



Runnymede

Salford



£325,000

Runnymede

Salford

****DOUBLE-STOREY EXTENSION**** TAKE A LOOK at this immaculately presented, three bedroom detached family home. Situated on a popular residential estate, the property must be seen to be appreciated!

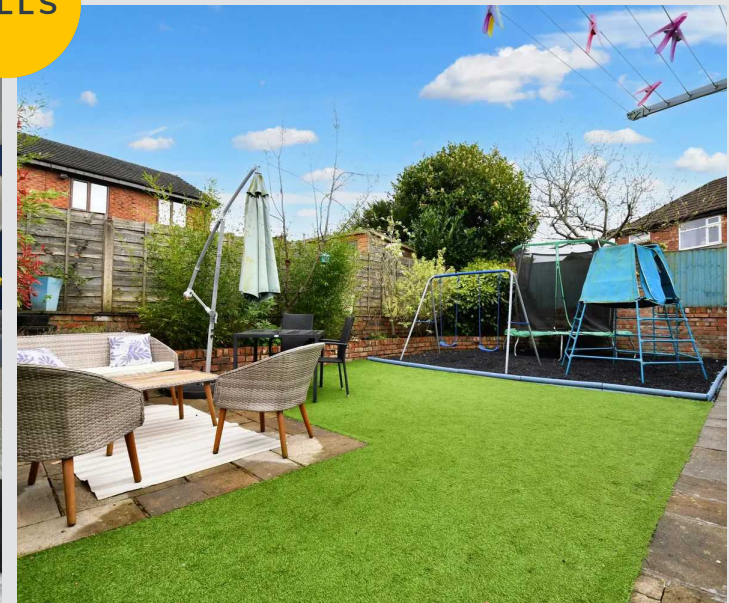
Council Tax band: C

Tenure: Freehold

- Double Storey Extended, Three Bedroom Detached Family Home
- Located on a Prominent Plot in a Quiet, Residential Estate
- Large, Bay-Fronted Lounge and a Separate Dining Room
- Fitted Kitchen Diner, a Separate Utility Room and a Downstairs W/C
- Three Double Bedrooms, with an Ensuite Bathroom to the Main Bedroom
- Modern Three-Piece Shower Room
- Beautifully Maintained Gardens to the Front and Rear
- Driveway and a Garage to the Side Providing Off-Road Parking
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Local Schooling and Well-Kept Parks, Viewing is Highly Recommended!



HILLS



Entrance Hallway

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

Lounge

17' 7" x 10' 11" (5.35m x 3.32m)

Complete with a ceiling light point, double glazed bay window and two wall mounted radiators. Fitted with laminate flooring.

Dining Room

10' 3" x 9' 10" (3.13m x 2.99m)

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

Kitchen / Diner

17' 7" x 7' 8" (5.37m x 2.34m)

Featuring complementary fitted units with integral oven, microwave and hob. Complete with two ceiling light points, double glazed window and cushioned flooring.

Utility Room

4' 11" x 4' 2" (1.50m x 1.28m)

Space for washer and dryer. Complete with a ceiling light point, double glazed window and tiled flooring.

W.C.

3' 3" x 4' 11" (1.00m x 1.51m)

Complete with a ceiling light point, hand wash basin, W.C and tiled flooring.

Landing

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

Bedroom One

17' 11" x 7' 9" (5.46m x 2.36m)

Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.



En-suite

4' 11" x 4' 6" (1.51m x 1.38m)

Featuring a three-piece suite including bath and hand wash basin. Complete with a ceiling light point, wall mounted radiator and cushioned flooring.

Bedroom Two

9' 6" x 9' 0" (2.89m x 2.75m)

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

Bedroom Three

10' 10" x 7' 11" (3.31m x 2.41m)

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

Shower Room

7' 8" x 6' 0" (2.34m x 1.82m)

