

Orient Road, Salford

Salford



Offers Over **£400,000**

Orient Road

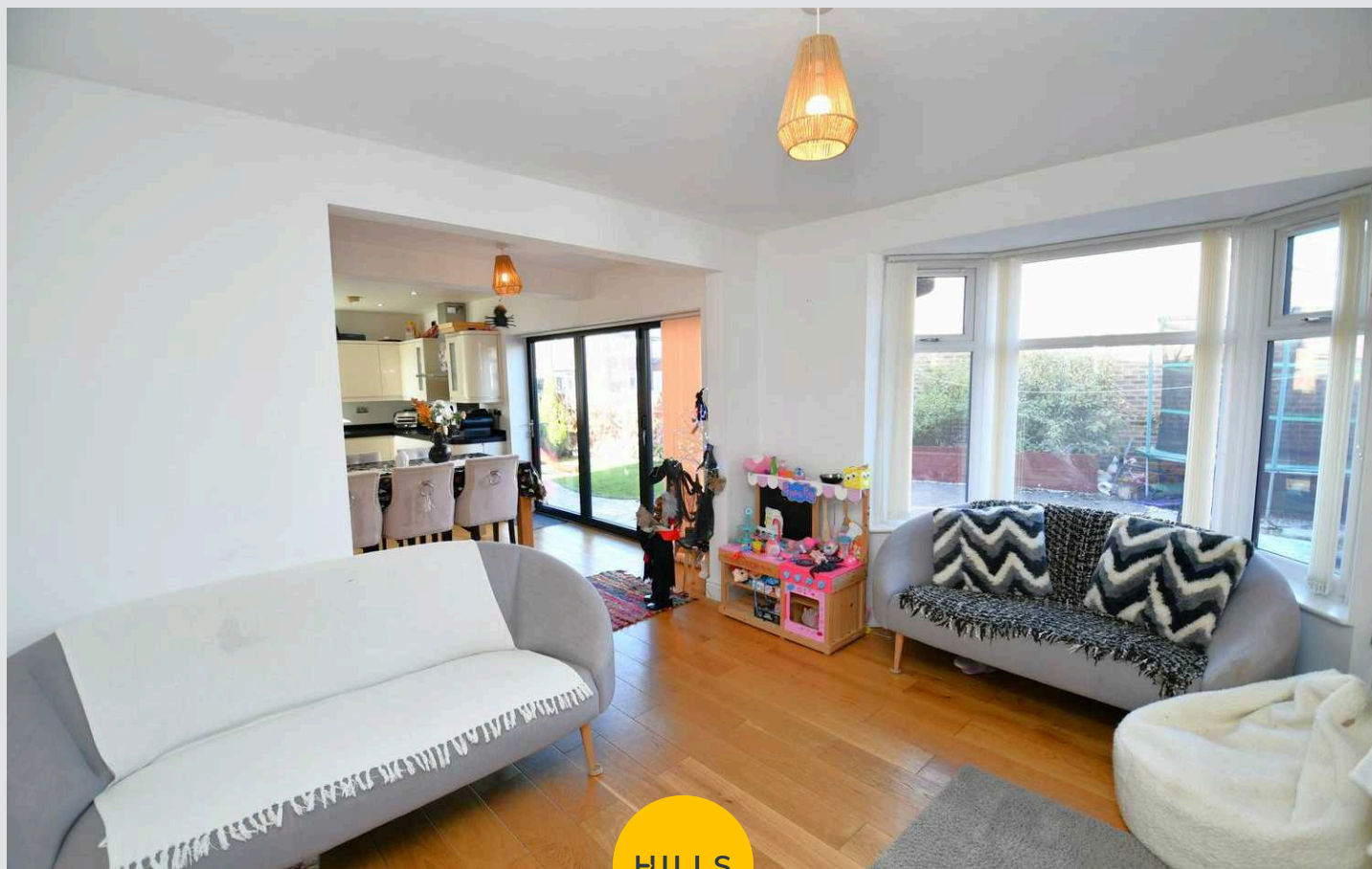
Salford

****POPULAR O-ZONE AREA**** A large, four bedroom semi-detached family home, situated in a within walking distance of Salford Royal Hospital and within catchment of Ellesmere Park High School!

