

Winchester Road

Salford

HILLS

£230,000

# Winchester Road

Salford

\*\*Stunning Three Bedroom Property Located Within Walking Distance of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks!\*\*  
Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Bay-Fronted Terrace
- Within Walking Distance of Salford Royal Hospital
- Close to Light Oaks Primary School and Several Well-Kept Parks
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Fitted Kitchen and a Three-Piece Bathroom
- Three Generously-Sized Bedrooms
- Well-Presented Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



**Entrance Hallway****Lounge**

14' 11" x 10' 8" (4.54m x 3.25m)

Tastefully decorated living room complete with a bay-window, a log burner and solid wood flooring.

**Dining Room**

14' 2" x 12' 8" (4.31m x 3.86m)

Double glazed window to the rear elevation, ceiling light point and a wall mounted radiator

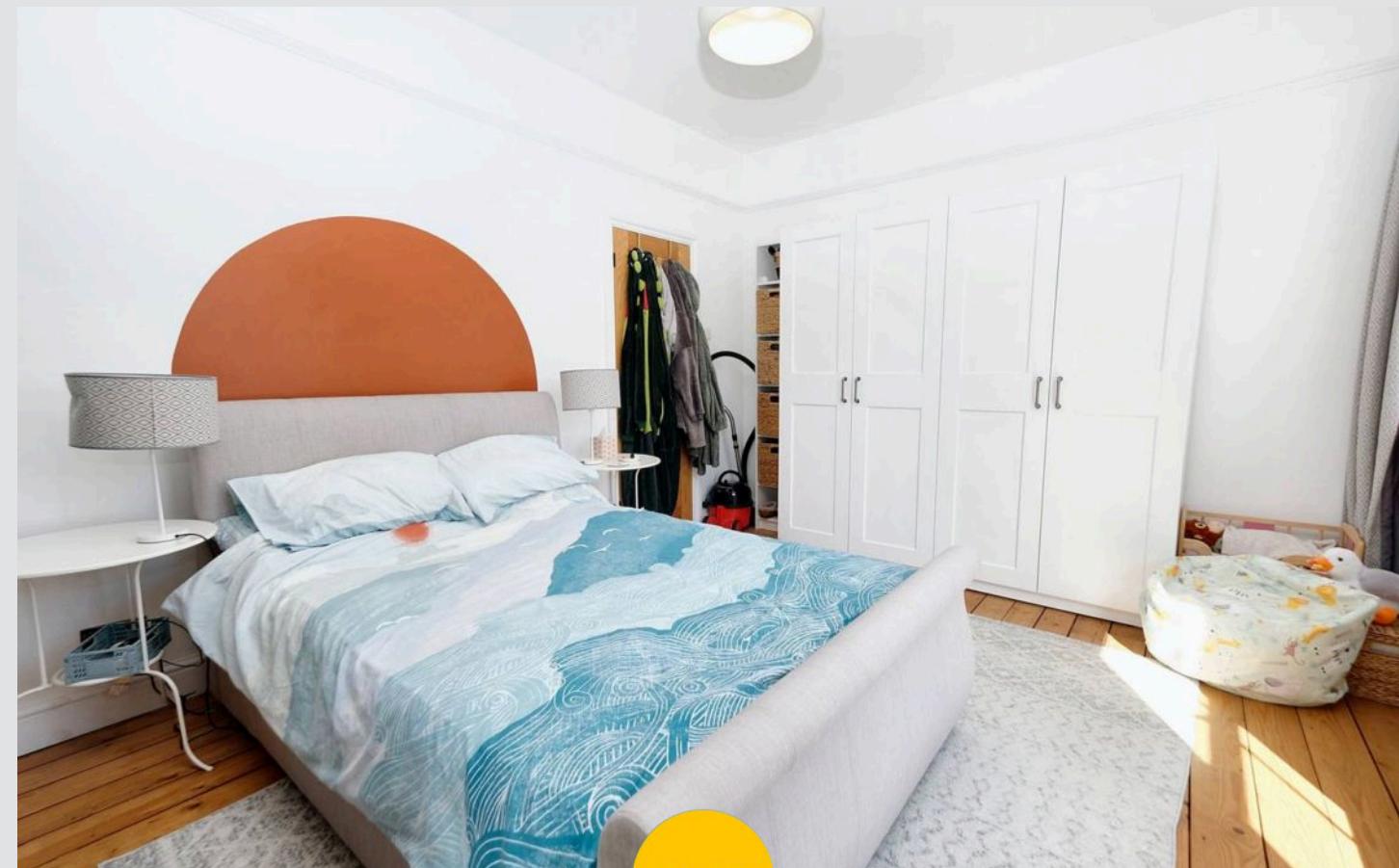
**Kitchen**

15' 8" x 10' 8" (4.77m x 3.25m)

Fitted with a modern range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Fitted oven/hob and extractor. Integrated fridge/freezer, with space and plumbing for a washing machine. Upvc door leads out to the rear courtyard garden. Double glazed window, wall mounted radiator fully tiled floor and inset spot lights to the ceiling.

**Downstairs W/C**

Complete with a double-glazed window, hand-wash basing, a low-level W/C and a utility space.



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## Landing

### Bedroom One

12' 3" x 11' 2" (3.73m x 3.40m)

Double glazed window, ceiling light point and a wall mounted radiator. Stunning original 'back to brick' fire surround. There is also original exposed, sanded and sealed pine flooring.

### Bedroom Two

Ceiling light point, wall mounted radiator and a double glazed window. Stunning original 'back to brick' fire surround. There is also original exposed, sanded and sealed pine flooring.

### Bedroom Three

9' 3" x 7' 9" (2.82m x 2.36m)

Ceiling light point, wall mounted radiator and double glazed window

### Bathroom

5' 8" x 5' 1" (1.73m x 1.55m)

Fitted with a modern three piece bathroom suite including bath with shower over, low level W.C and a pedestal hand wash basin. Luxury vinyl flooring and fully tiled walls.

