# Brandon Road

Salford

HILLS

Offers in Region of **£270,000**

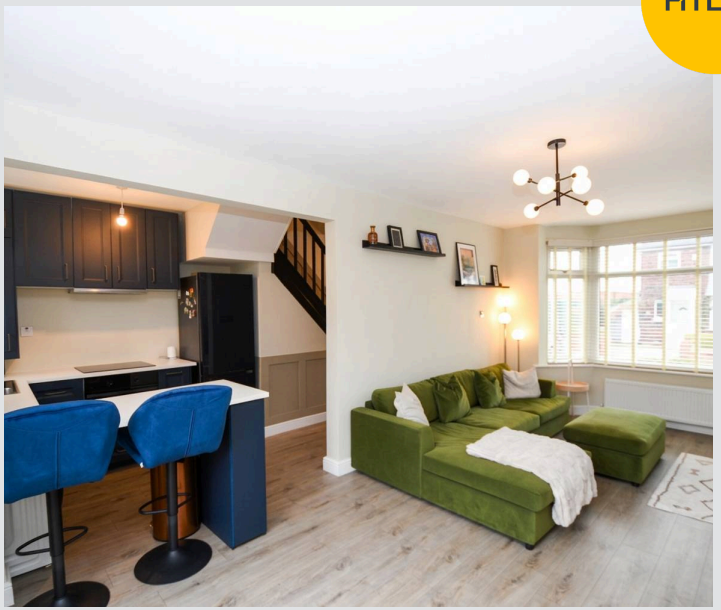
# Brandon Road

## Salford

Three Bedroom Semi-Detached Property Coming To The Market CHAIN FREE! Benefits from a Convenient Location Close to Local Schooling, Parks and Salford Royal Hospital!
Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Semi-Detached Property Coming To The Market CHAIN FREE!
- Situated in a Popular Location Close to Several Well-Kept Parks and Local Schooling
- Open Plan Living, Dining and Kitchen Area with Modern Fitted Units
- Three Well-Proportioned Bedrooms
- Driveway to the Front Providing Off-Road Parking
- Well-Presented Gardens to the Front and Rear that Benefit from the Sun
- Stunning Three-Piece Bathroom Suite!
- Within Easy Access of Salford Royal Hospital
- Viewing is Highly Recommended!
- Perfect first time buy or family home!



