



Sunningdale Drive

Salford

HILLS

Offers in Region of £270,000

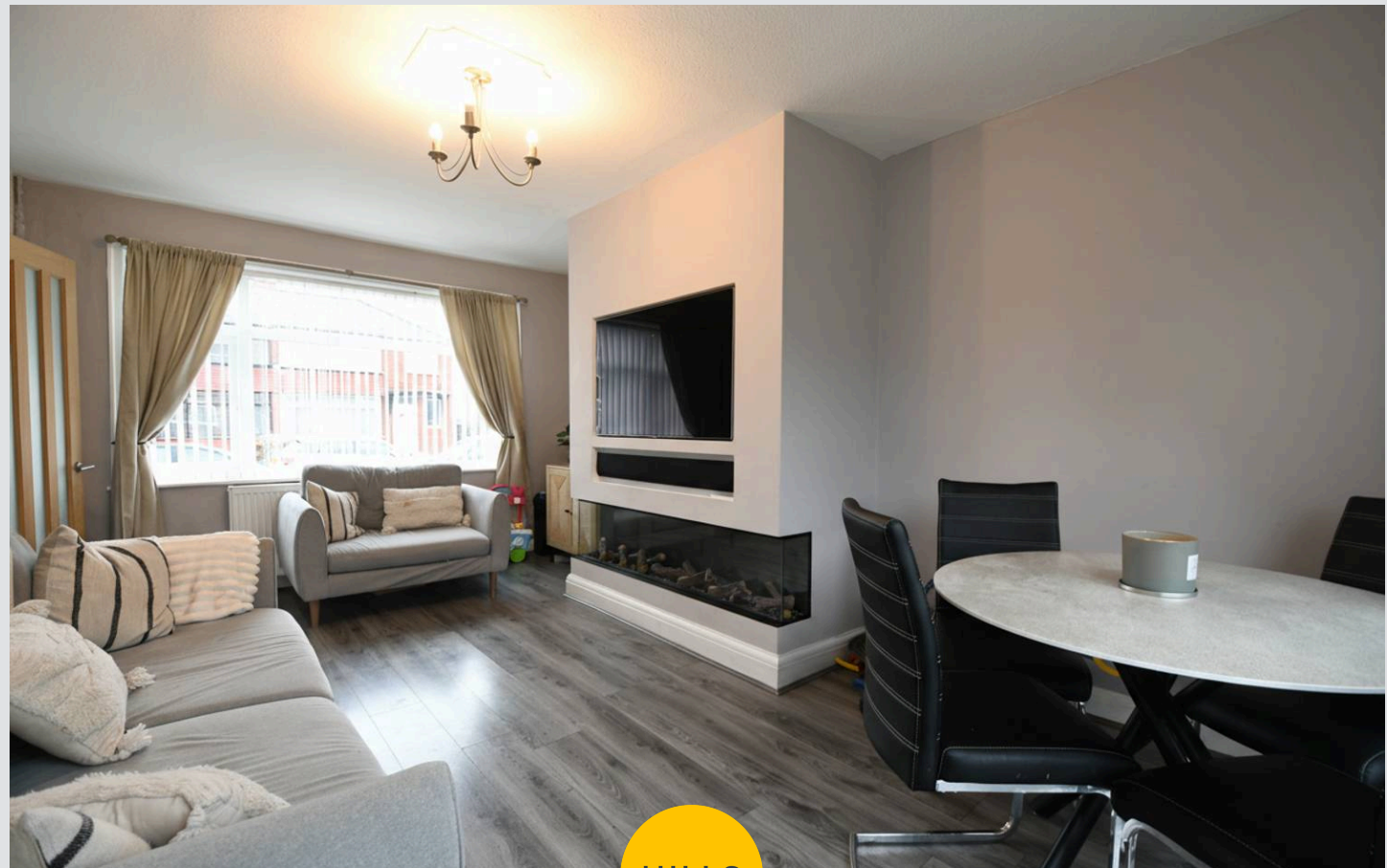


# Sunningdale Drive

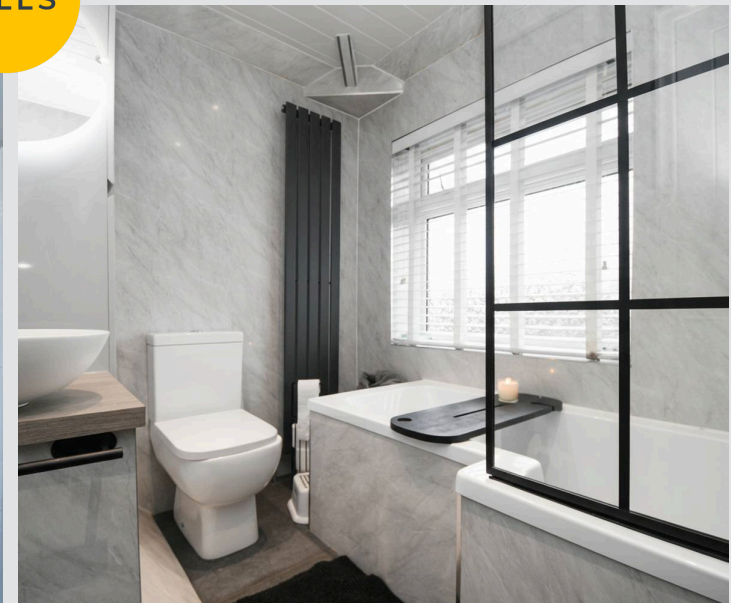
Salford

Tastefully Decorated, Three Bedroom Semi-Detached Family Home Complete with a Modern Fitted Kitchen and Bathroom! With off-road parking to the front and a landscaped rear garden. Council Tax band: B

- Three Bedroom Semi-Detached Family Home
- Great Family Location, a Quiet Popular Estate Within Easy Access of Local Schooling and Well-Kept Parks
- Stunning bathroom suite
- Off-road parking to the front
- Spacious family lounge
- Modern fitted kitchen
- Three generous sized bedrooms
