



Weaste Lane

Salford



£300,000



# Weaste Lane

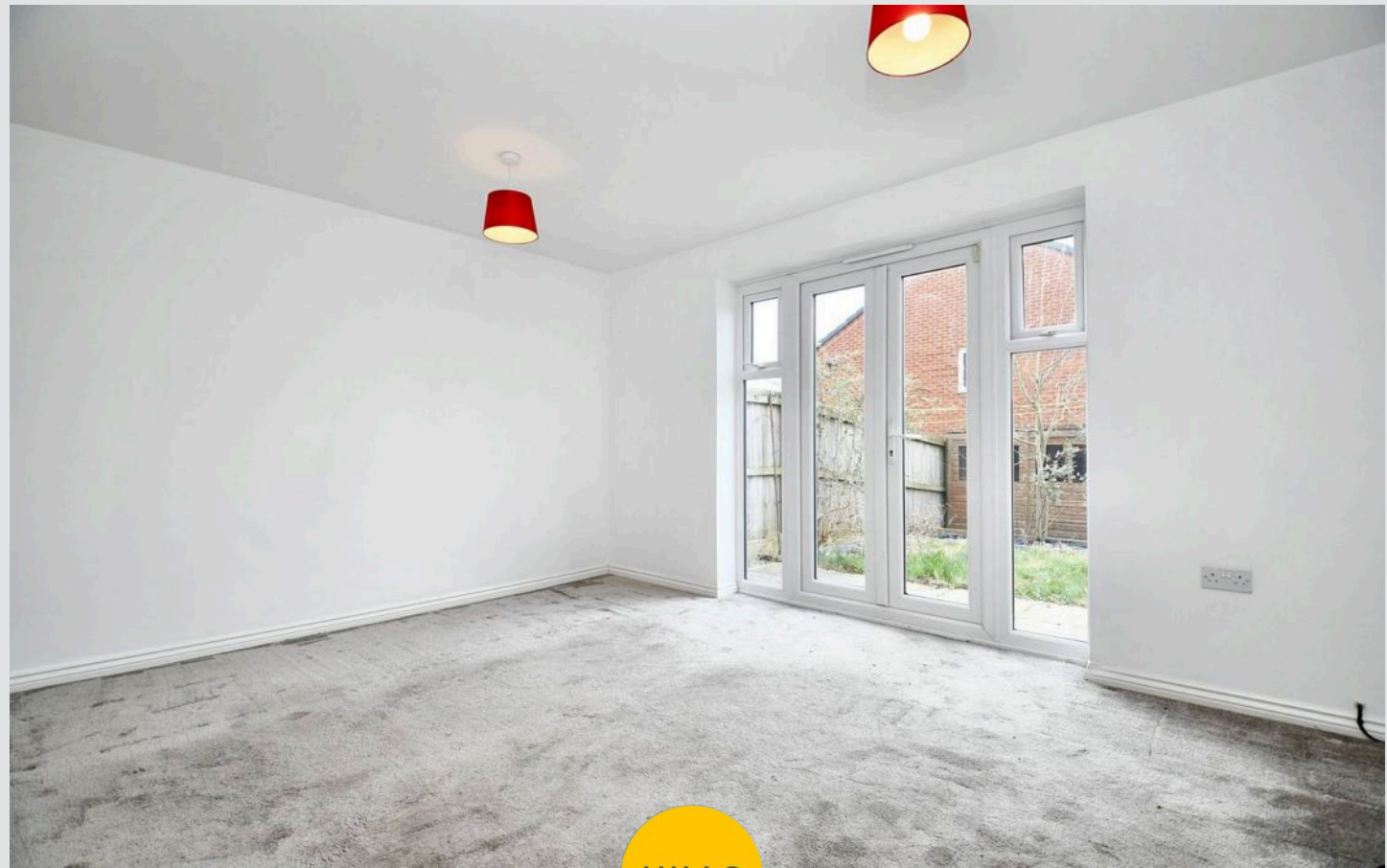
Salford

**\*\*Spacious Three Bedroom Townhouse Facing Buile Hill Park\*\*** This modern property is part of a popular development that is within walking distance of Salford Royal Hospital, local schooling and excellent transport links into Salford Quays, Media City and Manchester City Centre!