Council Tax band: C

Tenure: Leasehold

- Large Four Bedroom Semi-Detached Family Home
- Situated in the Popular 'O-Zone', Within Walking Distance of Salford Royal Hospital
- Great Family Location, Within Catchment of Ellesmere Park High School and Close to Several Well-Kept Parks
- Bay-Fronted Lounge and a Separate Office/Playroom
- Open Plan Living, Dining and Kitchen Area with Bifolding Doors to the Rear
- Benefits from a Utility Room and a Downstairs W/C
- Large Main Bedroom Boasts a Access to a Dressing Room/Office and a Contemporary Ensuite Shower Room
- Stylish Three-Piece Family Bathroom
- Four Well-Proportioned Bedrooms
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



Porch

Entrance Hallway

A welcoming entrance hall complete with a ceiling light point, wall mounted radiator and laminate flooring.

Reception Room One

3.67m x 3.63m (12' 0" x 11' 11")

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

Reception Room Two

3.84m x 3.63m (12' 7" x 11' 11")

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

Kitchen / Diner

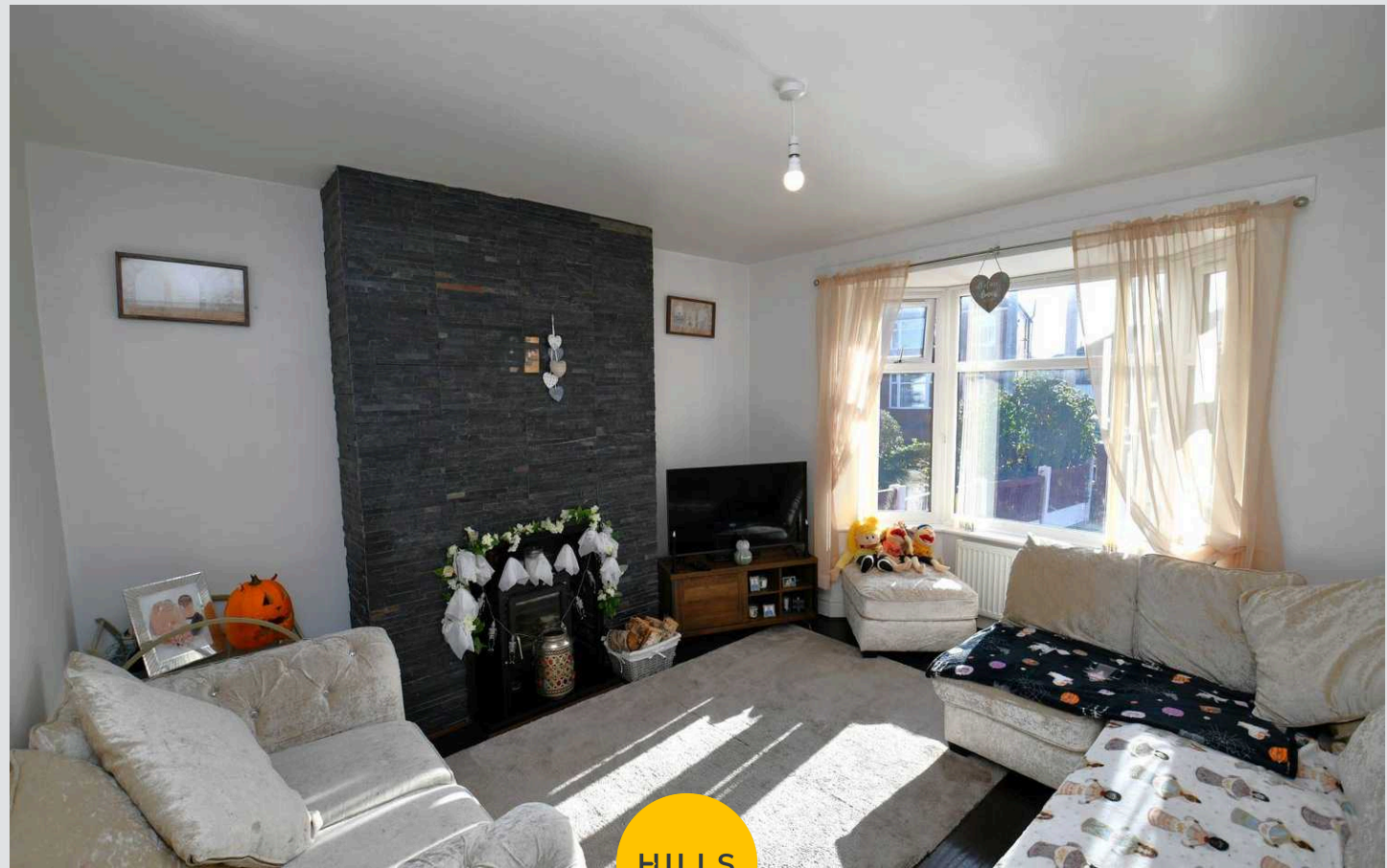
6.30m x 2.77m (20' 8" x 9' 1")

