



St. George's Crescent

Salford



£350,000

St. George's Crescent

Salford

Located on a popular road within walking distance of Salford Royal Hospital and within catchment of Ellesmere Park High School is this spacious, extended three bedroom semi-detached family home. Ideal for professionals and families alike, with a large plot featuring a driveway for several cars Council Tax band: D

Tenure: Freehold

- Spacious, Extended, Three Bedroom Semi-Detached Family Home
- Located on a Popular Road, Within Walking Distance of Salford Royal Hospital
- Large, Open Plan Lounge Diner and an Additional Reception Room that Could be Used as an Office
- Spacious Fitted Kitchen and a Large, Four-Piece Family Bathroom
- Three Well-Proportioned Bedrooms and a Loft Room with the Potential for Further Development
- Driveway to the Front for Several Cars and a Detached Garage Providing Space for Storage or Further Development
- Close to Excellent Transport Links Throughout Manchester, into Salford Quays, Media City and Manchester City Centre
- Ideal for Someone Looking for a Property they can Put Their Own Stamp On
- New Combi Boiler Fitted in March 2024
- Viewing is Highly Recommended!



Entrance Hallway

Complete with a ceiling, wall mounted radiator and carpet flooring.

Lounge / Diner

25' 9" x 12' 0" (7.84m x 3.65m)

Complete with two ceiling light points, double glazed bay window and wall mounted radiator. Fitted with patio doors and carpet flooring.

Reception Room Two

16' 6" x 9' 1" (5.03m x 2.76m)

Complete with a ceiling light point, three double glazed windows and wall mounted radiator. Fitted with carpet flooring.

Kitchen

12' 4" x 8' 10" (3.75m x 2.68m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine, dishwasher, dryer and fridge freezer. Complete with three ceiling light points, two double glazed windows and vinyl flooring.

Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Bedroom One

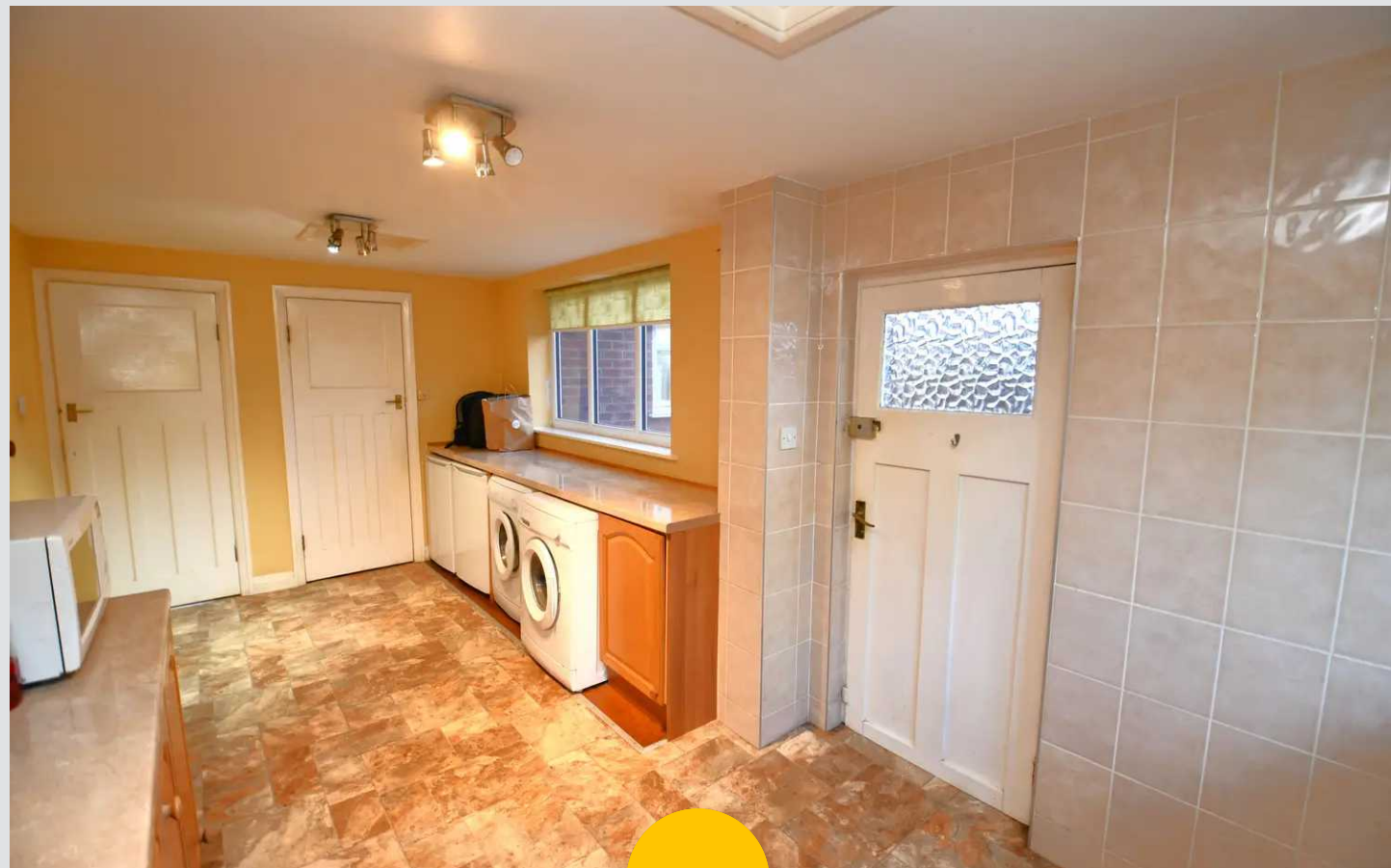
13' 0" x 8' 10" (3.95m x 2.69m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Bedroom Two

