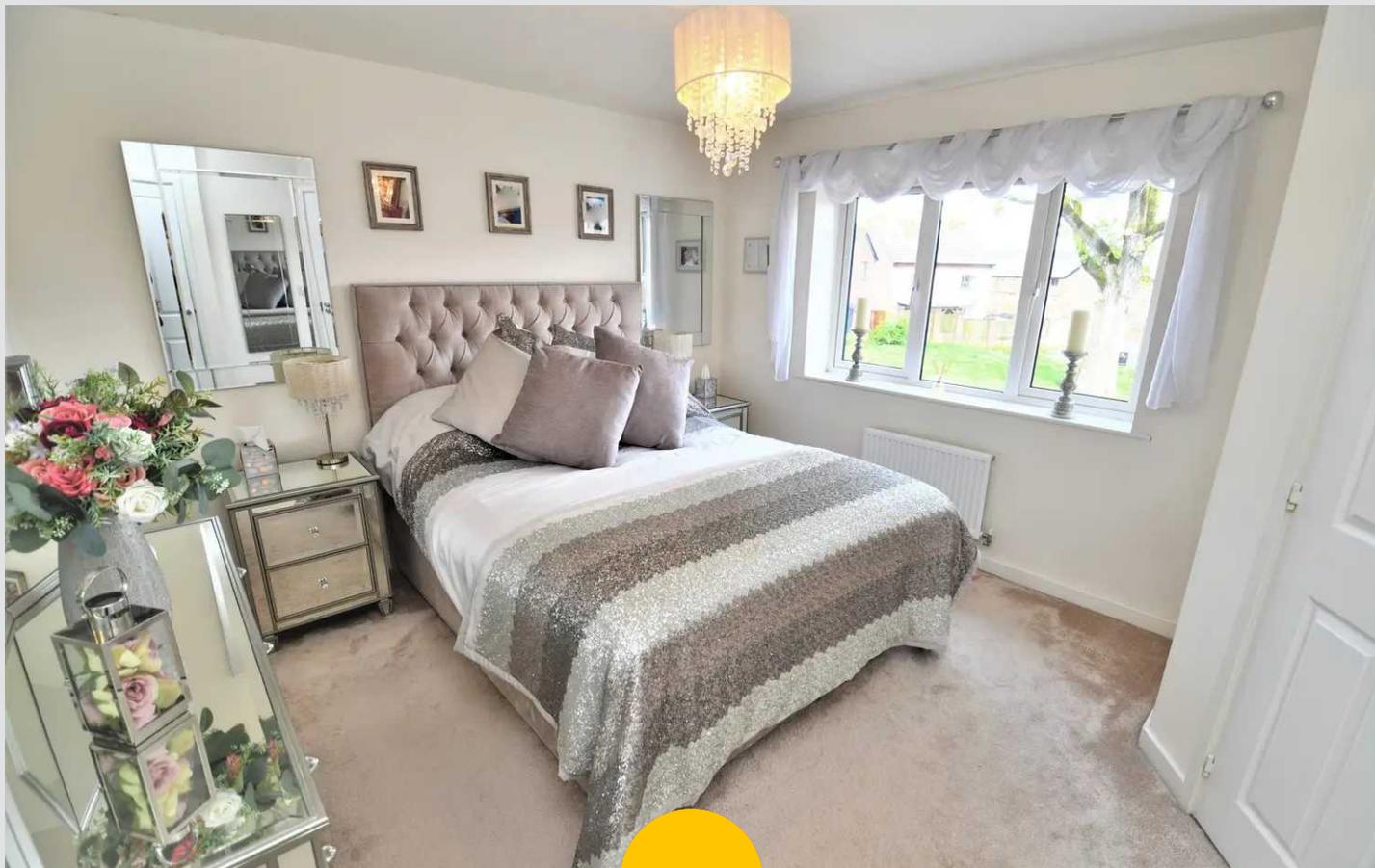
11' 6" x 10' 10" (3.5m x 3.3m)

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

En-Suite

10' 6" x 8' 2" (3.2m x 2.5m)

Ceiling light point, double glazed window, heated towel rail, hand wash basin, WC and shower cubicle.



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Bedroom Two

10' 6" x 8' 2" (3.2m x 2.5m)

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

Bedroom Three

7' 7" x 5' 11" (2.3m x 1.8m)

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

Bathroom

8' 2" x 5' 3" (2.5m x 1.6m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling light point and heated towel rail.

Externally

Double driveway to the side of the property for off road parking, low maintenance garden to the rear with decorative stone, artificial grass and paved areas.



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Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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