Council Tax band: C

Tenure: Leasehold

- Modern Three Bedroom Townhouse
- Contemporary Kitchen Diner and a Modern Three-Piece Bathroom
- Spacious Lounge and a Downstairs W/C
- Three Generous Bedrooms
- Master Bedroom Complete with an Ensuite Shower Room
- Sun Drenched Garden to the Rear
- Allocated Parking Spaces
- Prominent Position Facing Buile Hill Park, Close to Local Schooling
- Viewing is Highly Recommended to Appreciate the Size



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### Entrance Hall

Composite door to the front, ceiling light point and carpeted floors.

### Lounge

Dimensions: 14' 0" x 11' 0" (4.26m x 3.35m). French doors opening to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

### Kitchen/Diner

Dimensions: 17' 2" x 10' 5" (5.242m x 3.185m). Fitted with a range of wall and base units with integral stainless steel sink. Integrated four ring gas hob and oven, fridge/freezer, washing machine and dish washer. Double glazed window to the front, two ceiling light points, wall-mounted radiator, boiler and wood effect flooring.

### Downstairs W.C

Dimensions: 5' 3" x 3' 4" (1.598m x 1.018m). Fitted with a two piece suite comprising of low level W.C and a pedestal hand wash basin. Ceiling light point, wall-mounted radiator and wood effect flooring.

### First Floor Landing

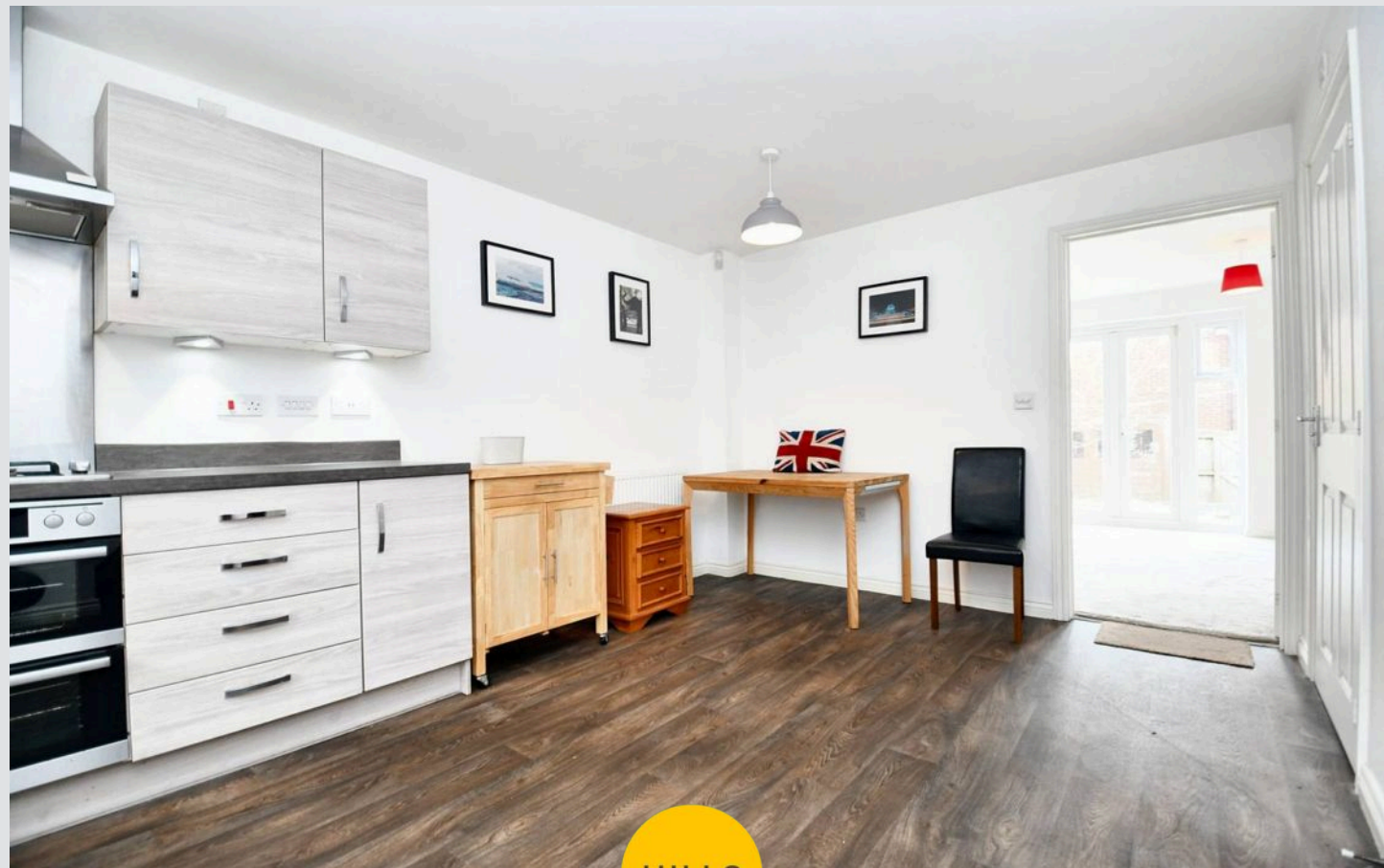
Double glazed window to the side, two ceiling light points and carpeted floors.