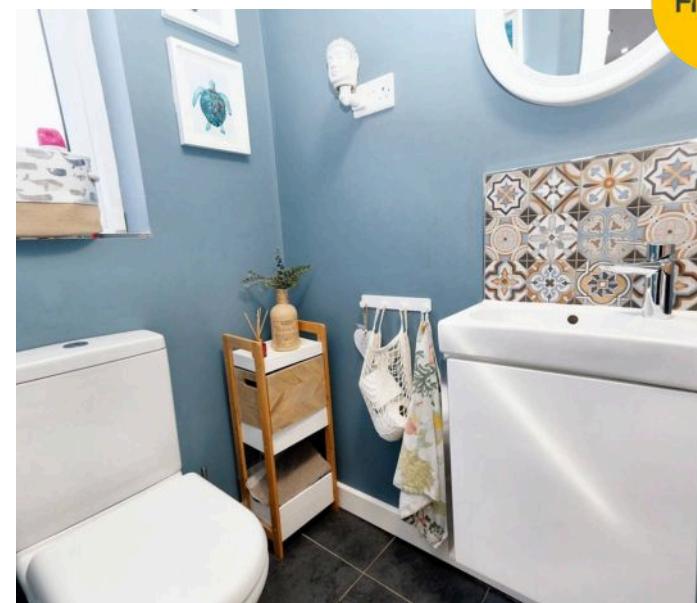
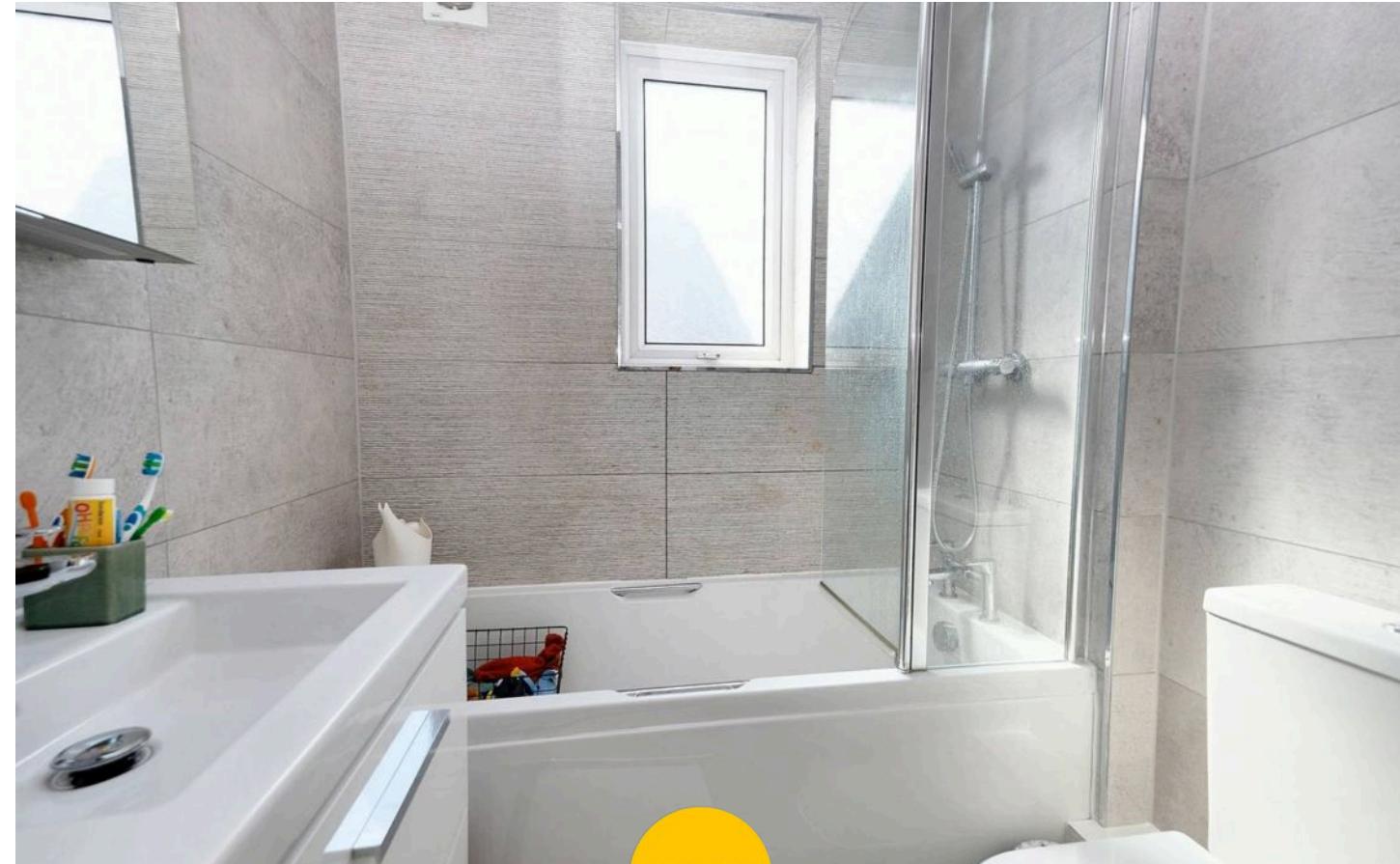
Double-glazed window.

### Loft

Complete with a drop down ladder the loft has been fully boarded, strengthened and plastered. Ceiling light point and a roof window provides additional natural light.