Featuring modern fitted units with an integral fridge freezer, oven and microwave. Complete with ceiling spotlights and bi-folding doors.

Playroom / Office

2.73m x 2.67m (8' 11" x 8' 9")

Complete with ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.



Utility Room

3.65m x 2.13m (12' 0" x 7' 0")

Featuring modern fitted units with space for a washer and dryer. Complete with ceiling spotlights, double glazed window and wall mounted radiator.

W.C.

1.49m x 0.79m (4' 11" x 2' 7")

Featuring a W.C. and hand wash basin. Complete with ceiling light points and double glazed window.

Landing

Complete with ceiling spotlights and carpet flooring.

Bedroom One

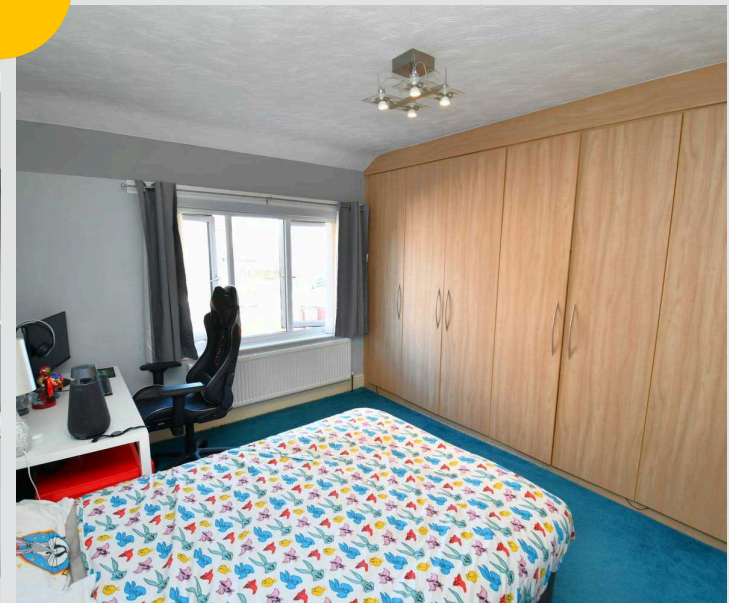
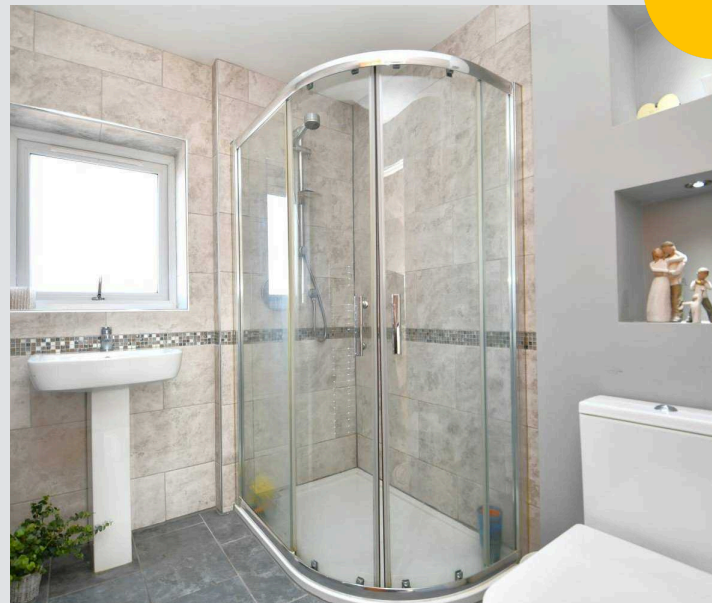
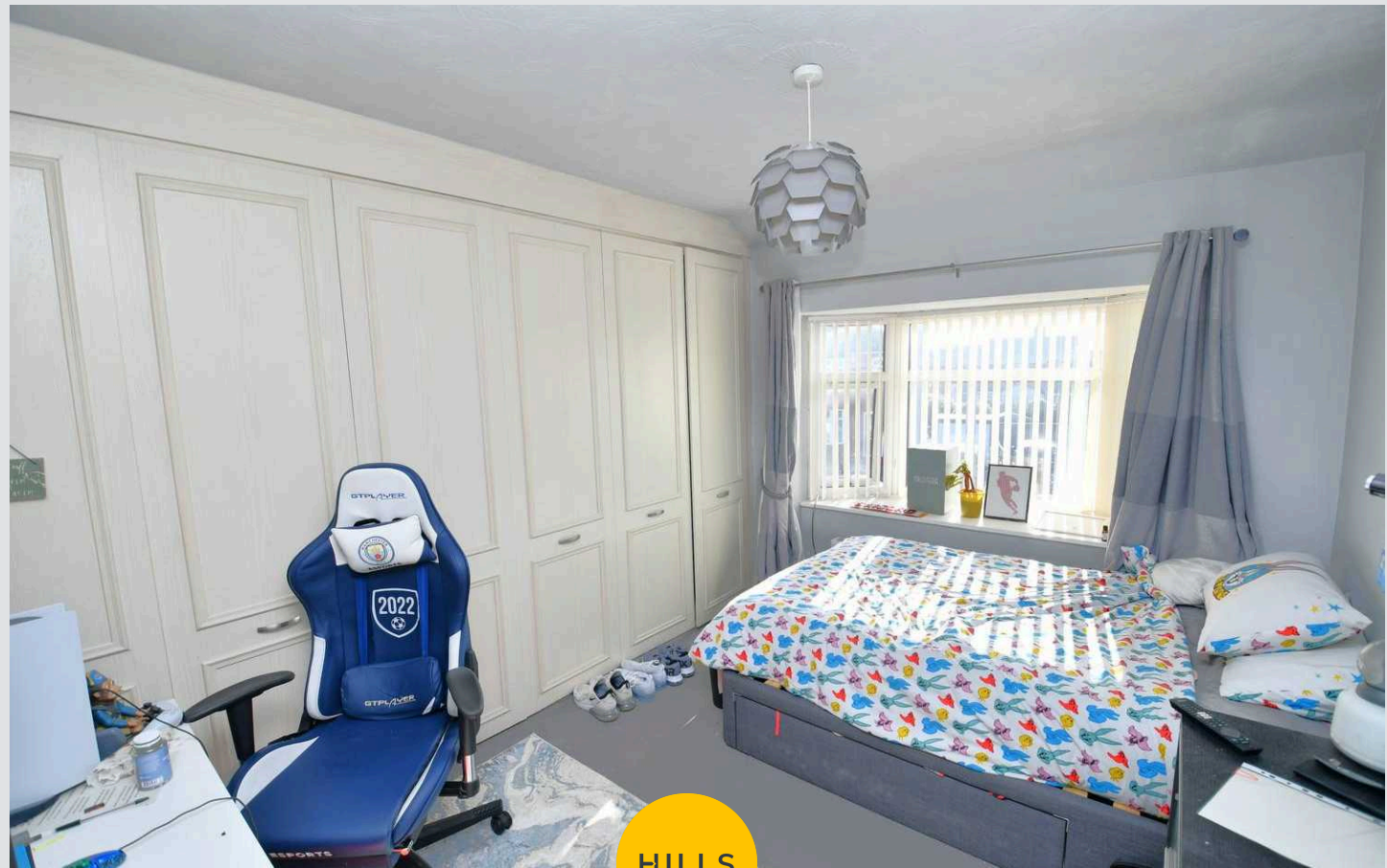
5.24m x 2.73m (17' 2" x 8' 11")

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

Dressing Room

2.35m x 2.23m (7' 9" x 7' 4")

Complete with ceiling spotlights, wall mounted radiator and laminate flooring.



