



Tootal Drive

Salford



In Excess of £325,000

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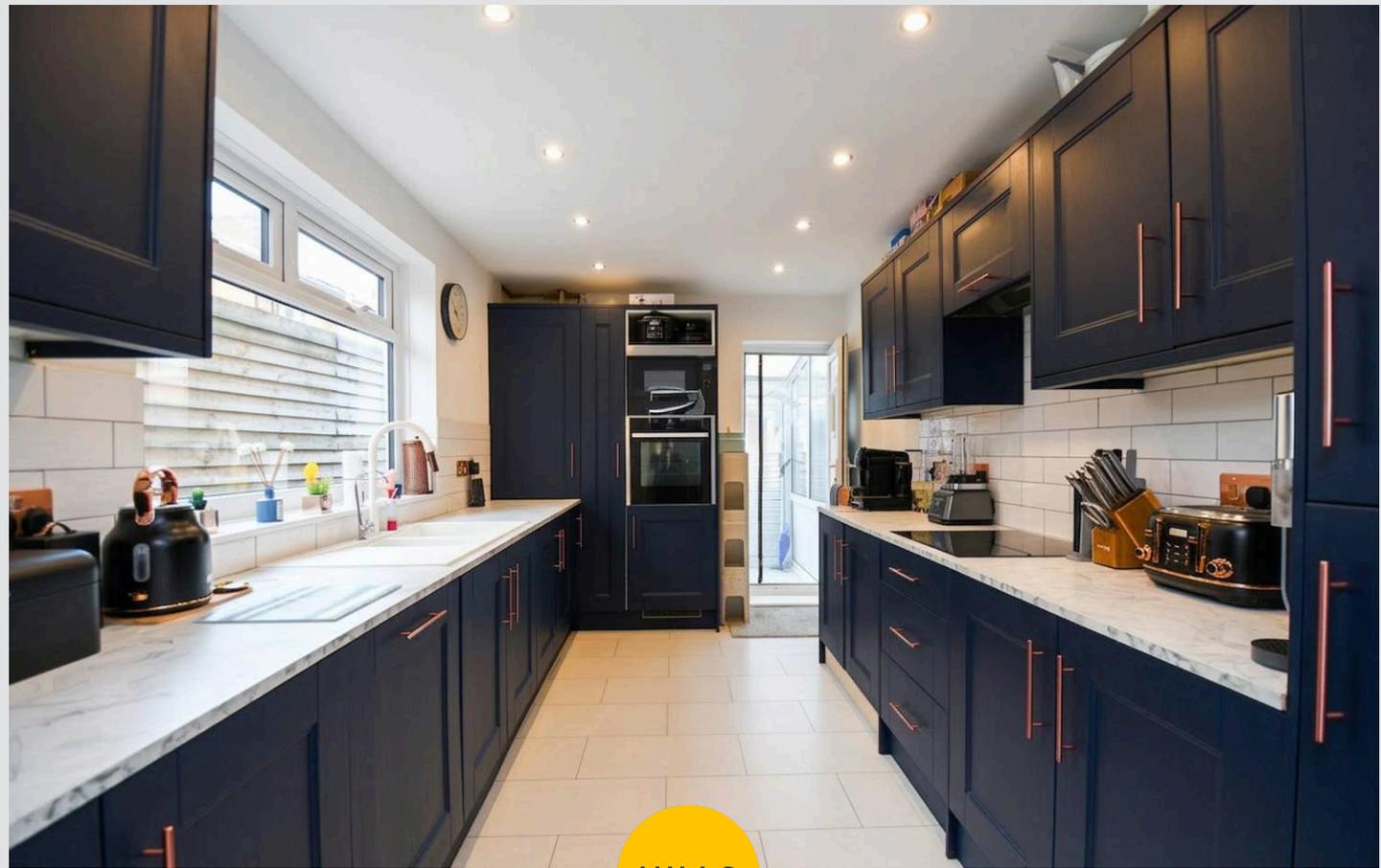
Salford

Take a look at this SPACIOUS, FIVE BEDROOM END-TERRACED PROPERTY SITUATED OVER THREE FLOORS! With an abundance of space featuring a STUNNING KITCHEN WITH UNDERFLOOR HEATING and TWO RECEPTION ROOMS!

