



# 2 Minoan Gardens, Salford

Salford



In Excess of £220,000

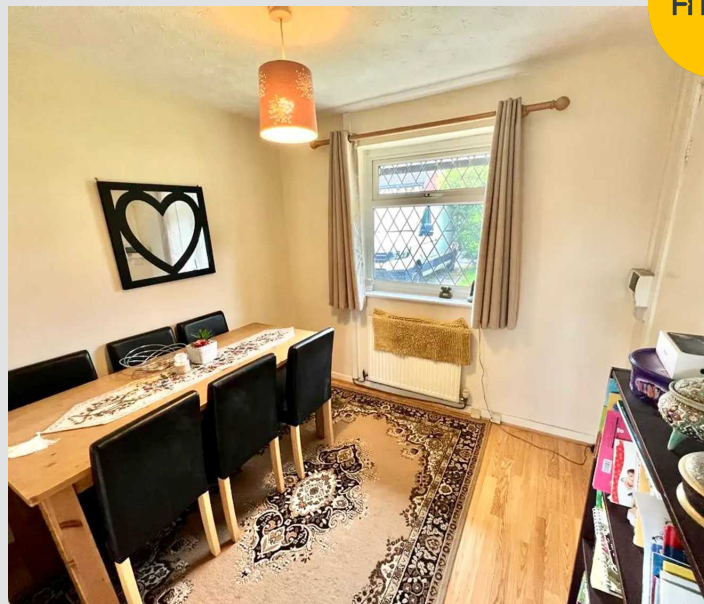
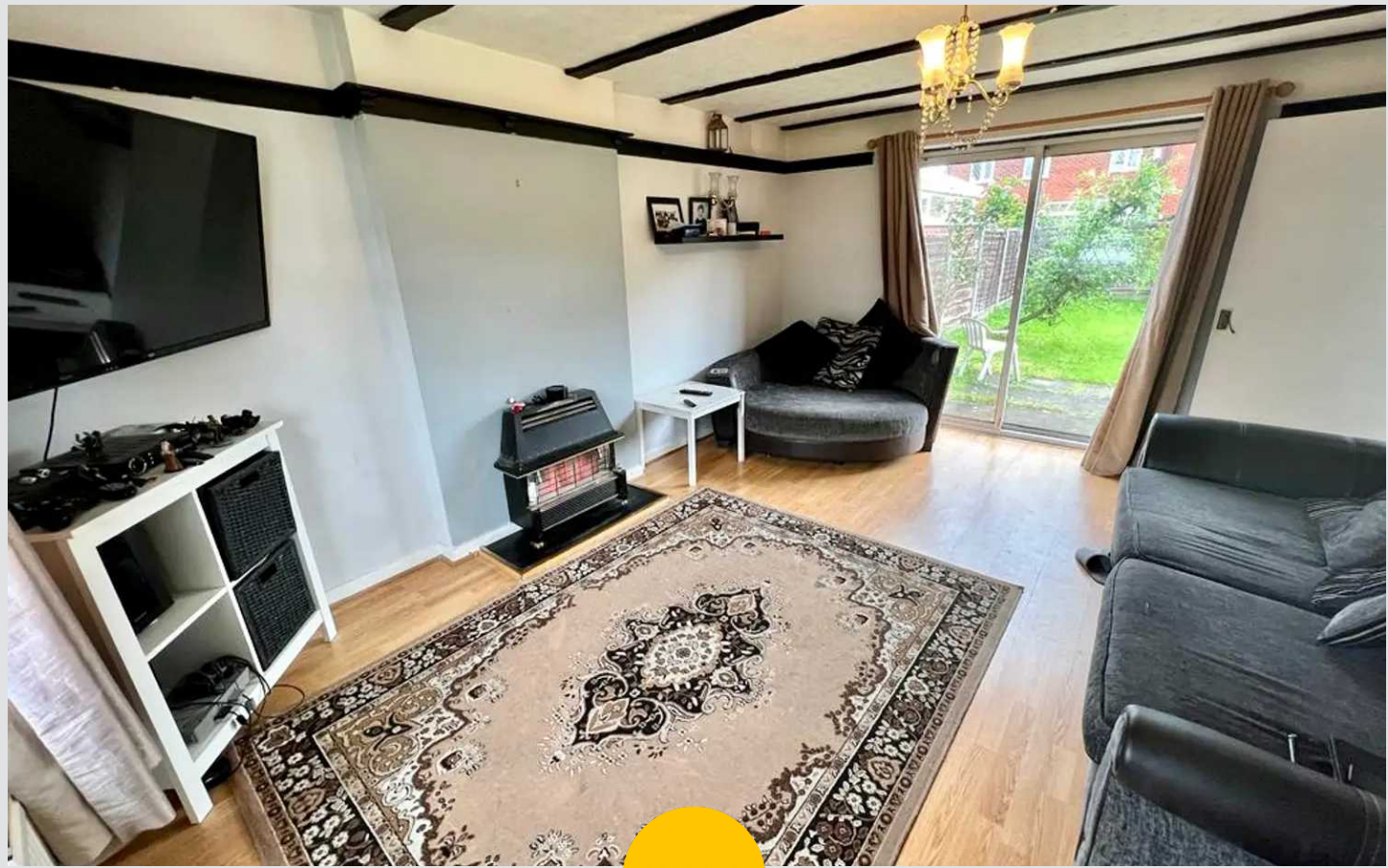
## 2 Minoan Gardens

