



Amersham Park Road

Salford



Offers in Region of £325,000

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Salford

Located on a popular estate and offering an abundance of space is this MODERN, FOUR BEDROOM TOWNHOUSE! This property benefits from a contemporary design, with a modern three-piece family bathroom, two W/C, a 14FT KITCHEN DINER, a landscaped rear garden and two parking spaces to the front.

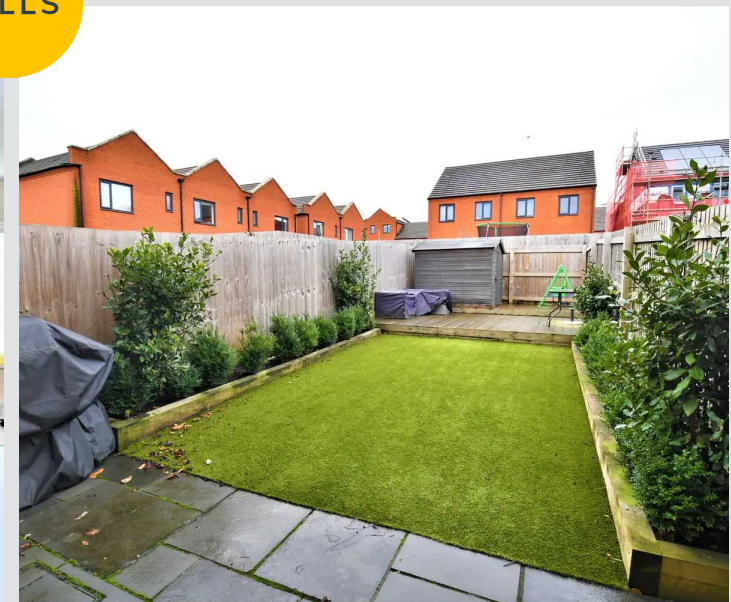
Council Tax band: B

Tenure: Leasehold

- Modern four bedroom family home offering an abundance of space
- Large modern kitchen diner, lounge and downstairs WC
- Four well proportioned bedrooms
- Large three piece family bathroom
- Well presented garden to the rear landscaped in 2019
- Off road parking for two cars
- Situated in a convenient location with a park right outside
- Within an easy commute of Manchester City Centre and Salford Quays/Media City
- This property is not to be missed, get in touch to secure your viewing today!



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Hallway

Ceiling light point and wall mounted radiator.

Downstairs WC

6' 11" x 4' 11" (2.10m x 1.50m)

Ceiling light point, wall mounted radiator, WC and hand wash basin.

Kitchen

14' 1" x 13' 5" (4.30m x 4.10m)

Fitted with a range of wall and base units with complementary work surfaces and integrated sink and drainer unit. Integral oven, hob and fridge freezer with space for a washing machine. Ceiling light point, double glazed windows, boiler back door and breakfast bar.

Downstairs Bedroom

10' 10" x 6' 11" (3.30m x 2.10m)

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

Landing

Ceiling light point, access to bedrooms, bathroom and stairs to second floor.

Lounge

15' 9" x 14' 1" (4.80m x 4.30m)

Ceiling light point, french doors, double glazed window, wall mounted radiator and storage cupboard.

First floor bathroom

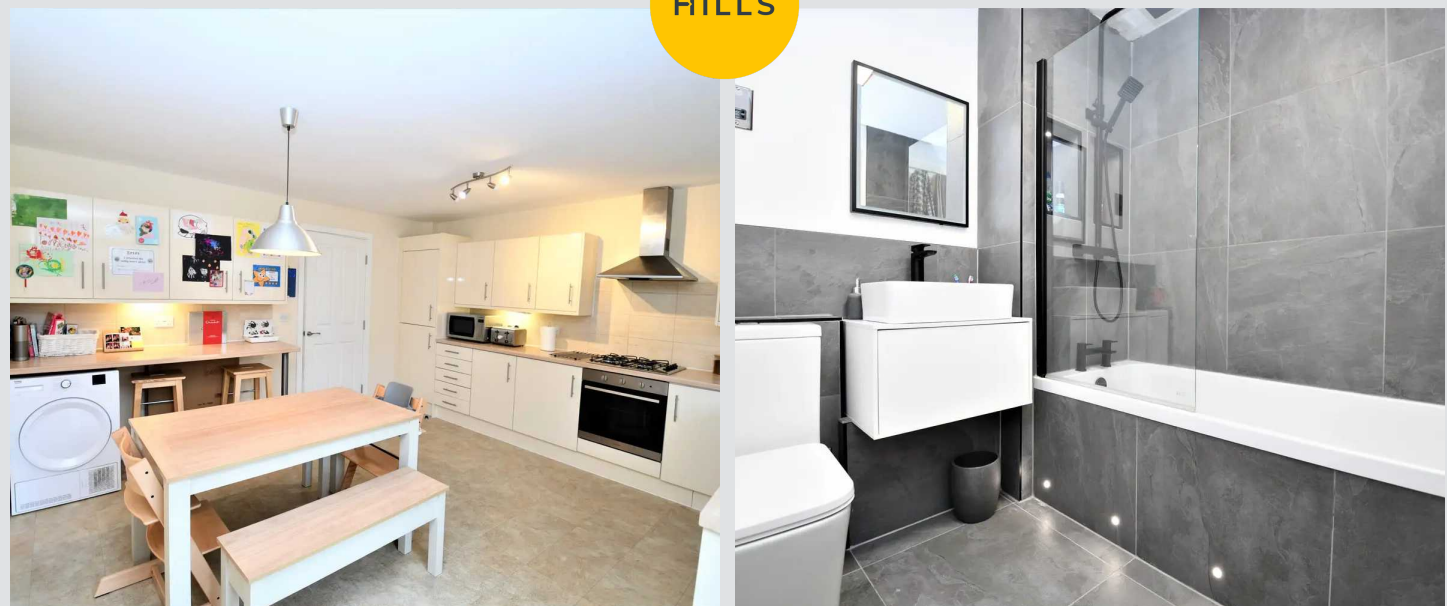
4' 7" x 4' 3" (1.40m x 1.30m)