**Hall**

**Lounge/Diner**
18' 4" x 10' 10" (5.60m x 3.30m)

**Kitchen**
8' 6" x 6' 3" (2.60m x 1.90m)

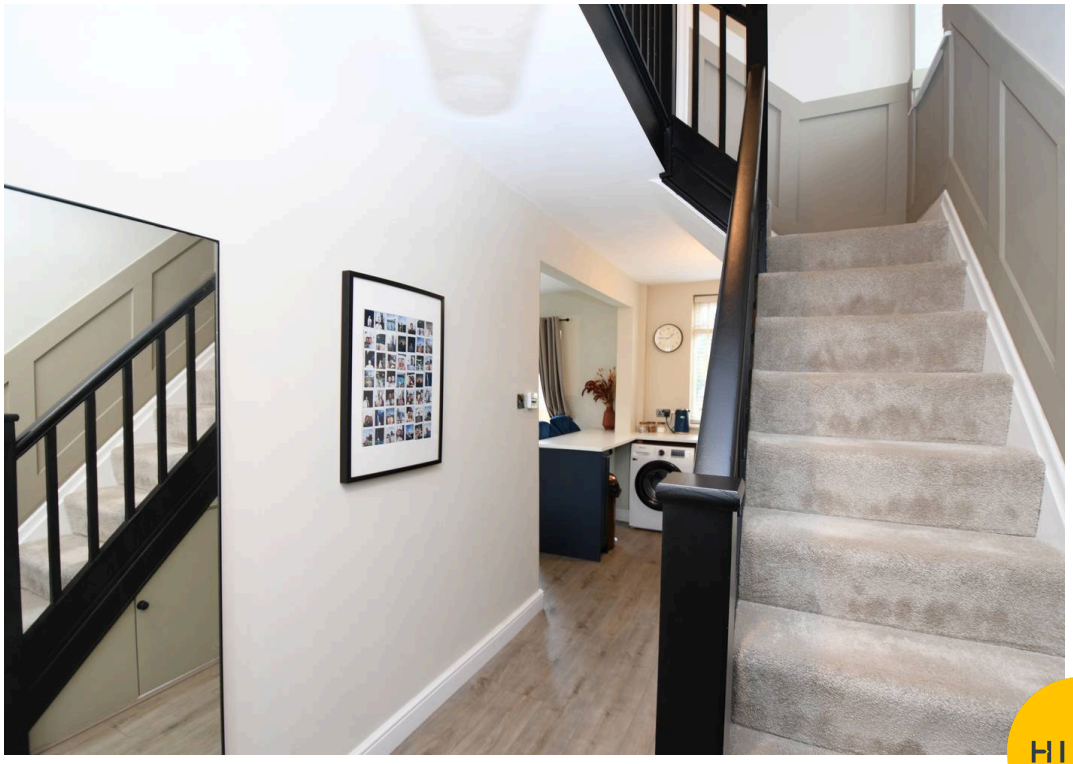
**Landing**

**Bedroom One**
10' 10" x 10' 10" (3.30m x 3.30m)

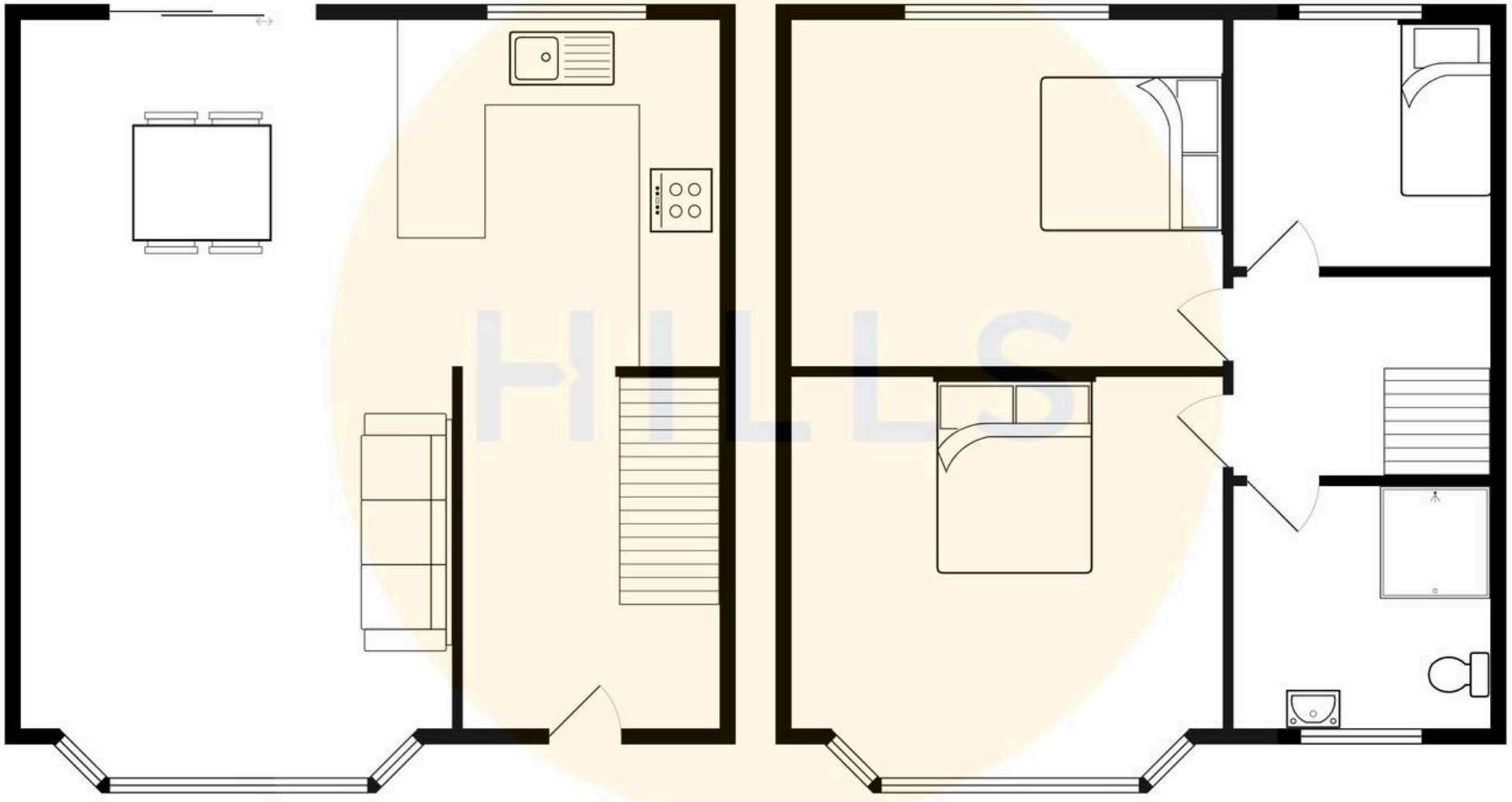
**Bedroom Two**
10' 10" x 9' 6" (3.30m x 2.90m)

**Bedroom Three**
6' 7" x 6' 3" (2.00m x 1.90m)

**Bathroom**
6' 3" x 5' 3" (1.90m x 1.60m)



HILLS



# Hills | Salfords Estate Agent

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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.