



Caldy Road, Salford

Salford



£290,000



# 17 Caldly Road

Salford, Salford

**\*\*Immaculate, Three Bedroom Semi-Detached Family Home in the Popular Irlam o'th' Height\*\***  
Situated in close proximity to local schooling and several well-kept parks, including Buile Hill Park, this property would be a great family home!

Council Tax band: C

Tenure: Leasehold

- Immaculate Three Bedroom Semi-Detached Family Home
- Located on the Popular Irlam o'th' Height, Close to Local Schooling and Several Well-Kept Parks, Including Buile Hill Park
- Bay-Fronted Lounge and an Additional Dining Room with a Bay-Window to the Side
- Modern Fitted Kitchen and a Contemporary, Three-Piece Family Bathroom
- Well-Presented, Mature Gardens to the Front and Sides
- Benefits from a Driveway and a Detached Garage, Providing Off-Road Parking
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Ideal Family Home or Investment
- Viewing is Highly Recommended!



HILLS





### Entrance Hallway

Ceiling light point, double-glazed window and a wall-mounted radiator

### Lounge

12' 6" x 11' 2" (3.80m x 3.40m)

Ceiling light point, double-glazed window and a wall-mounted radiator

### Dining Room

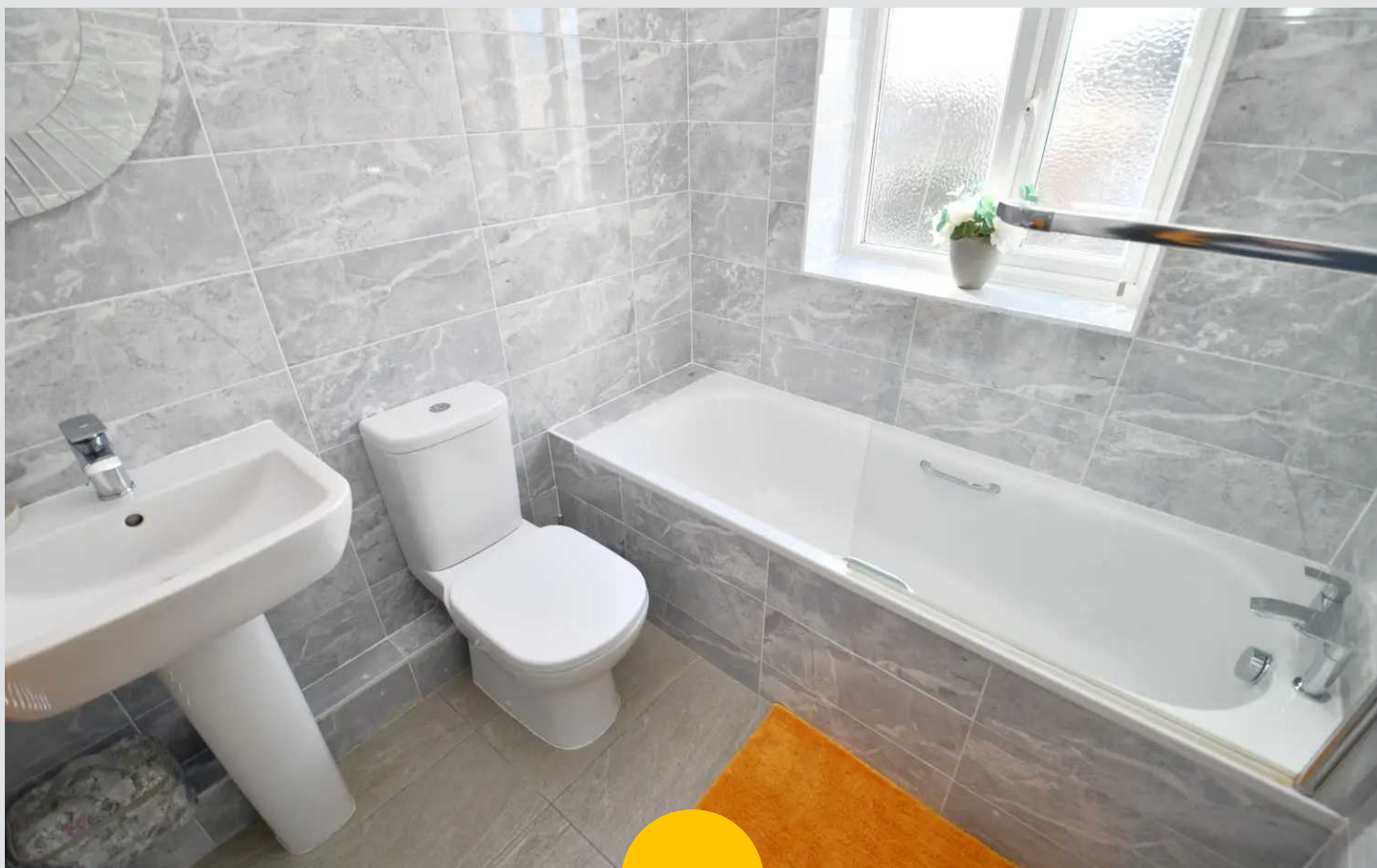
12' 3" x 11' 3" (3.73m x 3.43m)