En-suite

2.20m x 1.81m (7' 3" x 5' 11")

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

Bedroom Two

3.85m x 2.99m (12' 8" x 9' 10")

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

Bedroom Three

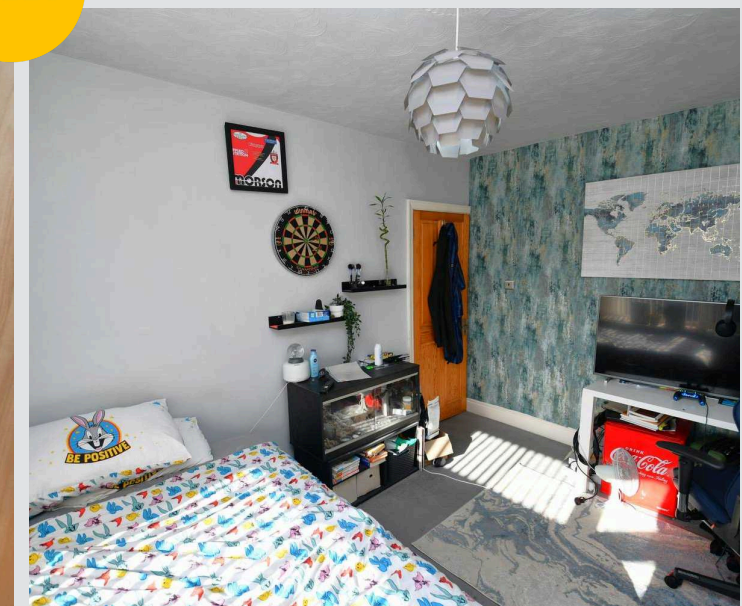
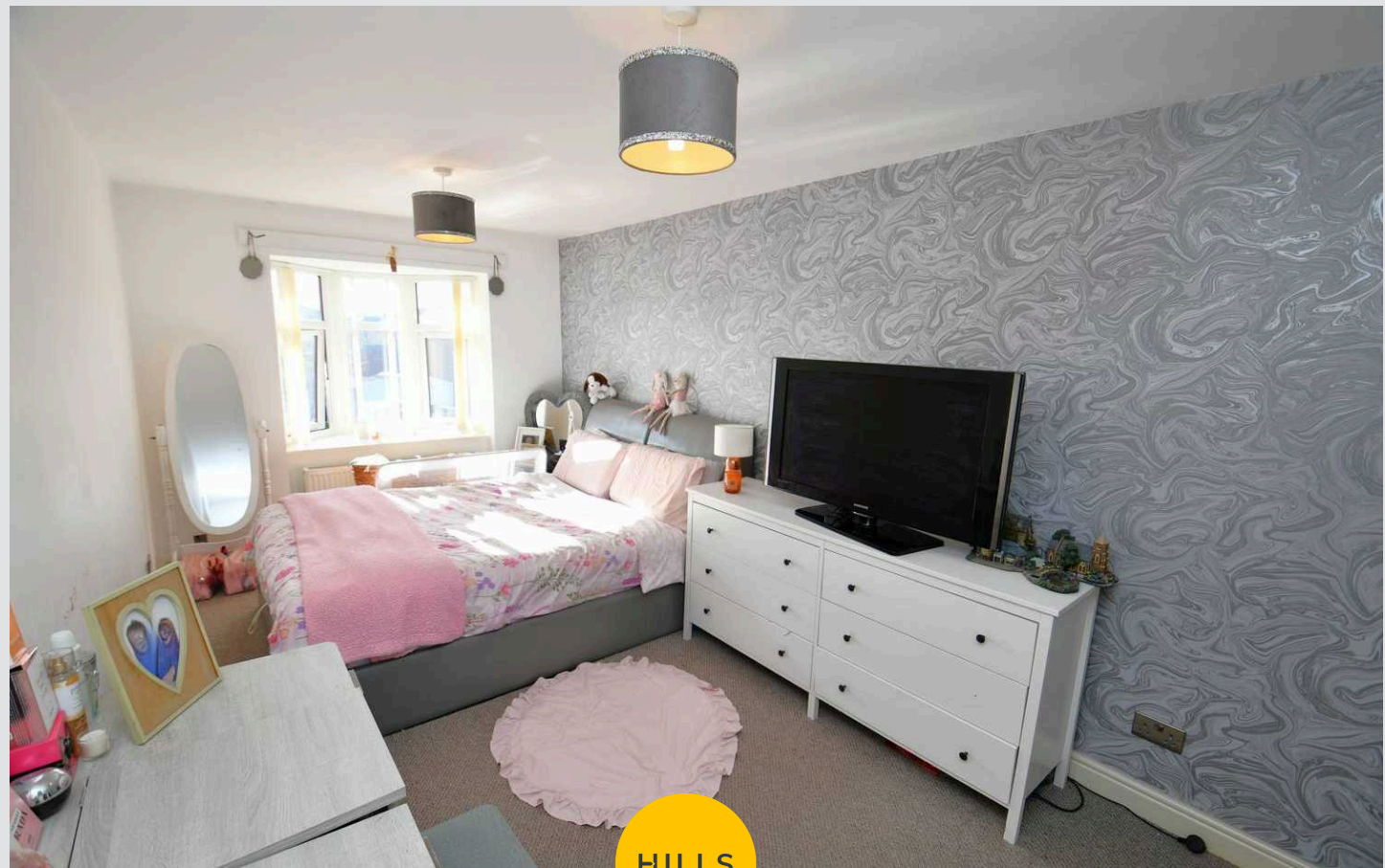
3.67m x 2.77m (12' 0" x 9' 1")

