



Langworthy Road

Salford



£255,000

# Langworthy Road

Salford

**\*NO CHAIN – RECENTLY RENOVATED\*** A spacious, three bedroom semi-detached family home. Featuring a modern fitted kitchen and a generous garden. Ready for you to pack your bags and move in!

Council Tax band: B

Tenure: Freehold

- Spacious Three Bedroom Semi-Detached Family Home
- Recently Renovated to a Good Standard
- Large Lounge and a Second Reception Room/Office
- Modern Kitchen Diner
- Three Well-Proportioned Bedrooms
- Modern Three-Piece Bathroom
- Driveway to the Front for Off-Road Parking
- Generously-Sized Garden to the Rear with Laid-to-Lawn Grass and Decking
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS



### Entrance Hallway

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

### Lounge

20' 6" x 10' 7" (6.25m x 3.22m)

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

### Office / Reception Room Two

12' 0" x 6' 11" (3.66m x 2.12m)

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

### Kitchen

10' 1" x 9' 7" (3.08m x 2.91m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine. Complete with a ceiling light point, double glazed window and cushioned flooring.

### Landing

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

### Bedroom One

11' 7" x 10' 8" (3.52m x 3.25m)

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

### Bedroom Two

10' 8" x 9' 1" (3.24m x 2.78m)

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

### Bedroom Three

7' 0" x 6' 5" (2.14m x 1.95m)