### Bathroom

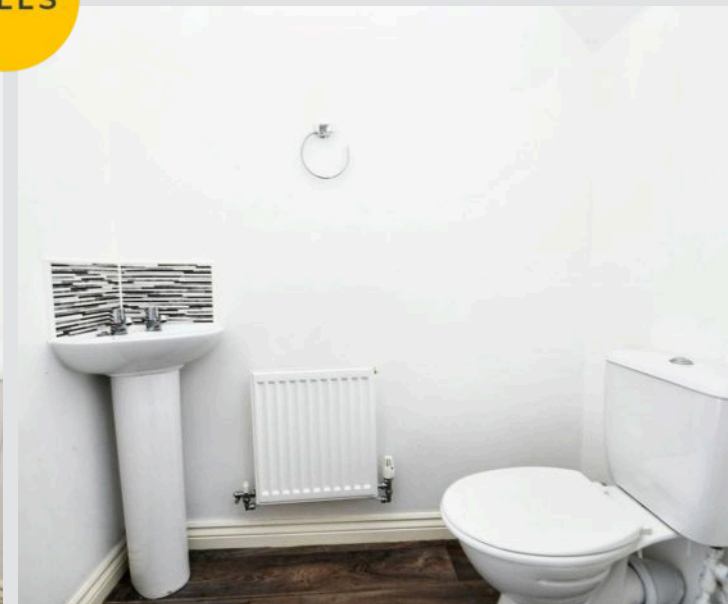
Dimensions: 7' 3" x 6' 6" (2.199m x 1.984m). Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Ceiling light point, wall-mounted radiator and tile effect flooring.

### Bedroom One

Dimensions: 23' 2" x 8' 11" (7.059m x 2.719m). Double glazed window to the front, sky lights, four wall light points, wall-mounted radiator and carpeted floors. Built in storage (crawling space) going the full width of the room.



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**En-suite**

Dimensions: 8' 11" x 4' 10" (2.726m x 1.484m). Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and shower cubicle. Sky light, ceiling light point, wall-mounted radiator, tiled splash-backs and tile effect flooring.

**Bedroom Two**

Dimensions: 13' 10" x 11' 5" (4.213m x 3.479m). Double glazed window to the rear, ceiling light point, wall-mounted radiator and carpeted floors.

