



Dellcot Close

Salford



Offers Over £260,000

# Dellcot Close

Salford

**\*\*DOUBLE STOREY EXTENDED\*\*** TAKE A LOOK at this SPACIOUS, three bedroom, semi-detached family home! With a brand new fitted kitchen, three double bedrooms and double driveway to the front – this property is a must see!

Council Tax band: C

Tenure: Freehold

- Double Storey Extended, Three Bedroom Semi-Detached Family Home
- Spacious Lounge Diner
- Extended Kitchen with Modern Fitted Units and a Three-Piece Shower Room
- Three Double Bedrooms
- Double Driveway to the Front Providing Off-Road Parking
- Low-Maintenance Paved Garden to the Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks
- Ideal First Time Home or Investment, Viewing is Highly Recommended!



HILLS



### Entrance Hallway

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

### Lounge/Diner

17' 7" x 10' 11" (5.37m x 3.32m)

A spacious lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

### Kitchen

18' 9" x 7' 6" (5.72m x 2.28m)

Featuring complementary fitted units with integral hob and oven. Space for washer. Complete with two ceiling light points, two double glazed windows and cushioned flooring.

### Landing

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

### Bedroom One

16' 1" x 7' 8" (4.90m x 2.34m)

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

### Bedroom Two

9' 6" x 9' 0" (2.90m x 2.75m)

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

### Bedroom Three

10' 7" x 7' 10" (3.23m x 2.40m)

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



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**Shower Room**

7' 7" x 5' 11" (2.32m x 1.80m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and flooring.

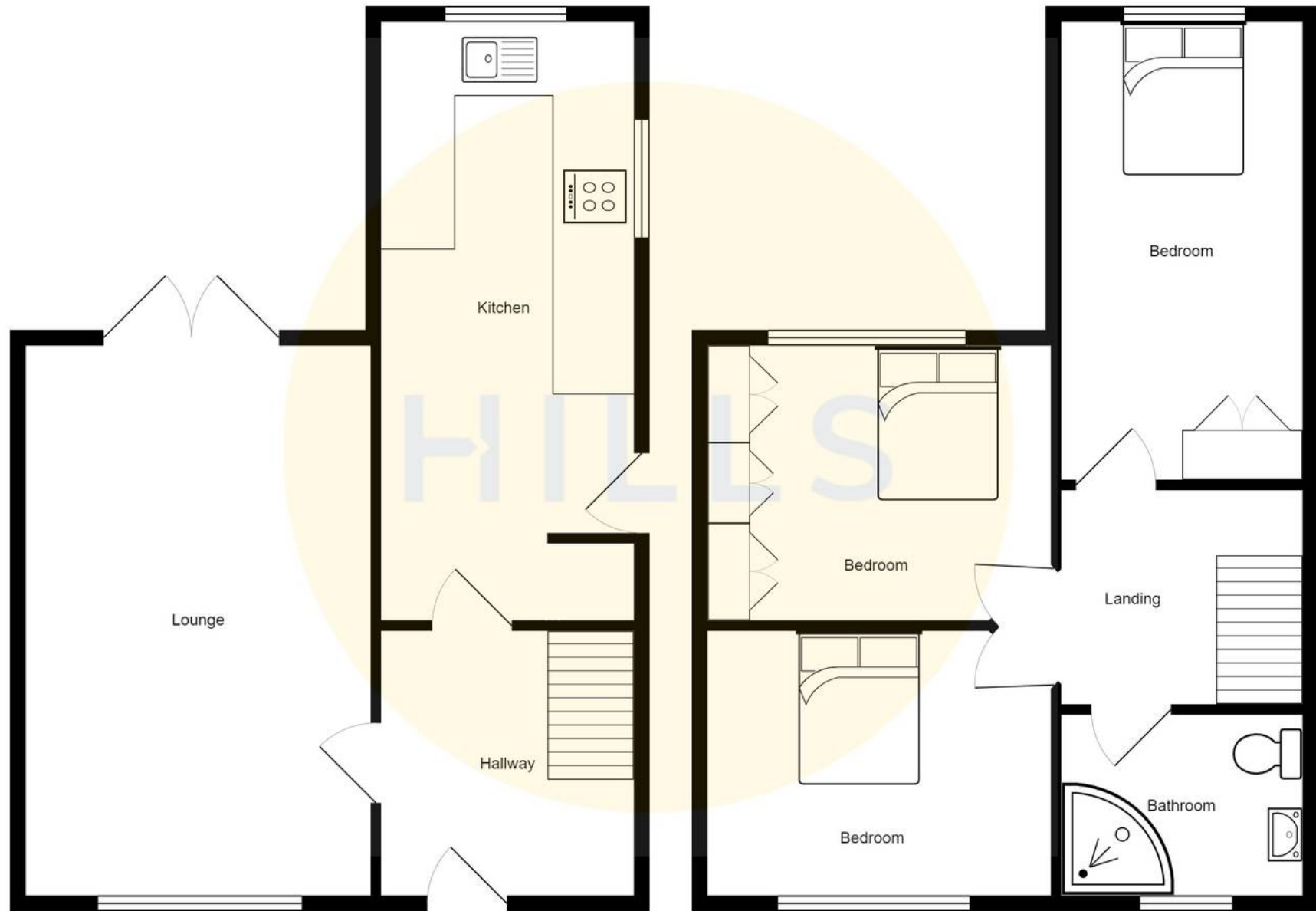
**External**

To the rear of the property is a low maintenance paved garden.



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