Salford, Salford

A SPACIOUS SEMI DETACHED HOUSE LOCATED IN A QUIET M7 CUL DE SAC. On entering the house has an ENTRANCE HALL, A LARGE LOUNGE, A DINING ROOM AND A KITCHEN. On the first floor, there are THREE BEDROOMS AND A FAMILY BATHROOM. The house has GAS CENTRAL HEATING AND WINDOWS ARE UPVC DOUBLE GLAZED. Externally, Council Tax band: B

Tenure: Leasehold

- SPACIOUS SEMI DETACHED HOUSE
- THREE BEDROOMS
- LARGE GARDEN
- DOUBLE DRIVEWAY AND KITCHEN
- QUIET CUL DE SAC LOCATION
- TWO RECEPTION ROOMS
- CONVENIENTLY LOCATED FOR ACCESS TO MANCHESTER CITY CENTRE



HILLS

**Hallway**

3' 3" x 4' 11" (1.00m x 1.50m)

**Living room**

15' 5" x 11' 10" (4.70m x 3.60m)

**Dining room**

7' 7" x 8' 6" (2.30m x 2.60m)

**Kitchen**

7' 3" x 11' 6" (2.20m x 3.50m)

**Landing****Bedroom 1**

12' 2" x 8' 10" (3.70m x 2.70m)

**Bedroom 2**

8' 10" x 8' 6" (2.70m x 2.60m)