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



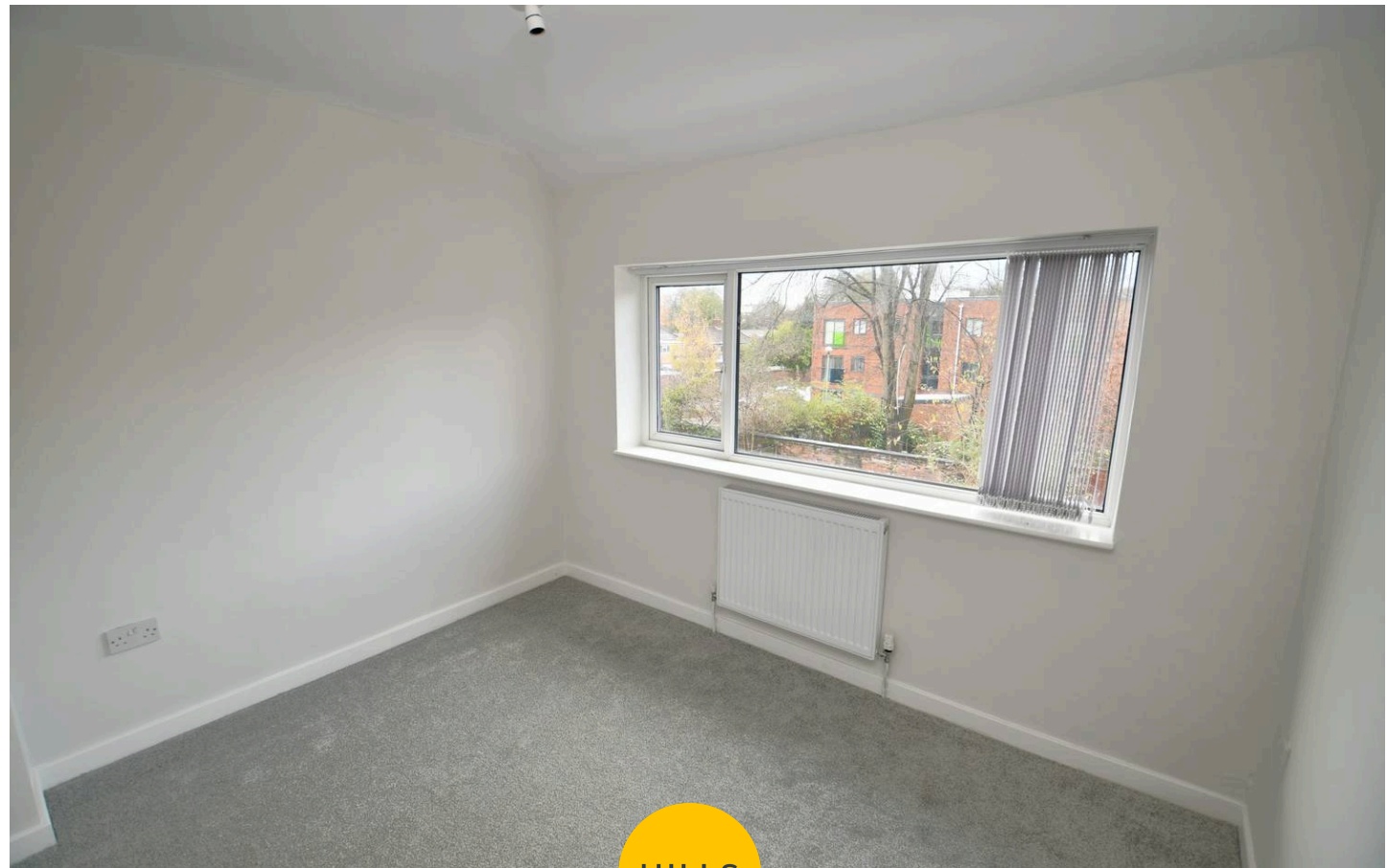
**Bathroom**

6' 9" x 4' 6" (2.07m x 1.36m)

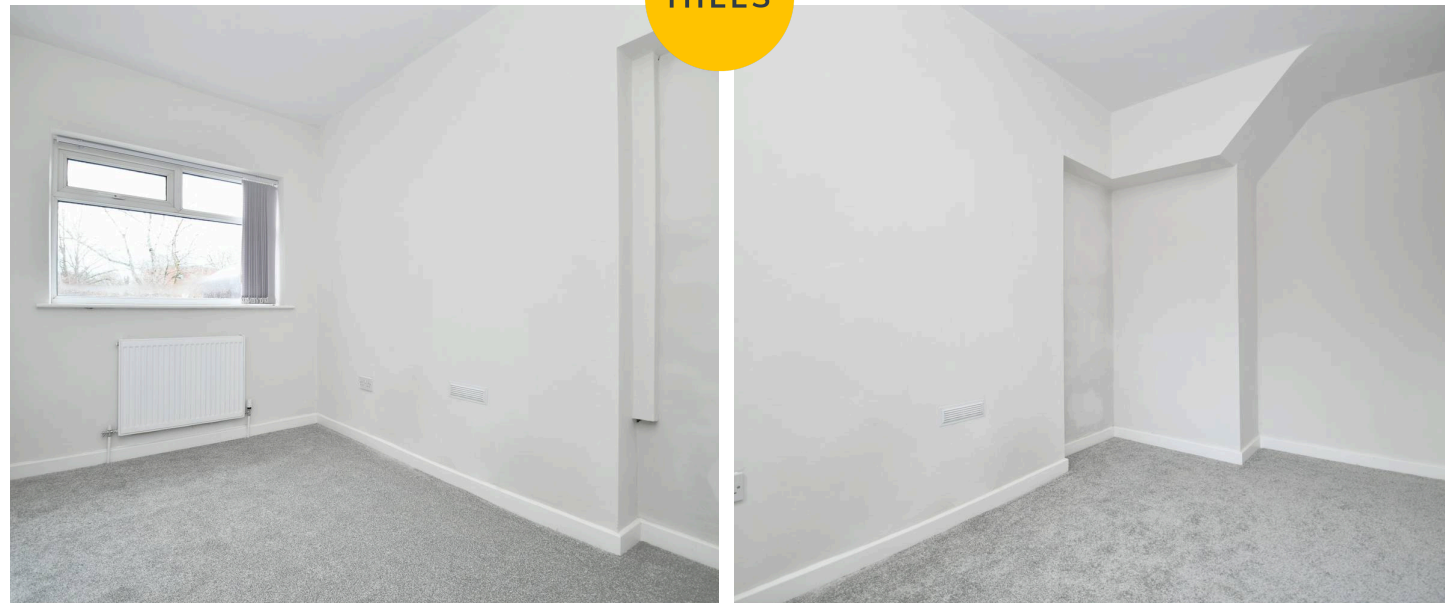
Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with cushioned flooring.