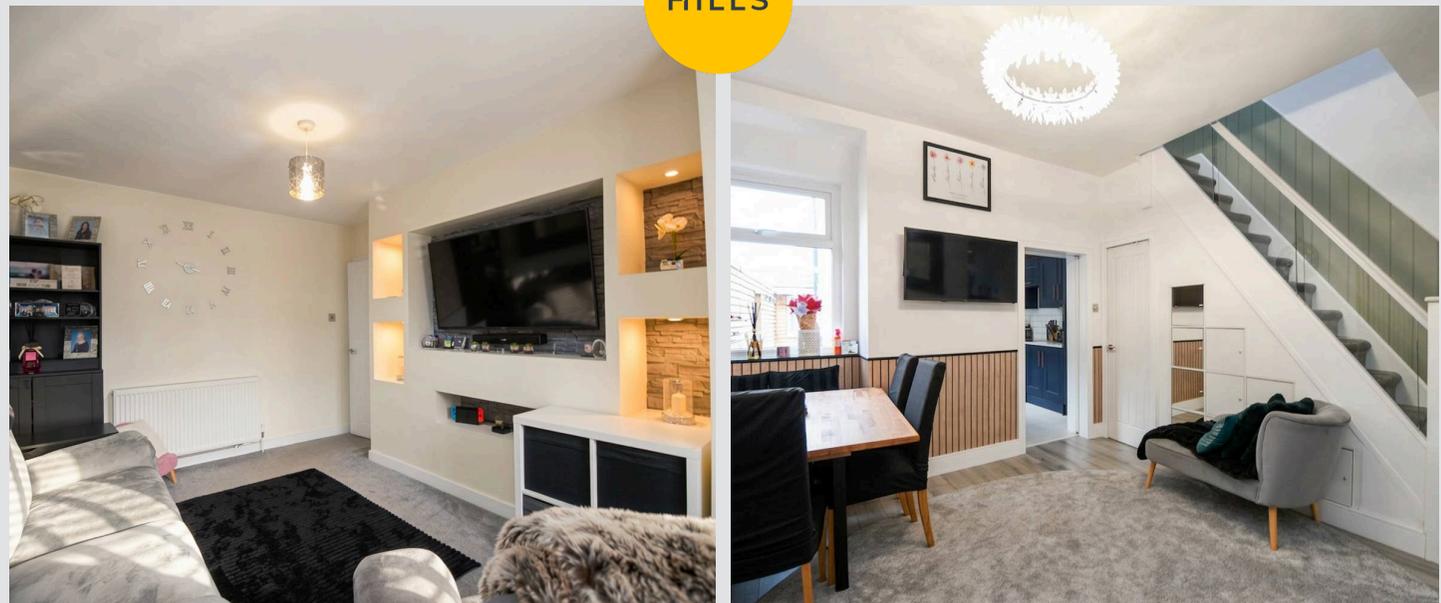
Council Tax band: A

Tenure: Freehold

- Spacious five bedroom end terraced property situated over three fantastic floors
- Two spacious reception rooms
- Stunning fitted kitchen with under floor heating
- Conservatory, currently used as a utility room
- Five spacious bedrooms over the two upper floors
- Two modern bathroom suites
- Garden room, currently used as an office and gym
- Low maintenance courtyard gardens to the front and rear
- Within walking distance of Salford Royal and Weaste Tram stop
- Perfect family home!



