



Poppy Lane
Salford



In Excess of £300,000

Poppy Lane

Salford

Spacious three bedroom semi-detached property coming to the market CHAIN FREE! Ideally situated close to SALFORD UNIVERSITY, MANCHESTER CITY CENTRE, excellent transport links and good local amenities!

Council Tax band: B

Tenure: Freehold

- Spacious three bedroom semi-detached property coming to the market CHAIN FREE!
- Positioned next to the River Irwell with stunning views and scenic walks
- Contemporary fitted kitchen diner
- Spacious lounge
- Three generous sized bedrooms
- Modern fitted three-piece bathroom suite, en-suite to the master bedroom and a downstairs W.C.
- Off-road parking to the front and a large low maintenance rear garden
- Located close to Salford University and Manchester City Centre!
- Within walking distance to excellent transport links and amenities!



HILLS



Entrance Hallway

17' 10" x 6' 3" (5.43m x 1.90m)

Lounge

12' 9" x 16' 6" (3.89m x 5.04m)

Kitchen / Diner

12' 9" x 14' 9" (3.88m x 4.49m)

Downstairs W.C.

5' 9" x 5' 10" (1.74m x 1.78m)

Landing**Bedroom One**

14' 3" x 12' 5" (4.34m x 3.79m)

En suite

6' 7" x 7' 3" (2.00m x 2.21m)