### Externally

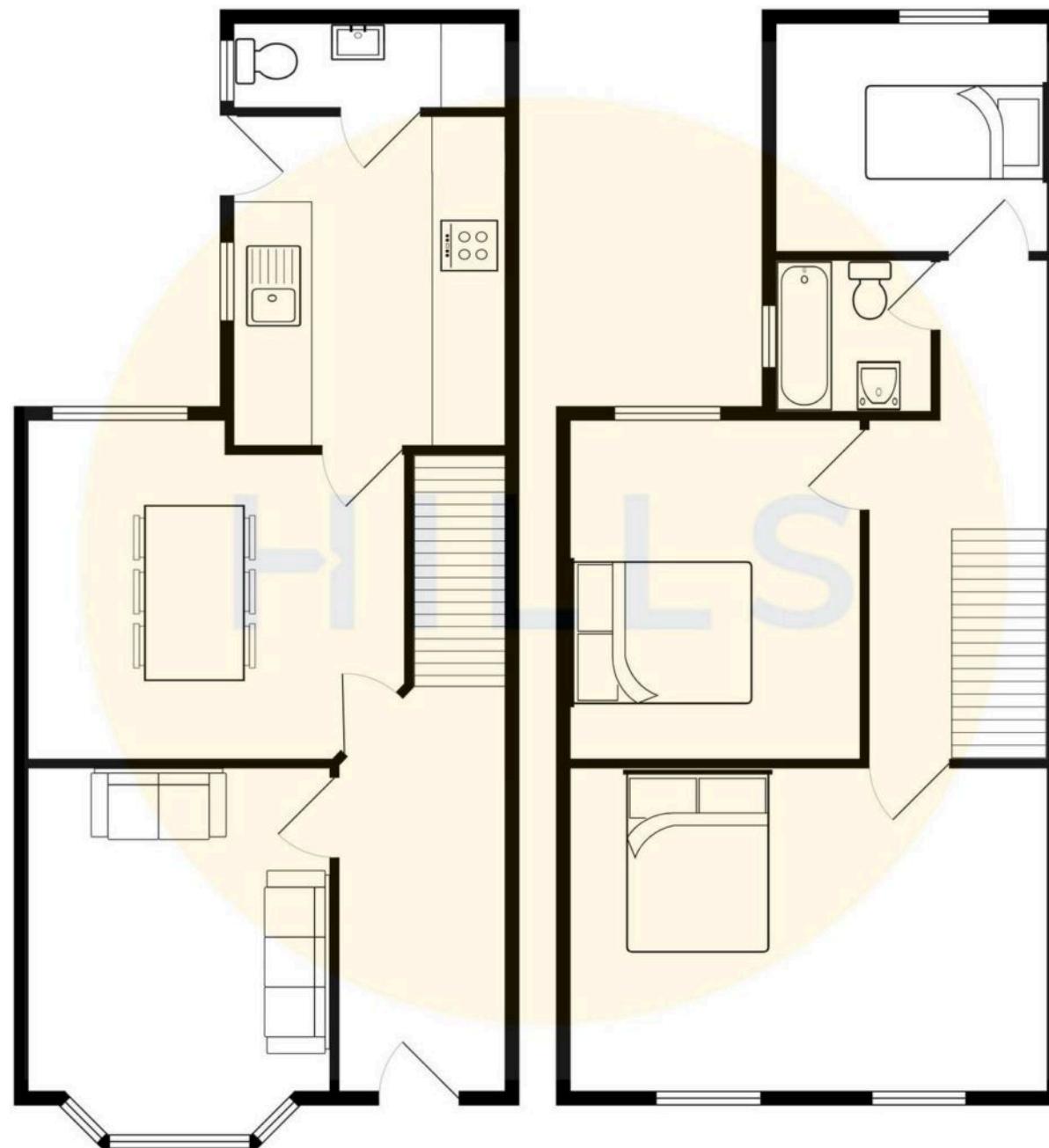
To the front is a flagged yard set behind a low lying brick built wall and gate. To the rear is a low maintenance rear courtyard garden that benefits from the sun most of the day.





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