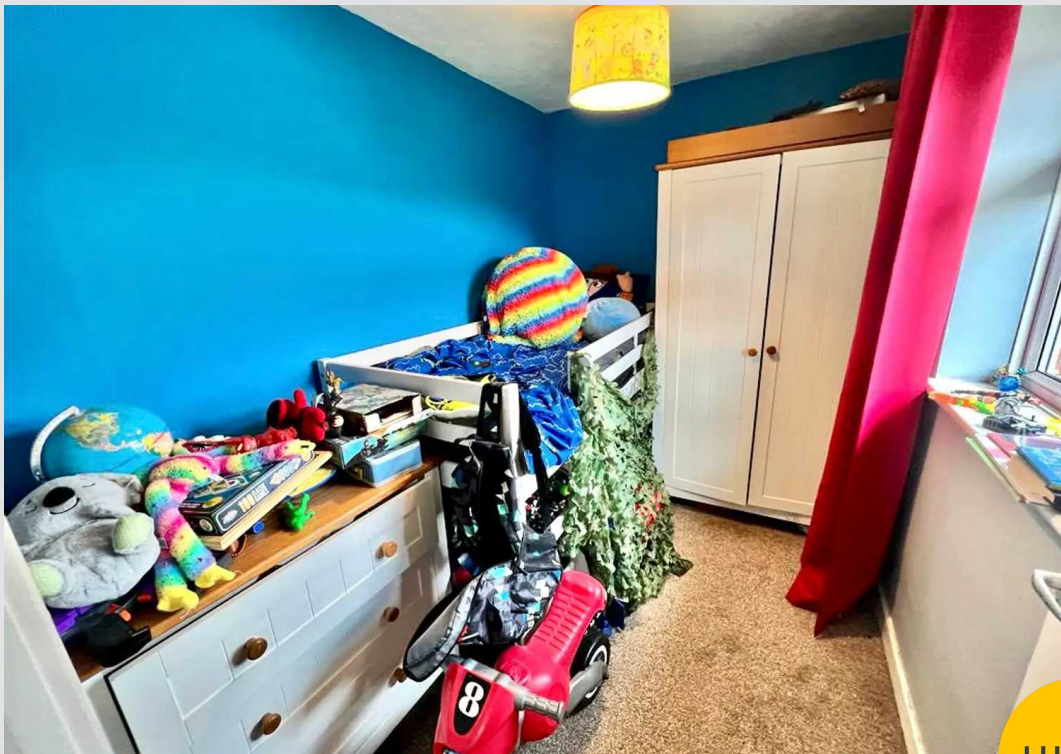
**Bedroom 3**

6' 3" x 8' 10" (1.90m x 2.70m)

**Bathroom**

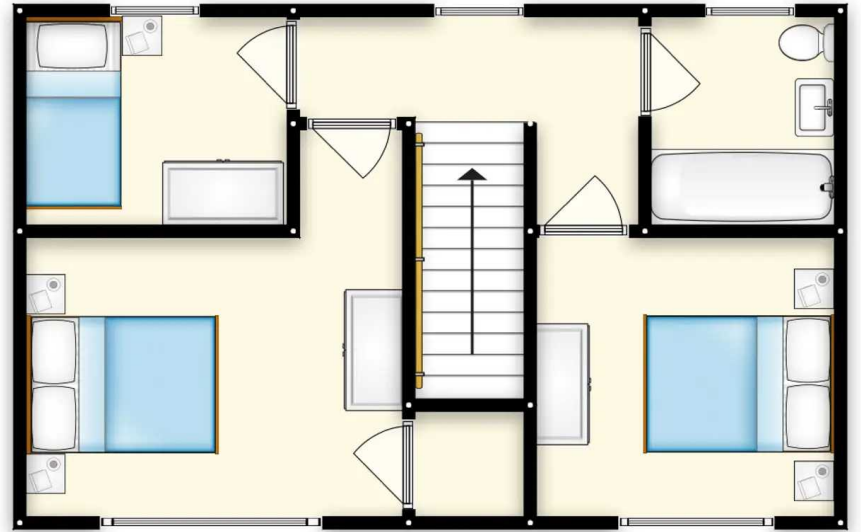
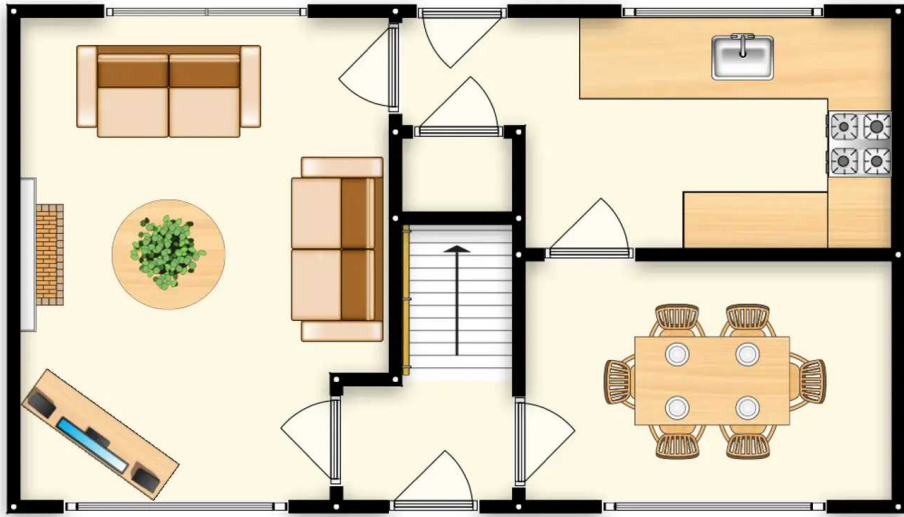
6' 3" x 5' 7" (1.90m x 1.70m)





HILLS







HILLS

## Hills Swinton | Salfords Estate Agent

4 Pendlebury Road, Swinton - M27 4AR

0161 794 2888

swinton@hills.agency

www.hills.agency/



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.