12' 4" x 8' 10" (3.77m x 2.68m)

Featuring fitted furniture. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



HILLS



Bedroom Three

11' 5" x 7' 11" (3.48m x 2.41m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

8' 0" x 7' 5" (2.45m x 2.26m)

Featuring a four-piece suite including bath, shower, hand wash basin and W.C. Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with vinyl flooring.

Loft Room

14' 1" x 12' 8" (4.28m x 3.86m)

Complete with a ceiling light point, skylight, wall mounted radiator and sink. Fitted with carpet flooring.

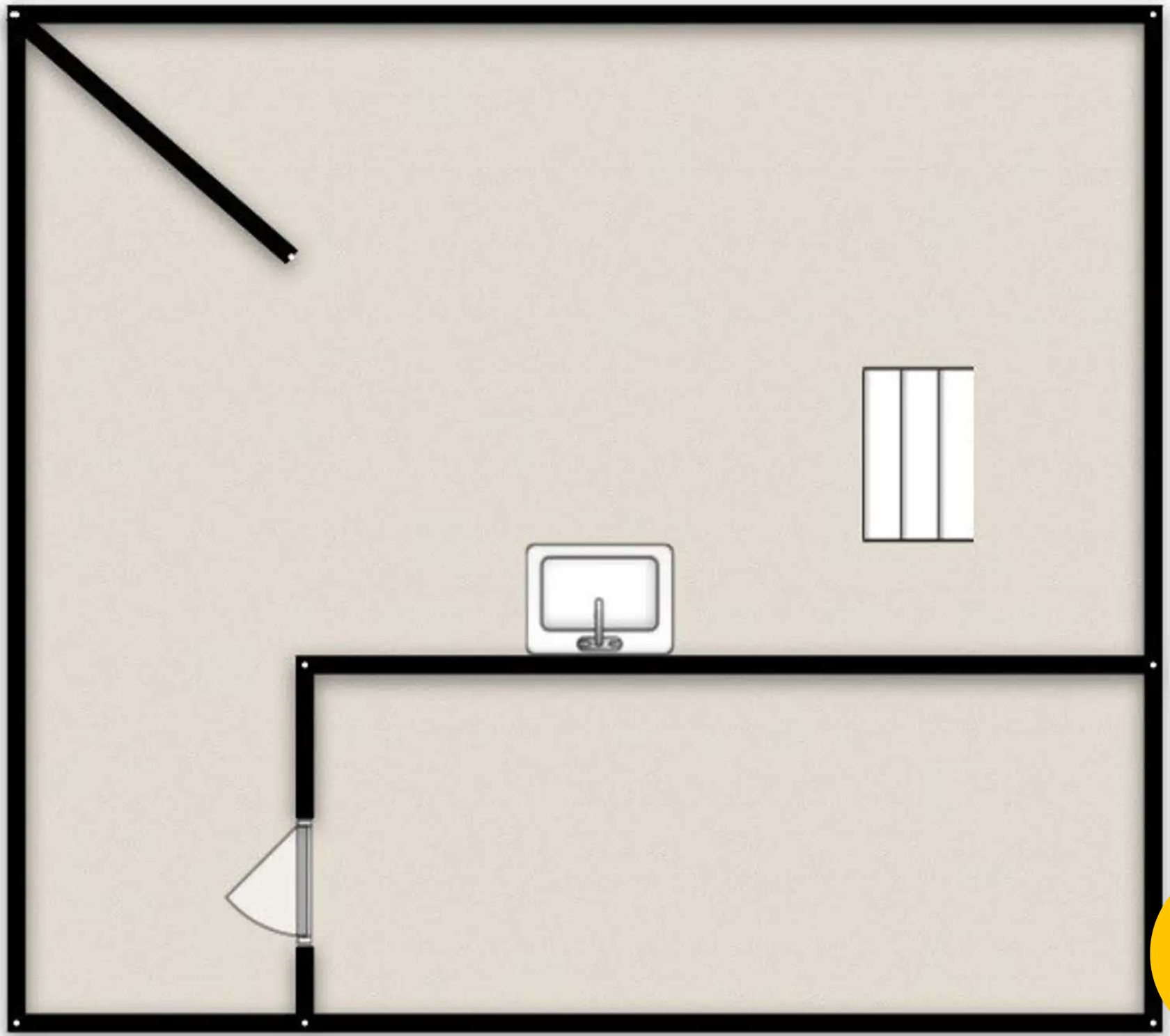


HILLS





HILLS



HILLS



HILLS



Hills | Salfords Estate Agent

Hills Residential, Sentinel House

Albert Street – M30 0SS

0161 707 4900

sales@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.