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

Bedroom Four

2.63m x 2.22m (8' 8" x 7' 3")

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



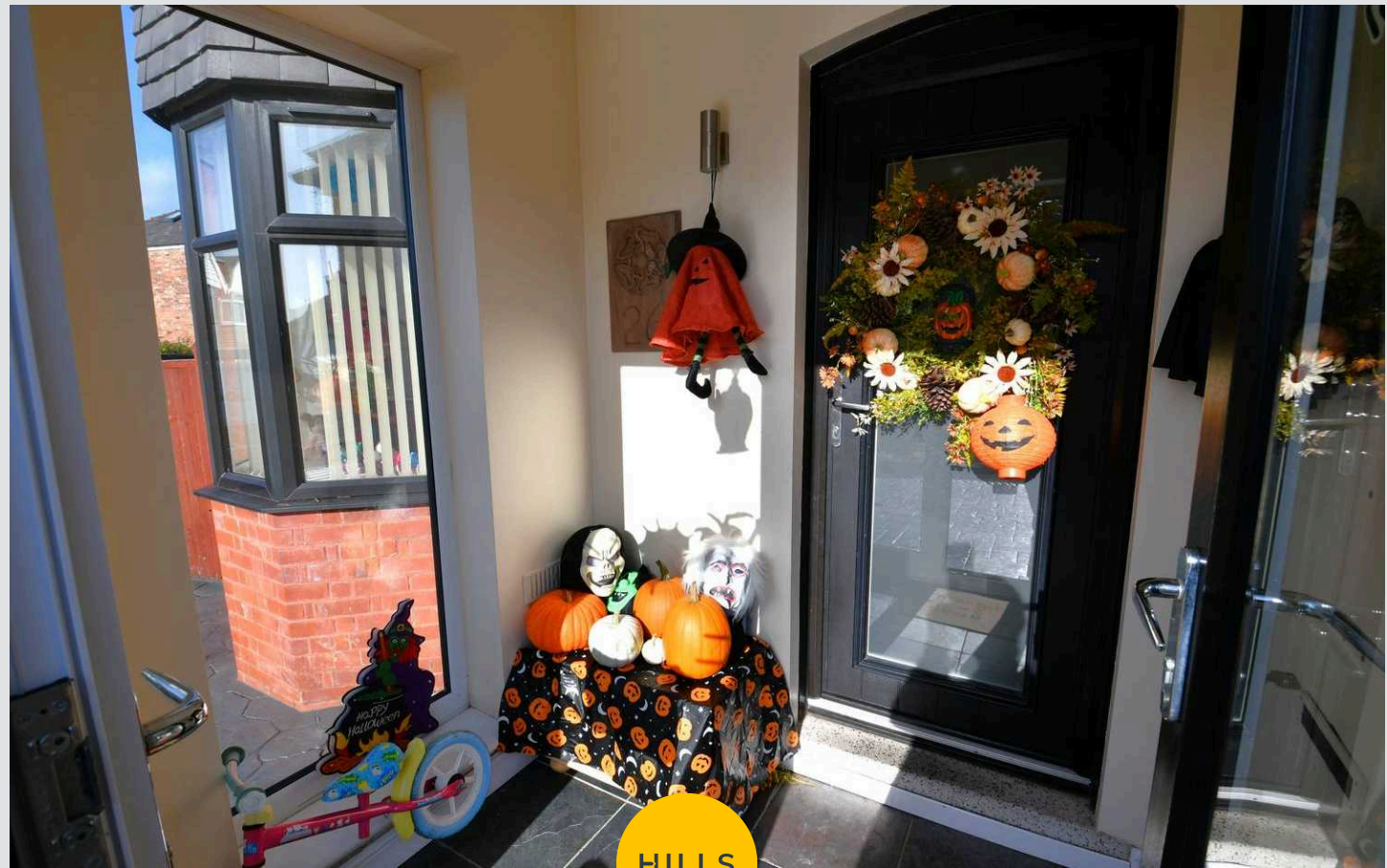
Bathroom

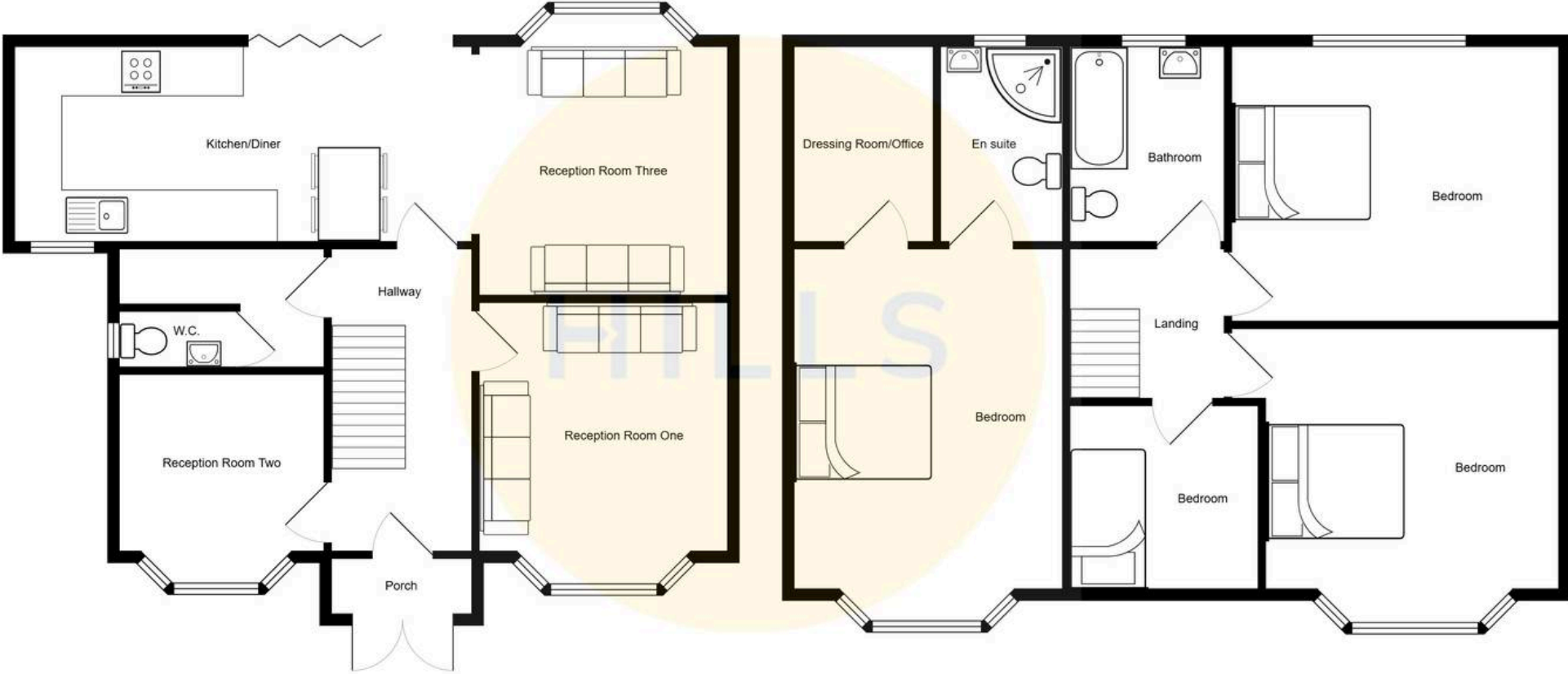
2.32m x 1.80m (7' 7" x 5' 11")

Featuring a contemporary three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and heated towel rail. Fitted with tiled flooring.

External

To the front of the property is a spacious driveway providing off road parking for multiple cars. To the rear of the property is a well maintained garden with lawn and paving.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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