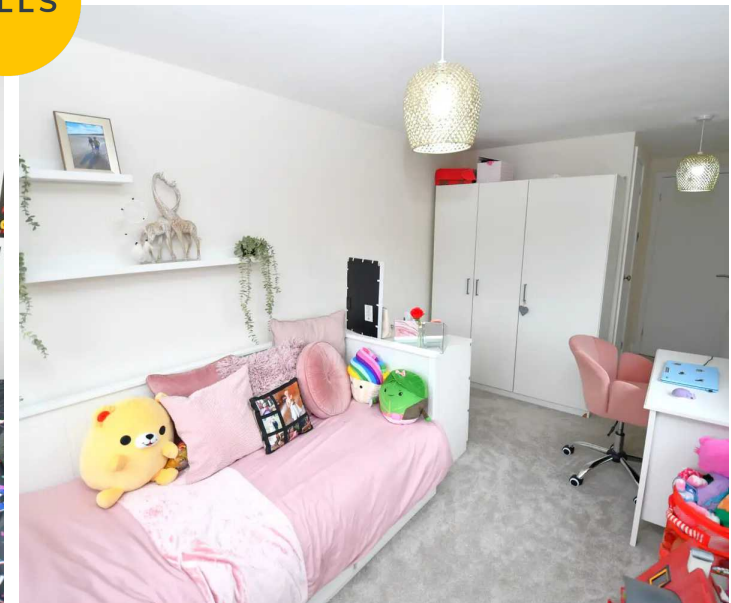
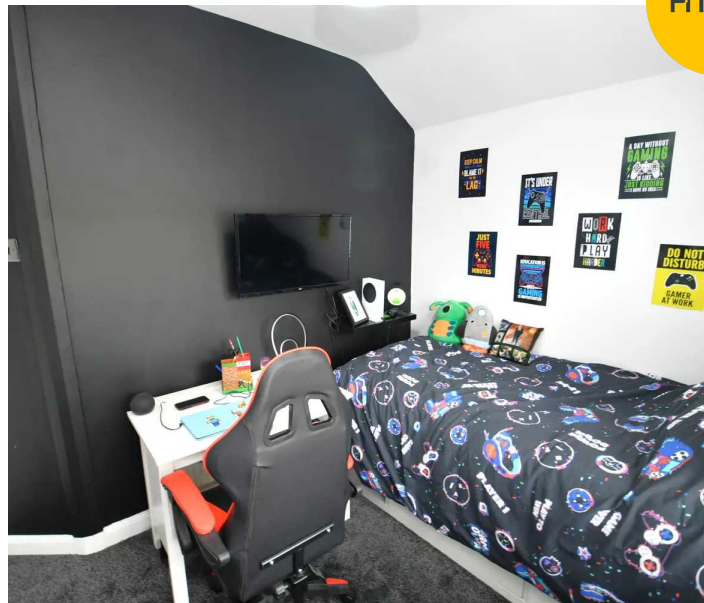
Featuring a shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, wall mounted radiator and tiled flooring.

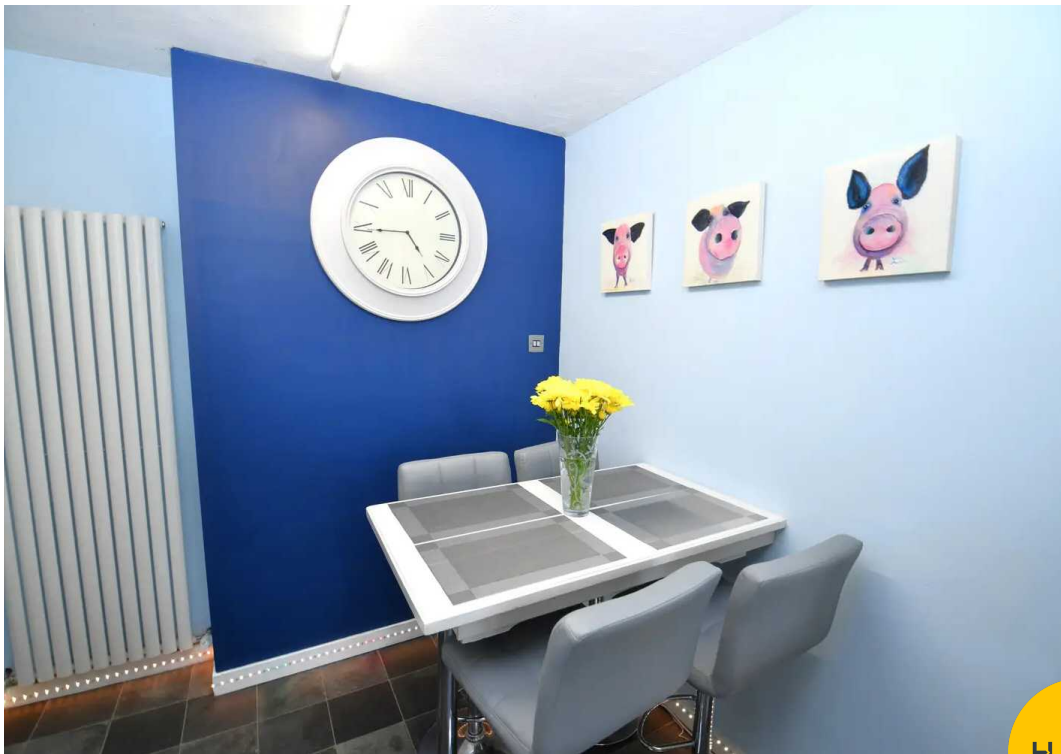
External

Complete with off road parking and a rear garden with lawn and paving.