HILLS



Porch

3' 11" x 5' 3" (1.20m x 1.60m)

Entrance Hallway

13' 4" x 3' 5" (4.06m x 1.04m)

Lounge

11' 8" x 14' 4" (3.55m x 4.36m)

Dining Room

14' 1" x 14' 4" (4.28m x 4.36m)

Kitchen

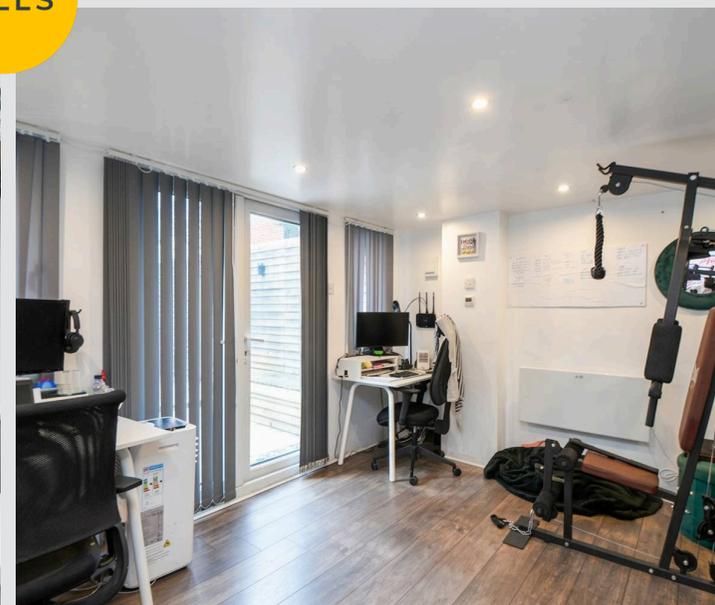
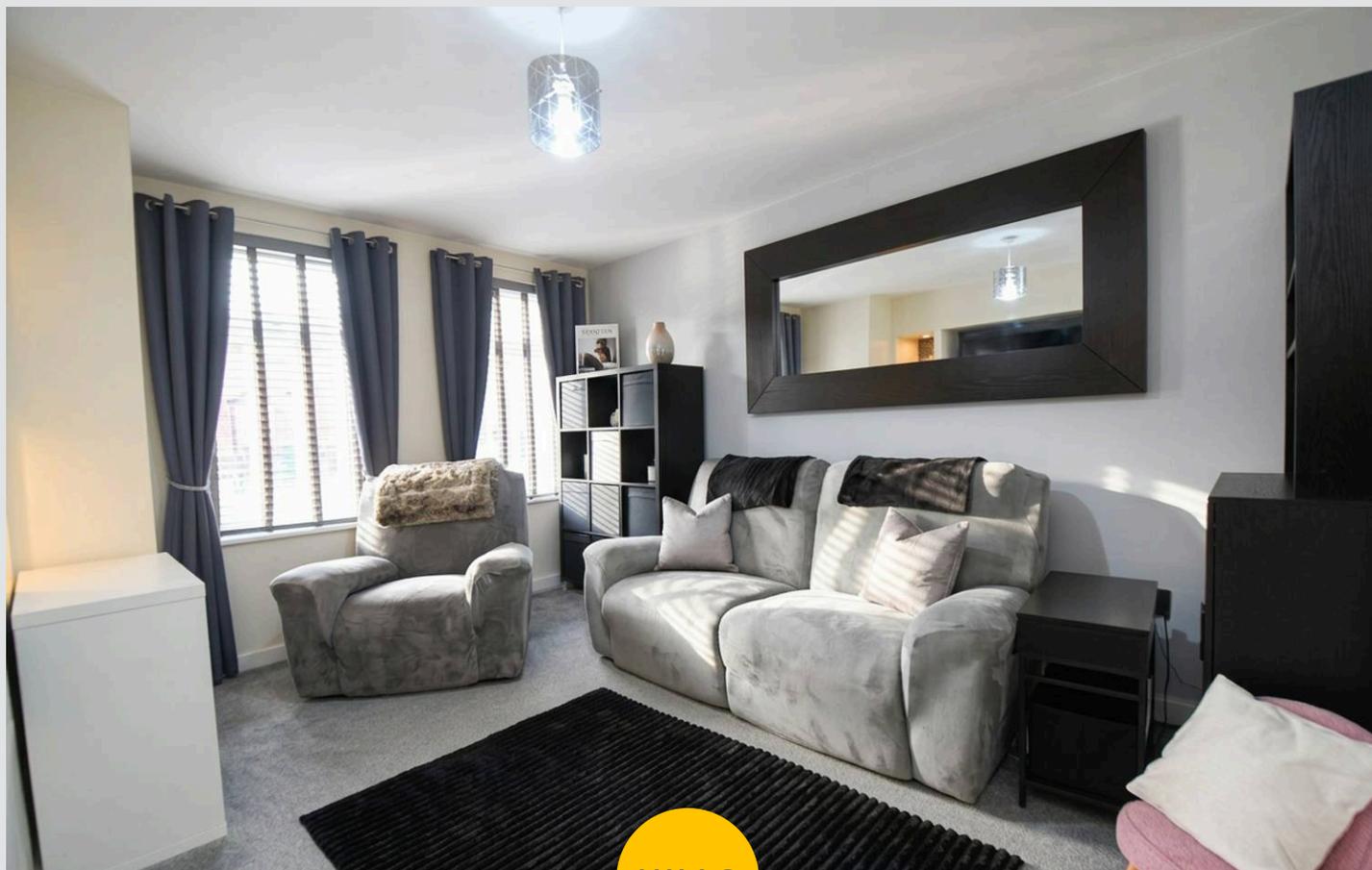
15' 8" x 9' 7" (4.78m x 2.91m)