**Bedroom Three**

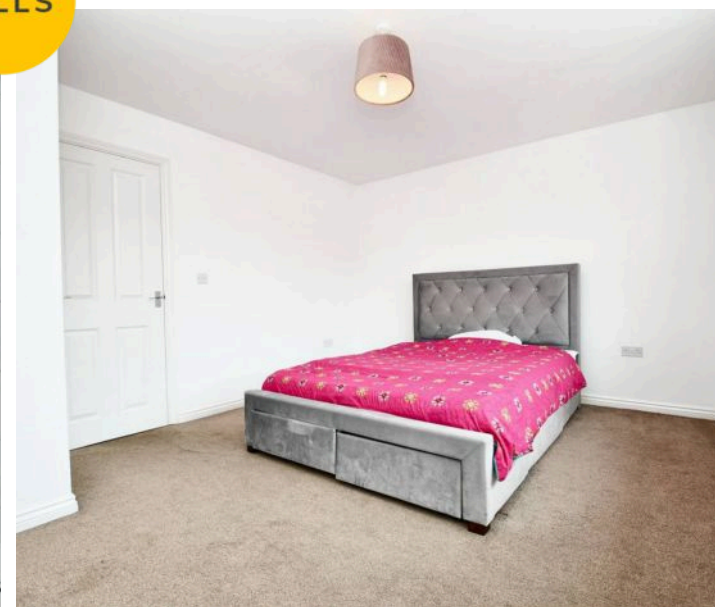
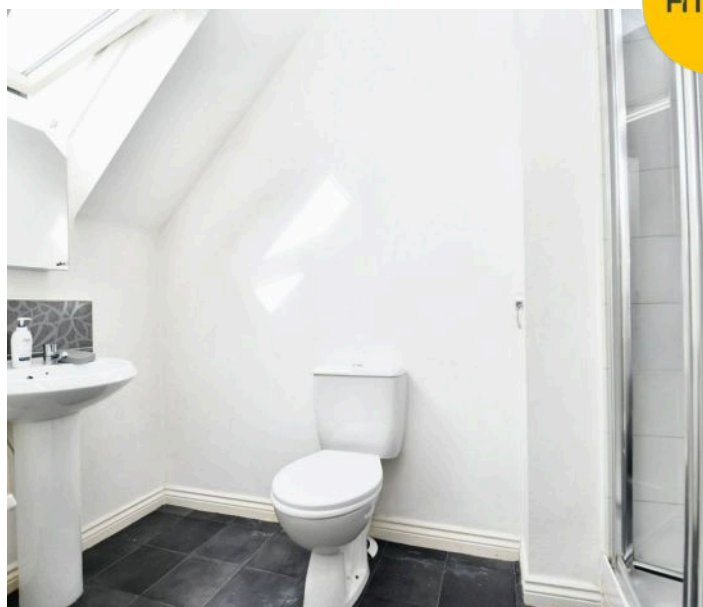