- Perfect for first time buyers and families alike
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Low maintenance rear garden complete with paving and turfed lawn



HILLS





### Entrance Hall

### Lounge/Diner

18' 0" x 10' 9" (5.48m x 3.27m)

### Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)

### Landing

### Bedroom One

11' 0" x 9' 5" (3.35m x 2.87m)

### Bedroom Two

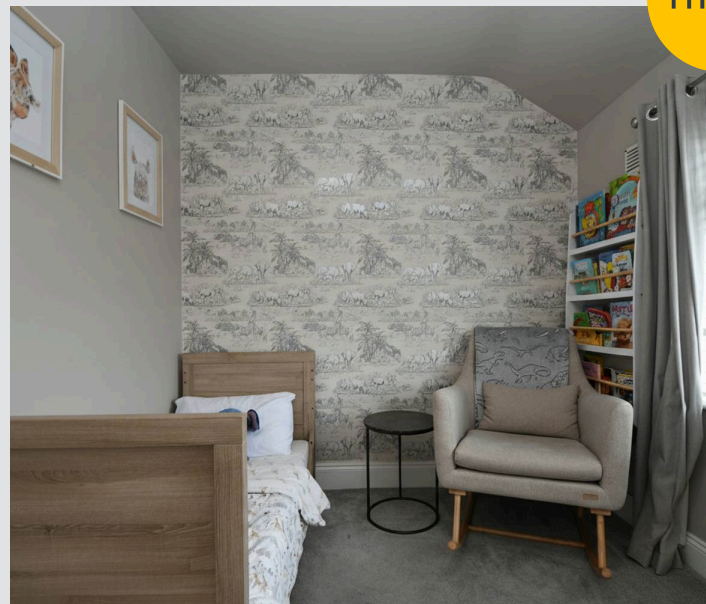
11' 1" x 7' 9" (3.38m x 2.36m)

### Bedroom Three

8' 1" x 7' 8" (2.46m x 2.34m)

### Bathroom

7' 7" x 6' 3" (2.31m x 1.90m)









## 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/)



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.