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

### Kitchen

10' 3" x 8' 11" (3.13m x 2.72m)

Featuring complementary fitted units with space for a freestanding oven, washer and fridge. Complete with a ceiling light point and patio doors to the side garden



## Landing

Double-glazed window

## Bedroom One

11' 2" x 10' 5" (3.41m x 3.18m)

Ceiling light point, double-glazed windows and a wall-mounted radiator. Fitted wardrobes.

## Bedroom Two

11' 2" x 10' 4" (3.40m x 3.14m)

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

## Bedroom Three

8' 11" x 7' 3" (2.72m x 2.22m)

Ceiling light point, double-glazed windows and a wall-mounted radiator. Fitted wardrobes.

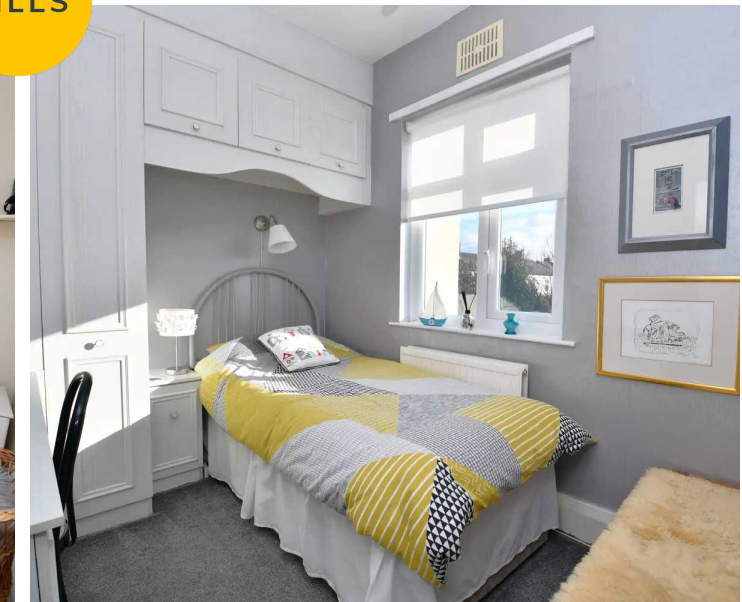
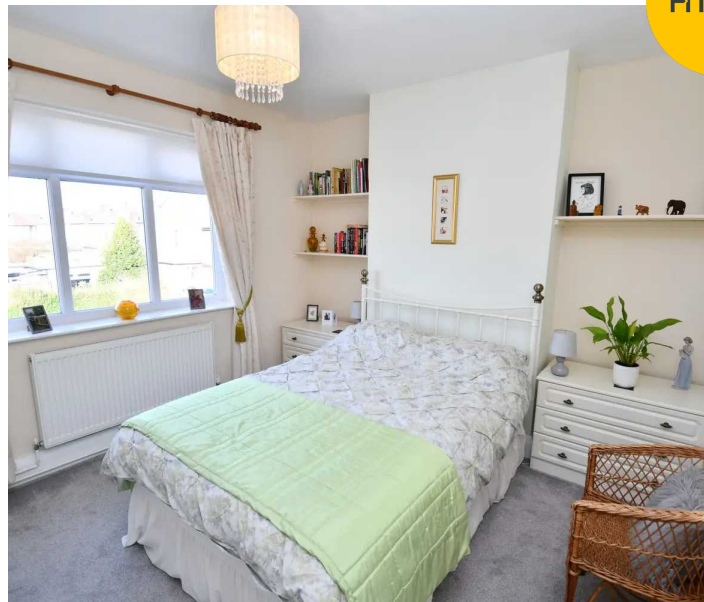
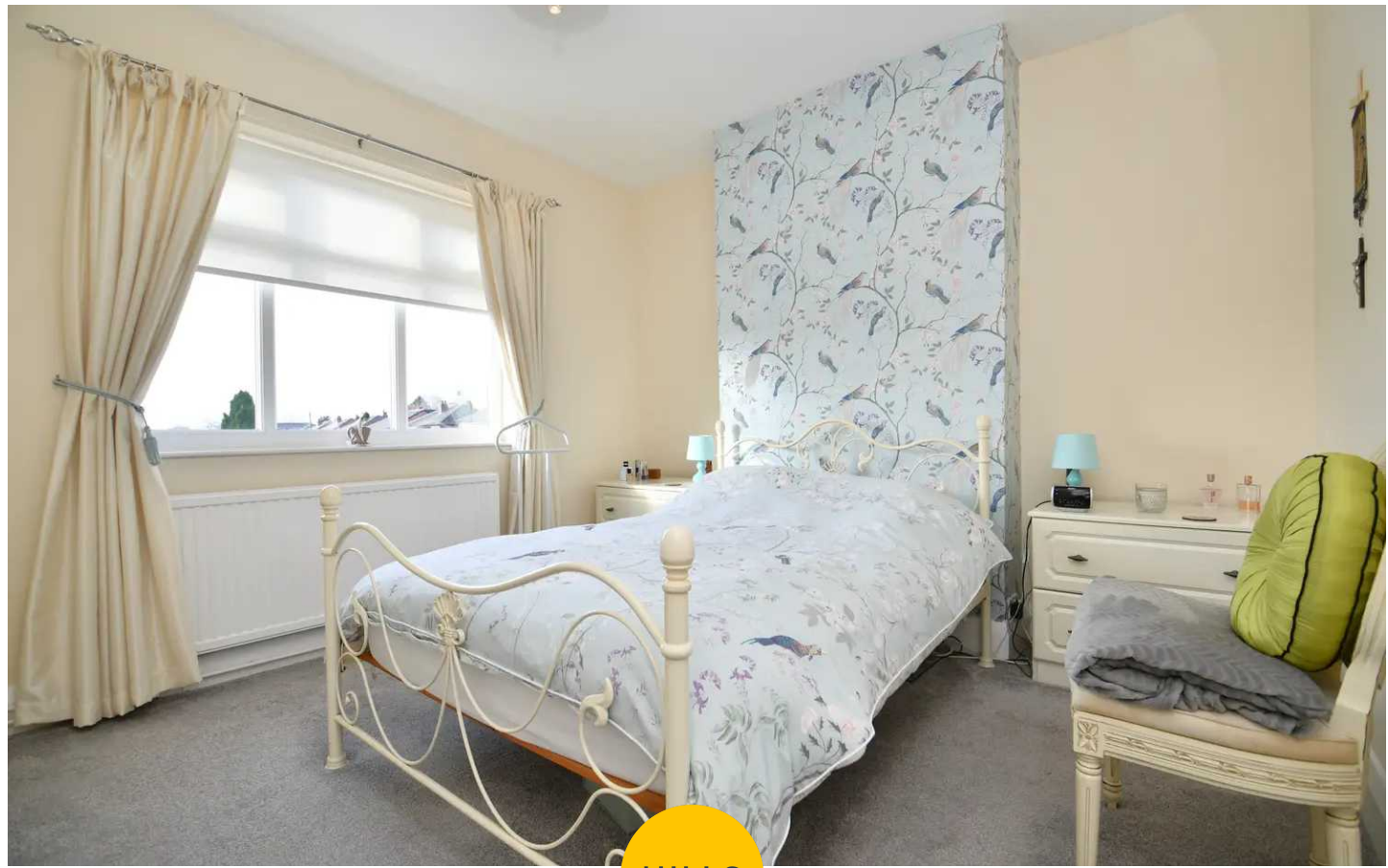
## Bathroom