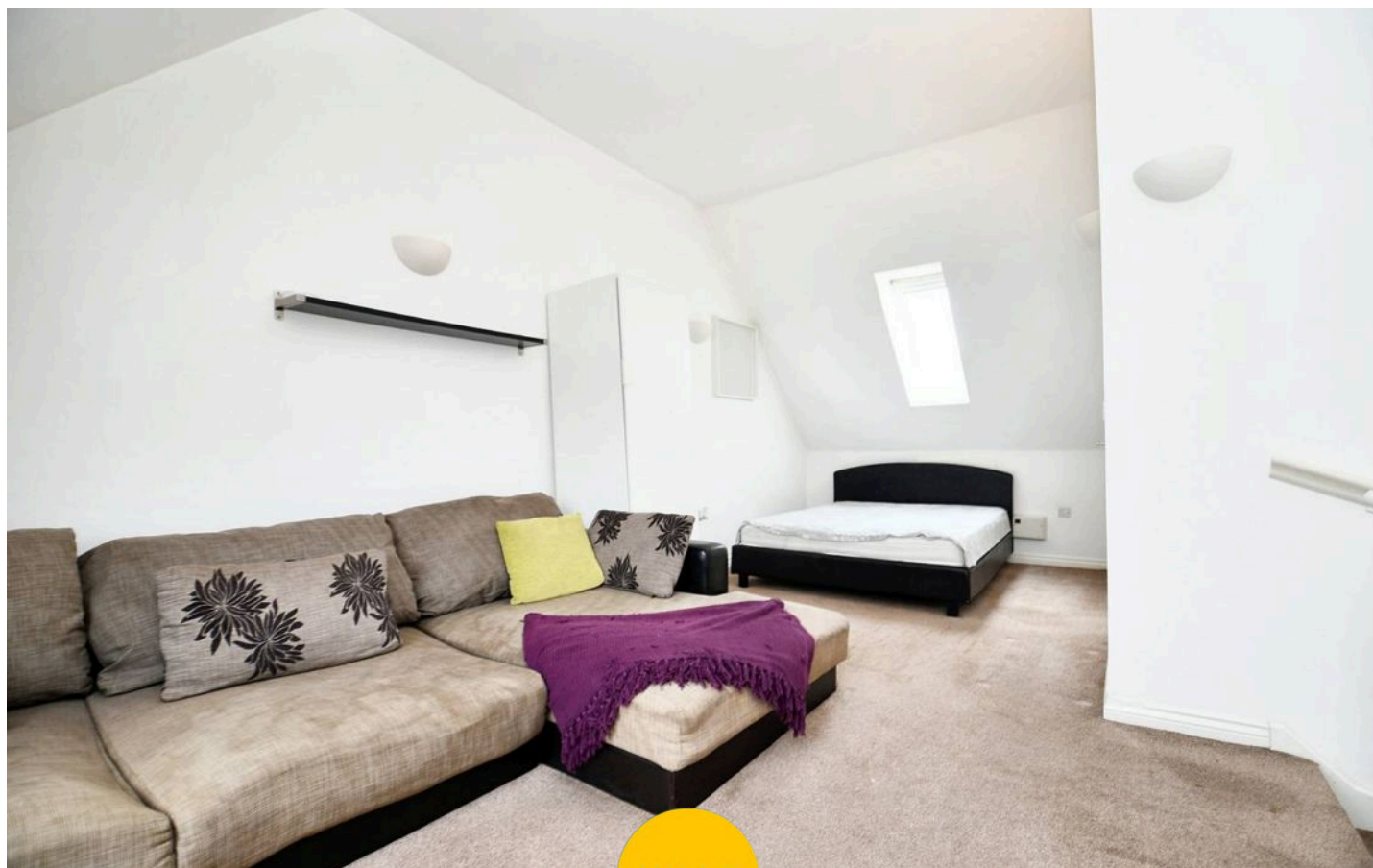
Dimensions: 10' 7" x 7' 1" (3.230m x 2.166m). Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