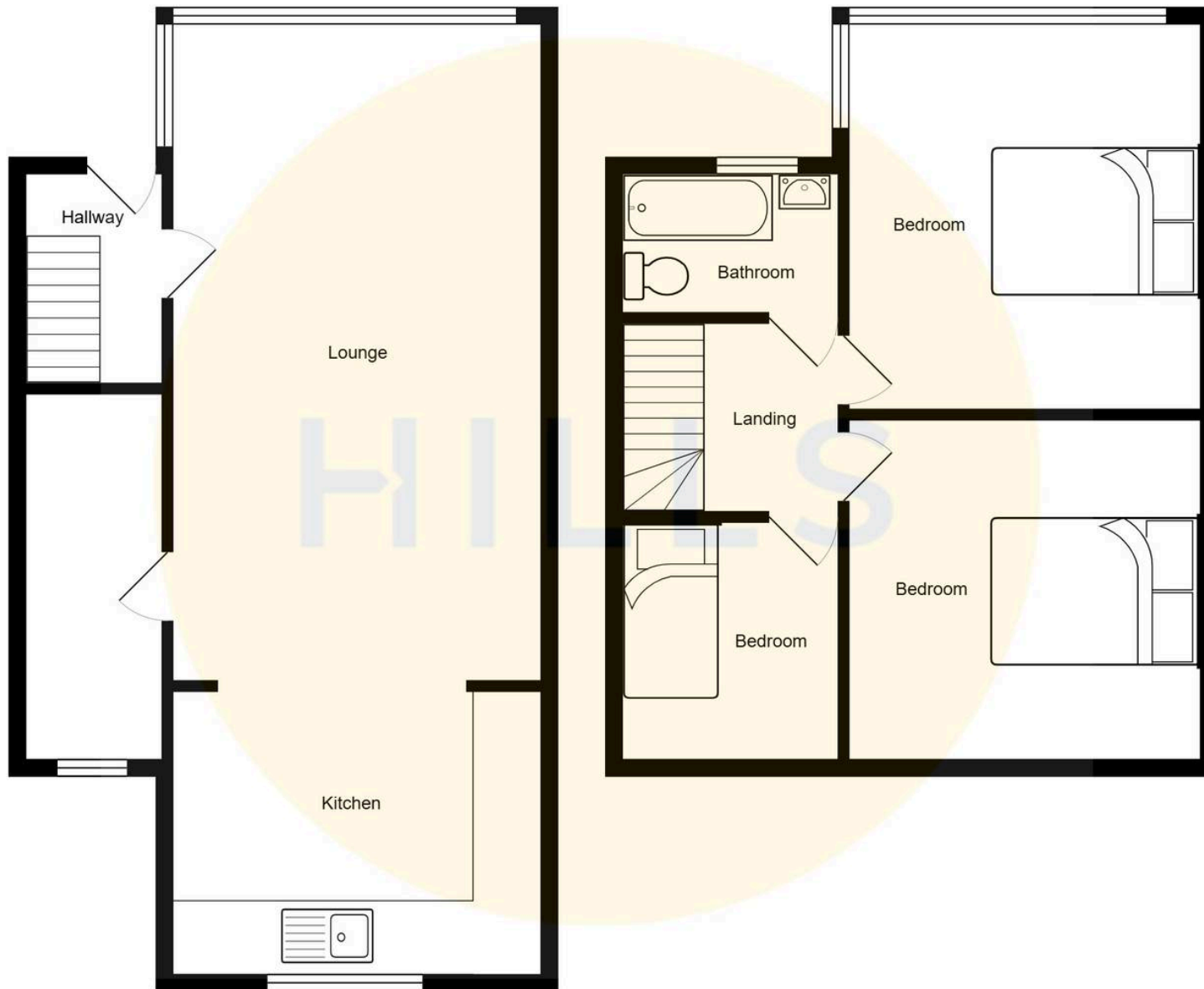
**External**

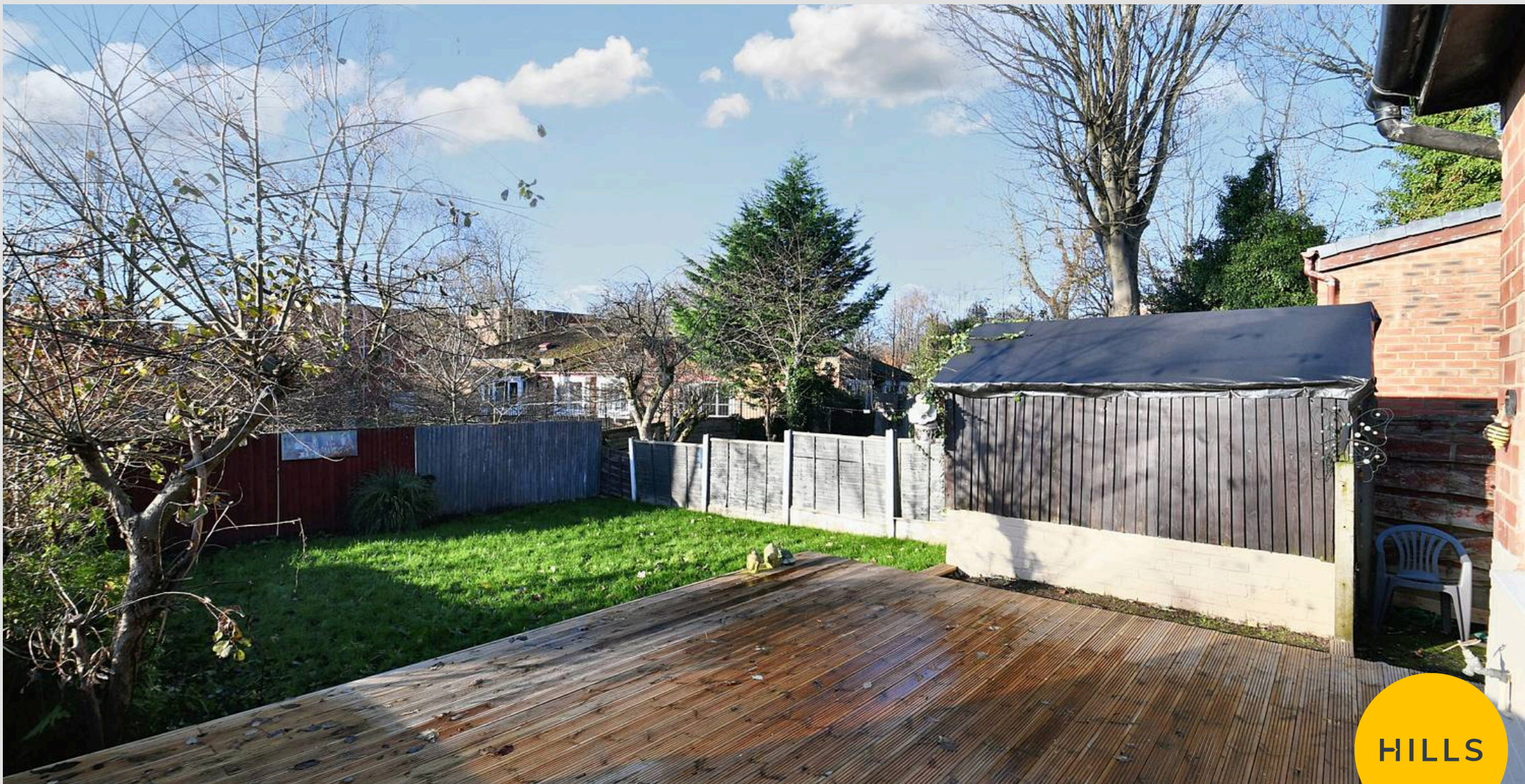
To the front of the property is a driveway providing off road parking. To the rear of the property is a garden with laid-to-lawn grass and decking.



HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.