



Stan Mellor Close

Salford

HILLS

£350,000

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Salford

Fantastic Three Bedroom End Townhouse Property
Located on the Popular Castle Irwell Development!
Benefits from a Beautifully Landscaped Garden!
Council Tax band: B

Tenure: Freehold

- Fantastic Three Bedroom End Townhouse Property
- Located on the Popular Castle Irwell Development
- Beautifully Landscaped Garden to the Rear with Paving and Laid-to-Lawn Grass
- Open Plan Living, Dining and Kitchen Area with Modern Units and Patio Doors to the Rear
- Benefits from a Downstairs W/C
- Three Double Bedrooms, with a Juliette Balcony and an Ensuite Shower Room to the Main Bedroom
- Modern Three-Piece Bathroom
- Parking Available to the Front
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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Entrance Hallway

Downstairs W.C.

5' 9" x 3' 0" (1.74m x 0.91m)

Lounge / Kitchen / Diner

21' 7" x 15' 5" (6.59m x 4.69m)

Landing

Bedroom One

15' 7" x 12' 2" (4.76m x 3.70m)

En suite

7' 1" x 3' 9" (2.16m x 1.15m)

Bedroom Two

11' 3" x 8' 9" (3.42m x 2.67m)

Bedroom Three

10' 1" x 8' 9" (3.08m x 2.66m)

Bathroom

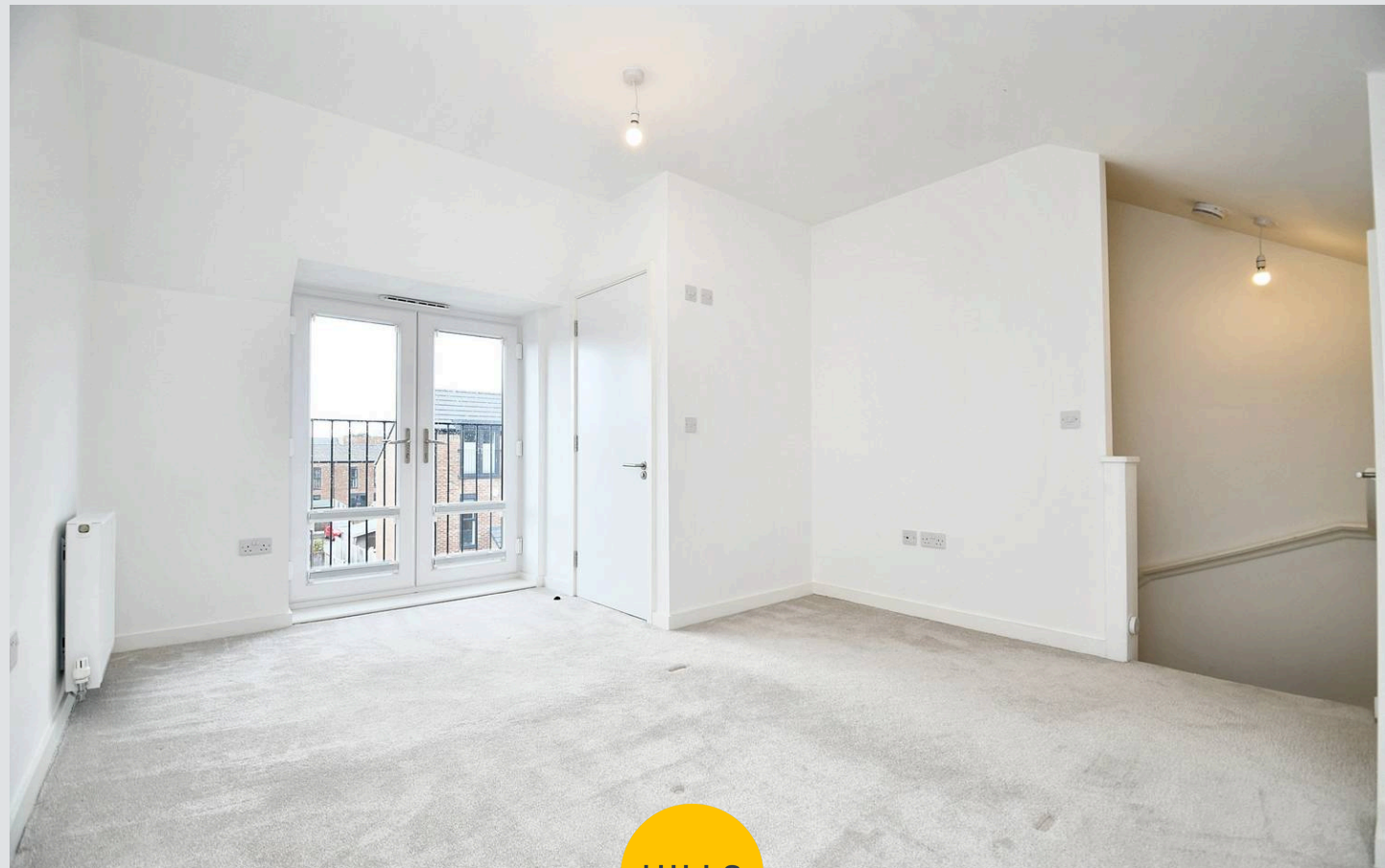
7' 7" x 5' 7" (2.32m x 1.70m)

Vestibule

6' 5" x 3' 6" (1.95m x 1.06m)

Storage

15' 5" x 7' 8" (4.69m x 2.33m)



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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.