**Office**

Dimensions: 6' 6" x 4' 4" (1.974m x 1.331m). Double glazed window to the front, ceiling light point, wall-mounted radiator and carpeted floors.

**Externally**

To the rear there is a garden with laid to lawn grass and paving. To the side of the garden there are two allocated parking spaces.

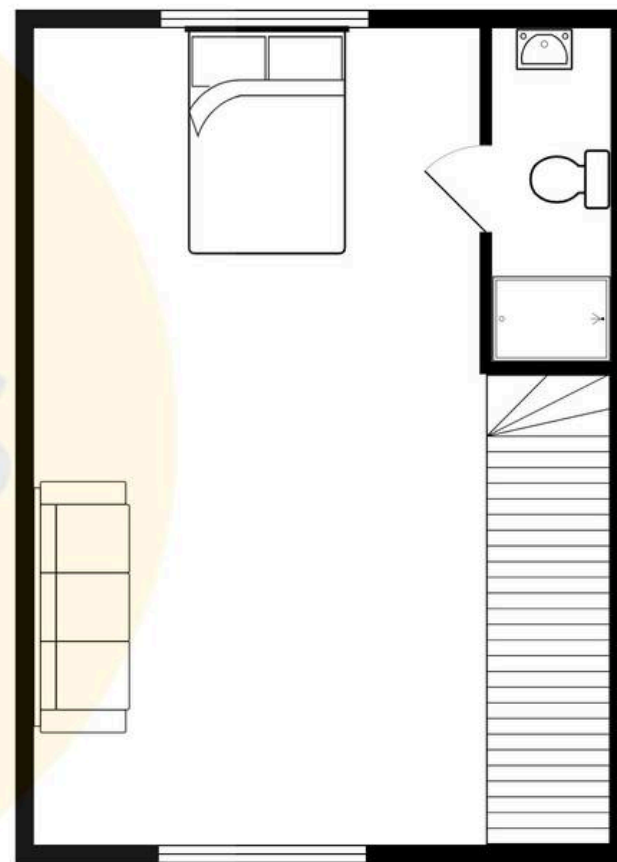
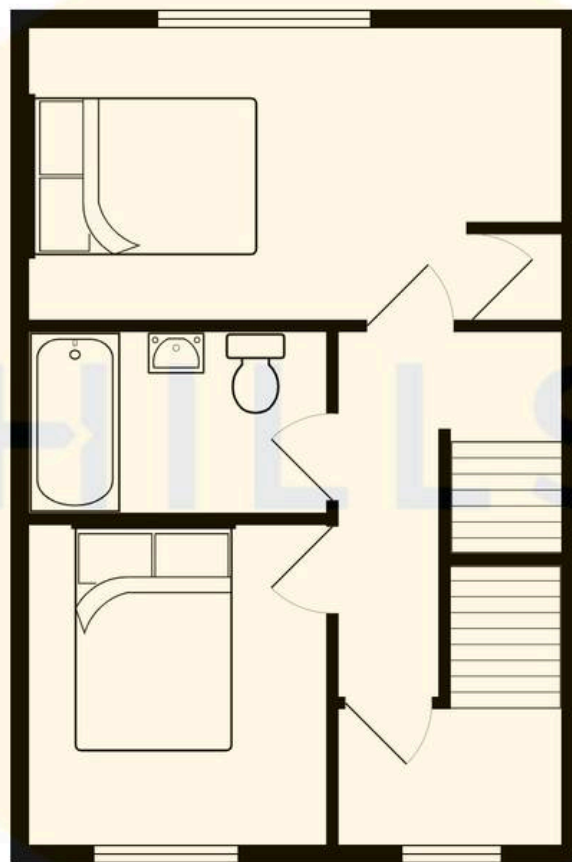
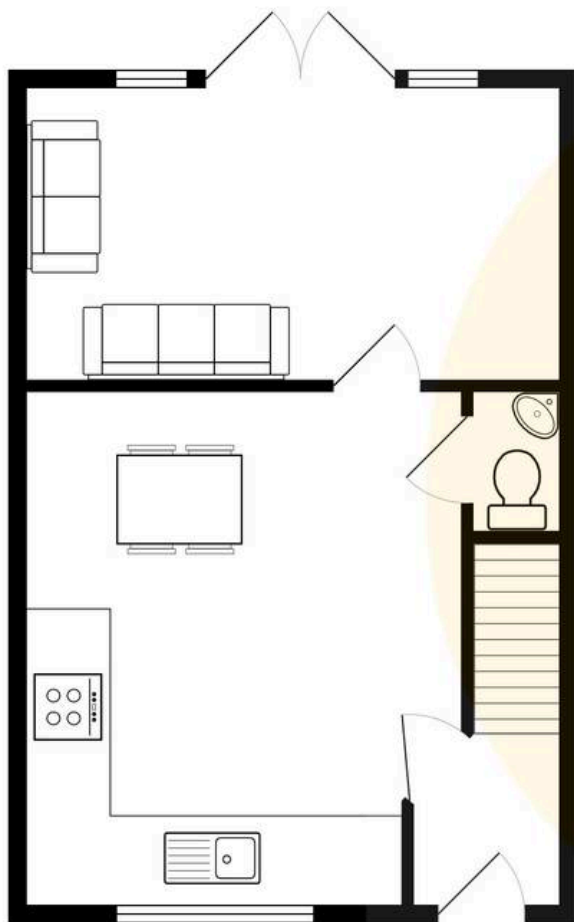






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