Conservatory

6' 4" x 6' 10" (1.93m x 2.08m)

Garden Room

12' 0" x 10' 11" (3.67m x 3.32m)



Landing

Bedroom One

13' 1" x 14' 1" (3.98m x 4.29m)

Bedroom Two

9' 1" x 12' 3" (2.77m x 3.73m)

Bedroom Three

9' 1" x 8' 1" (2.78m x 2.47m)

Bedroom Four

8' 10" x 11' 4" (2.70m x 3.45m)

Bedroom Five

9' 8" x 9' 0" (2.94m x 2.75m)

Bathroom One

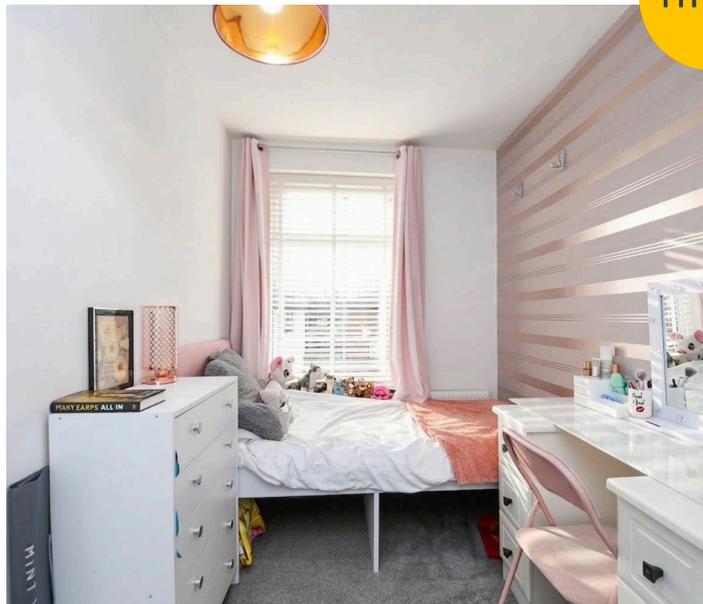
7' 3" x 9' 1" (2.20m x 2.77m)

Bathroom Two

7' 8" x 5' 6" (2.34m x 1.67m)



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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.