6' 9" x 5' 0" (2.06m x 1.52m)

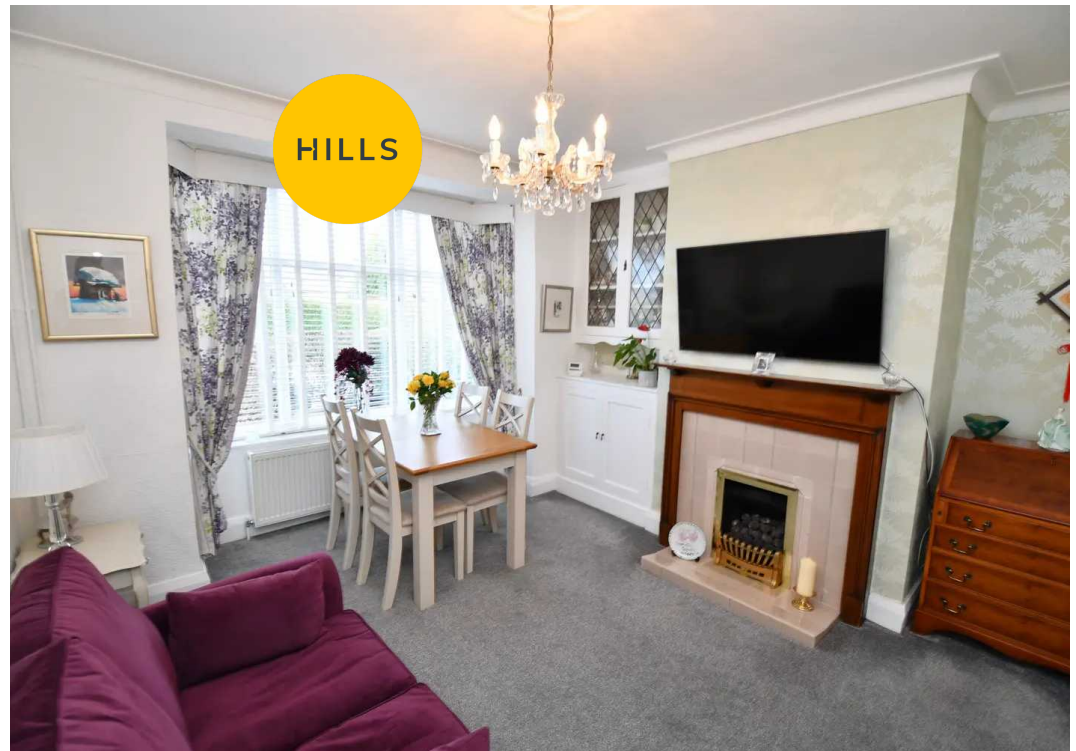
A contemporary bathroom featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling spotlights, double glazed window and wall mounted radiator. Tiled walls and floor.