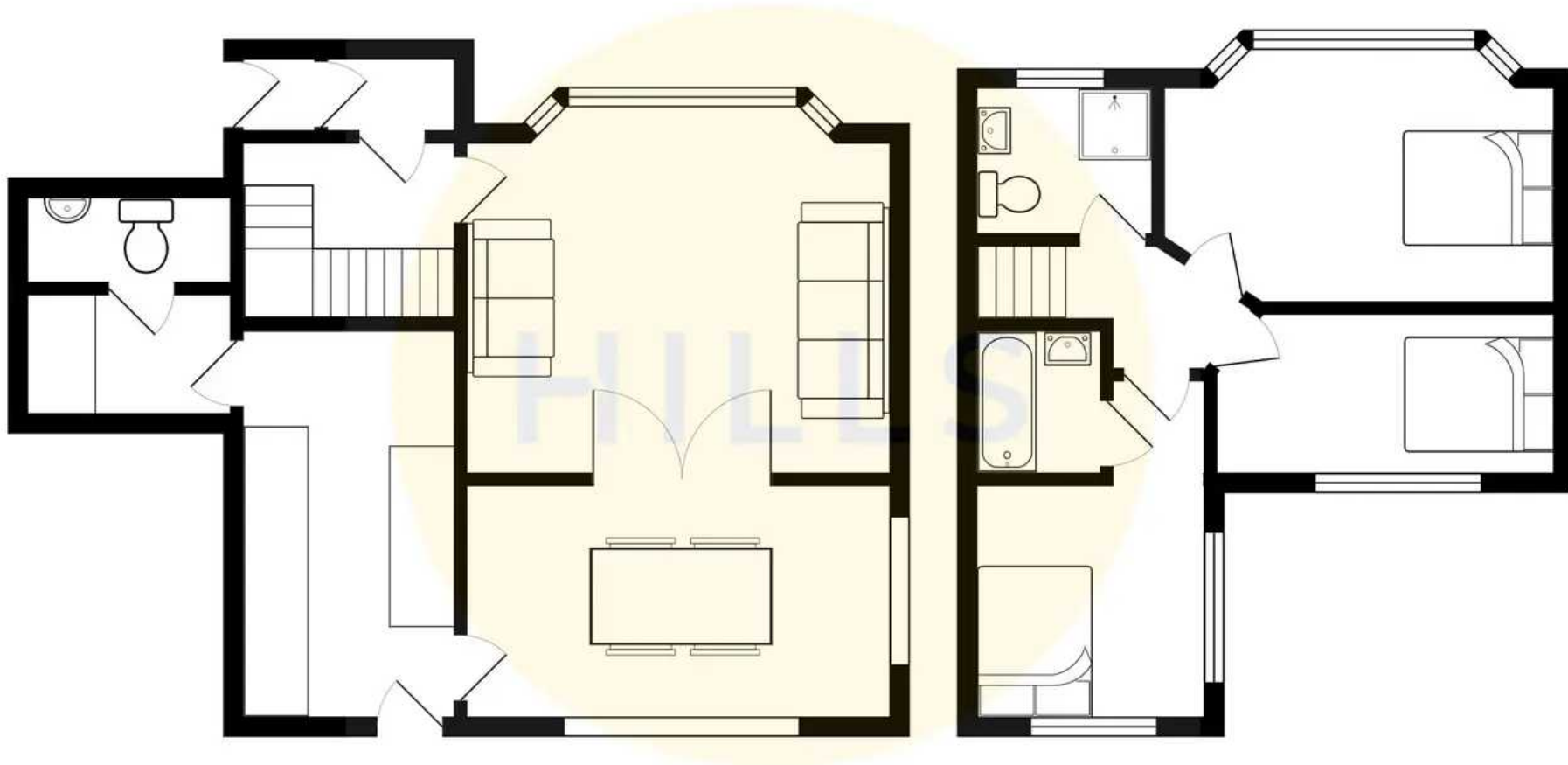
HILLS





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.