Ceiling light point, hand wash basin, WC and wall mounted radiator.

Bedroom Three

10' 10" x 6' 11" (3.30m x 2.10m)

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



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Second floor landing

Ceiling light point and wall mounted radiator.

Bedroom One

13' 9" x 11' 2" (4.20m x 3.40m)

Ceiling light point, double glazed windows, storage cupboard and wall mounted radiator.

Bedroom two

13' 9" x 11' 2" (4.20m x 3.40m)

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

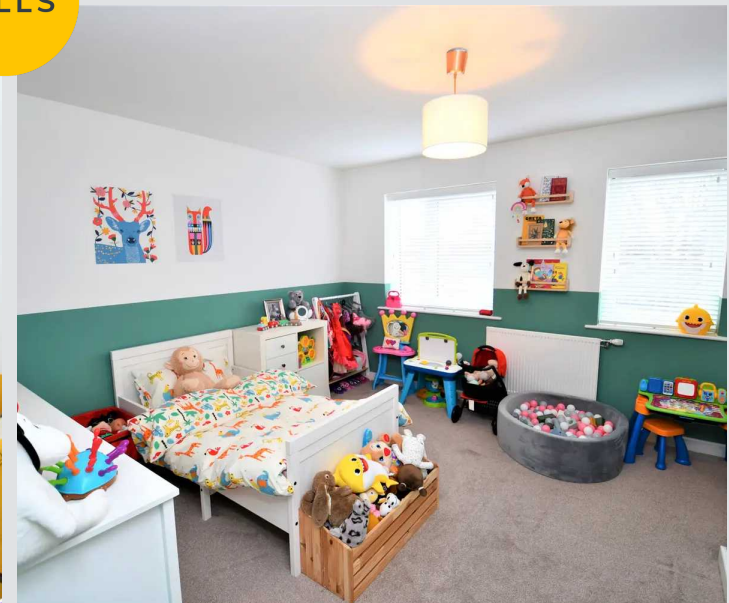
Bathroom

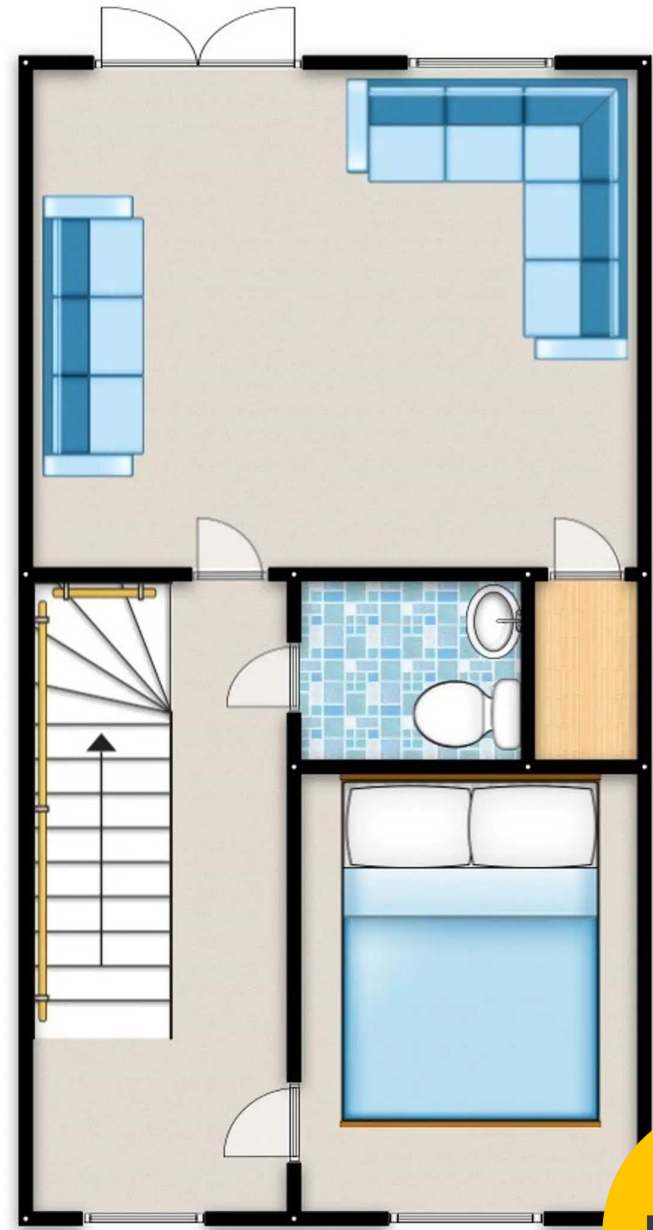
6' 11" x 6' 7" (2.10m x 2.00m)