## Externally

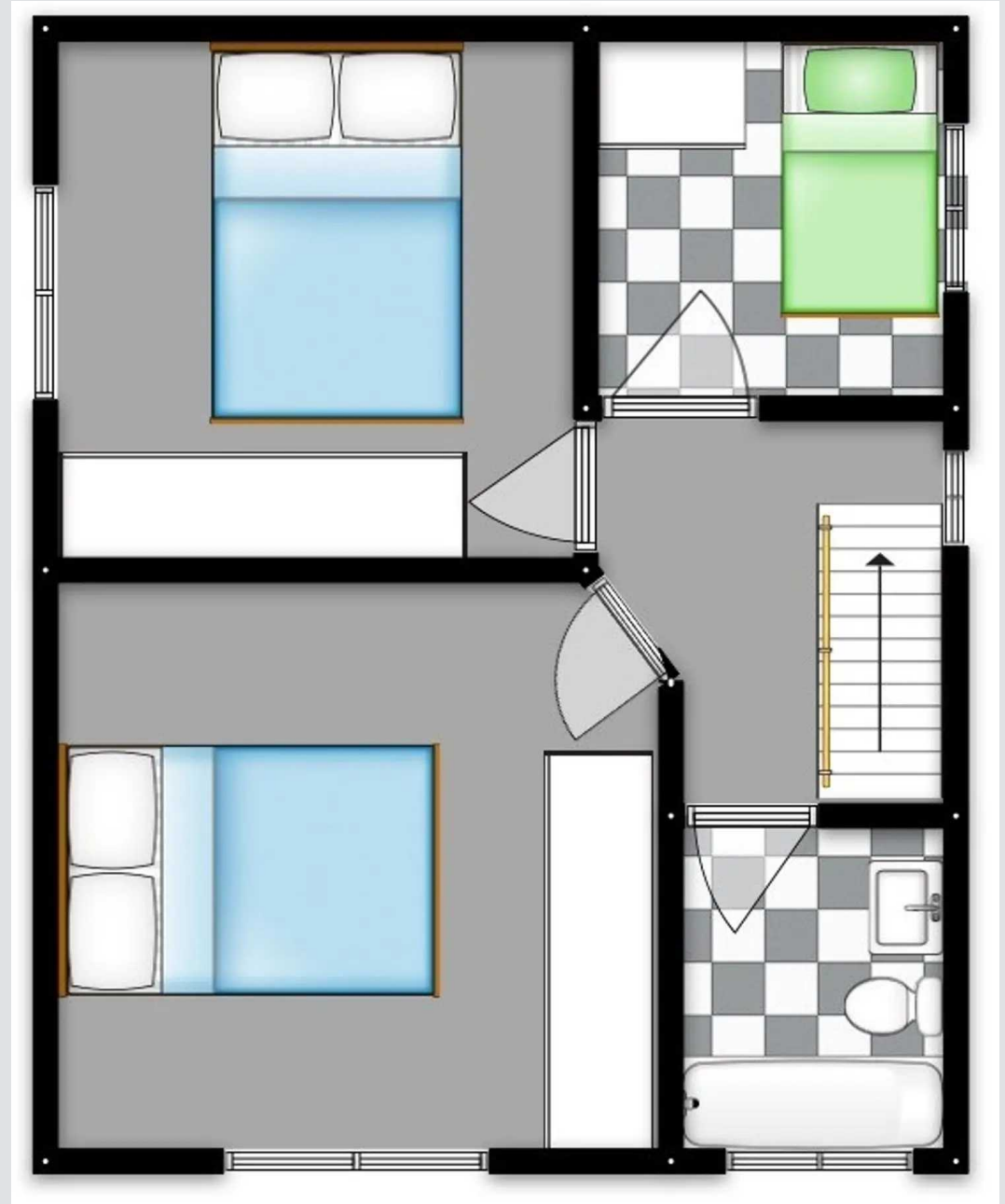
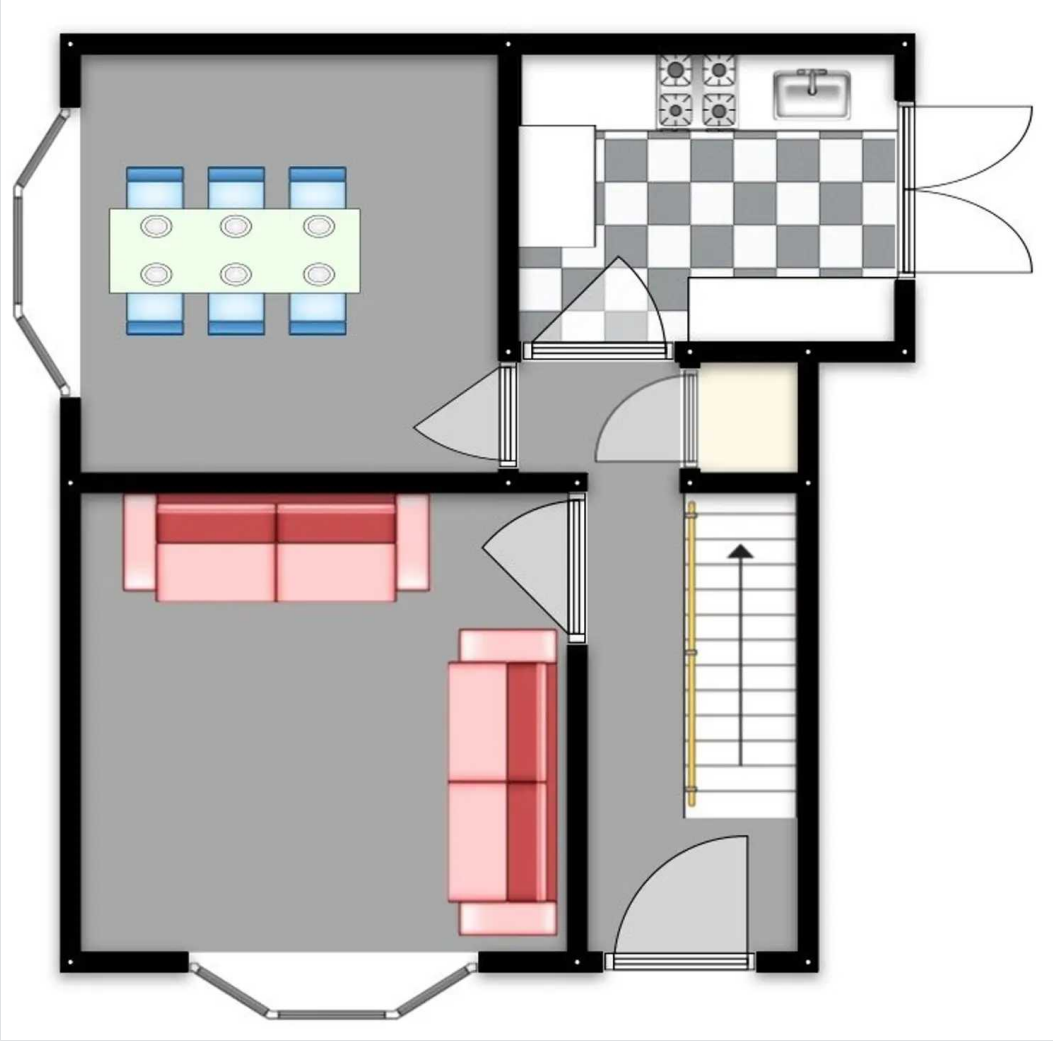
Well-maintained gardens with mature plants and laid-to-lawn grass to front and side. Driveway to the front and detached garage to the side providing off-road parking.













## Hills | Salfords Estate Agent

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