Fitted with a three piece suite including a hand wash basin, WC and bath with overhead shower. Ceiling light point, soft close vanity unit, bath spotlights and wall mounted radiator.




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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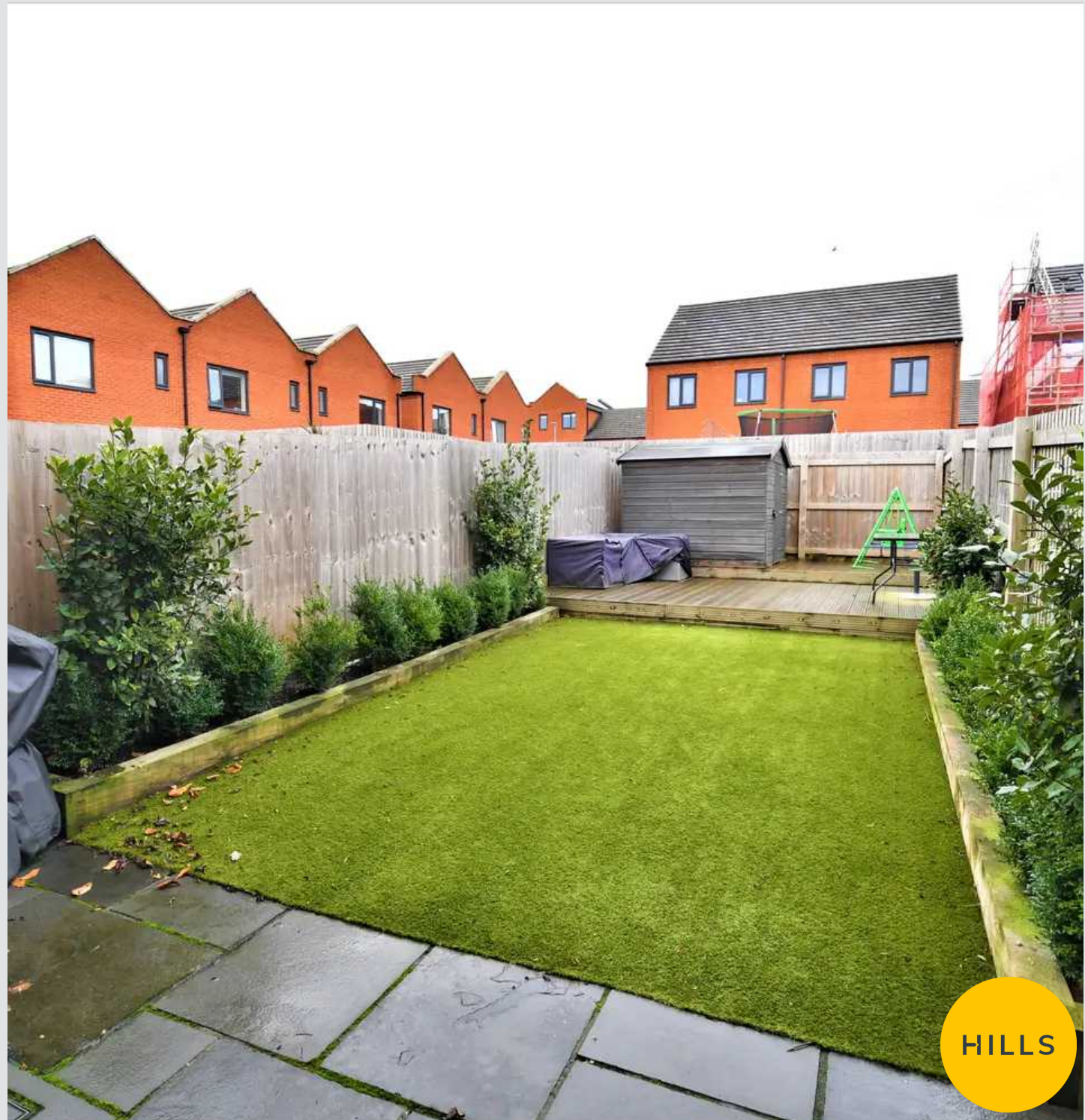
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