Bedroom Two

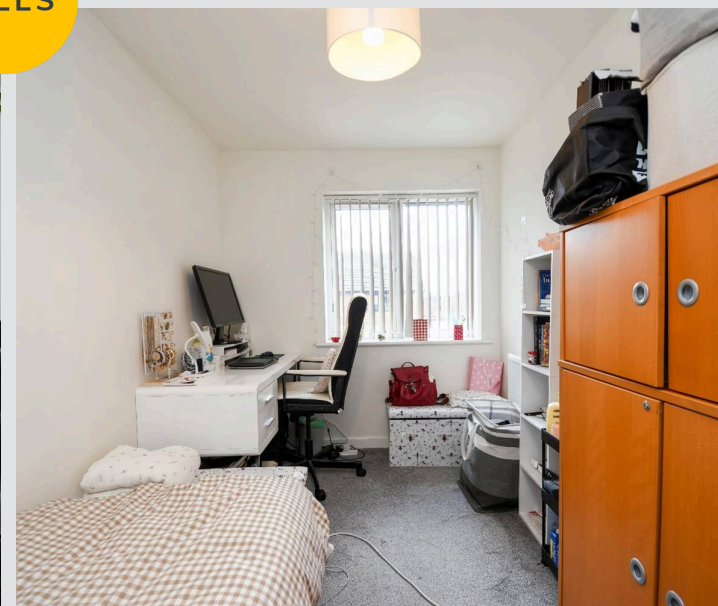
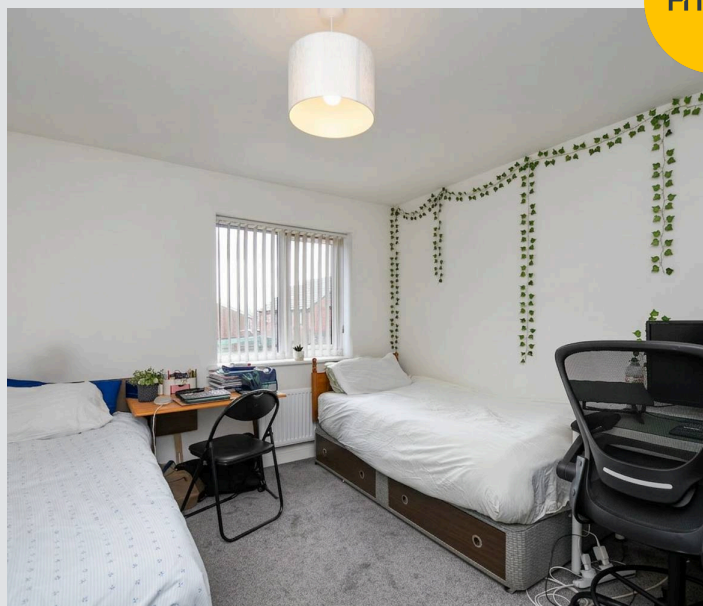
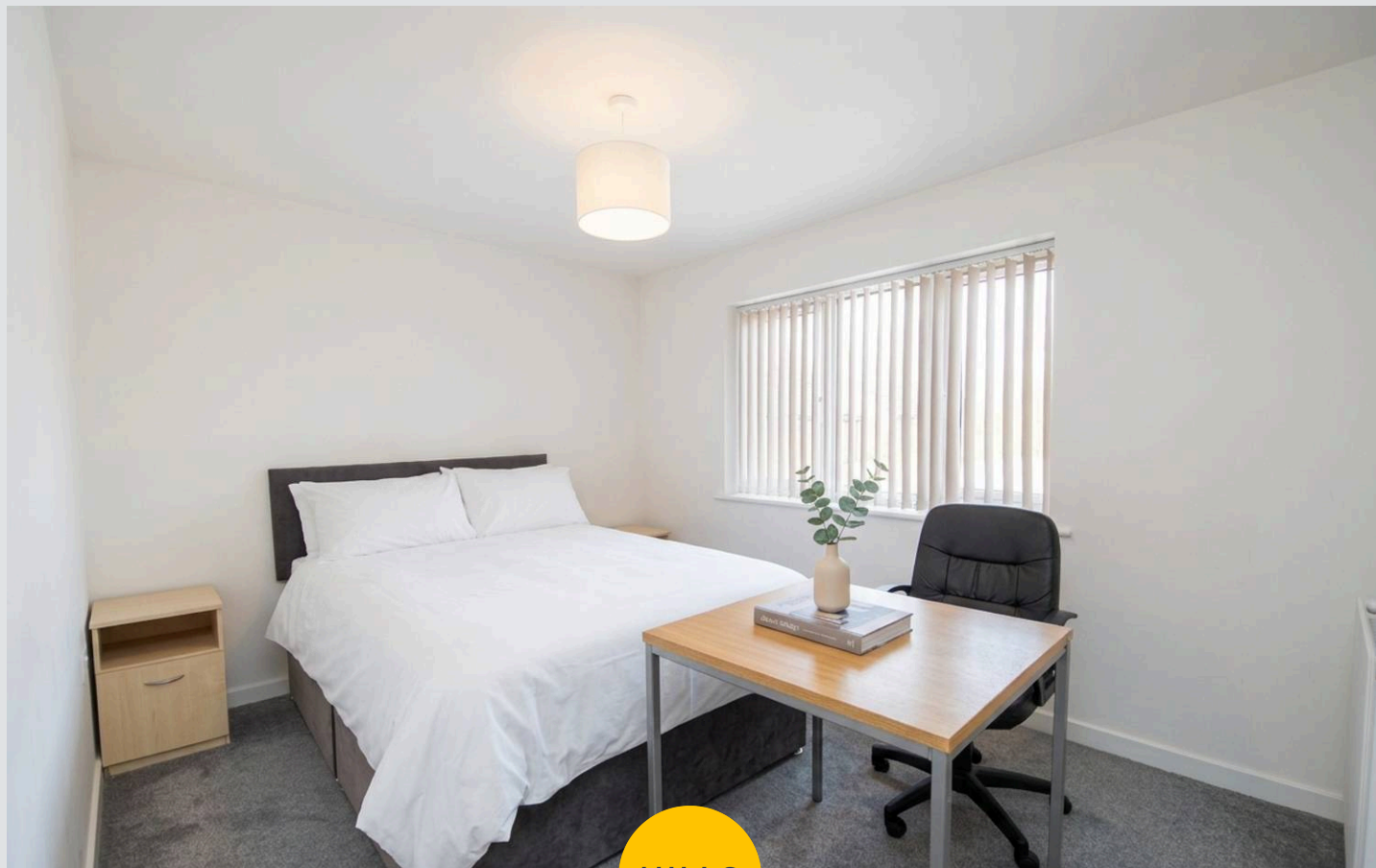
12' 0" x 10' 5" (3.65m x 3.17m)

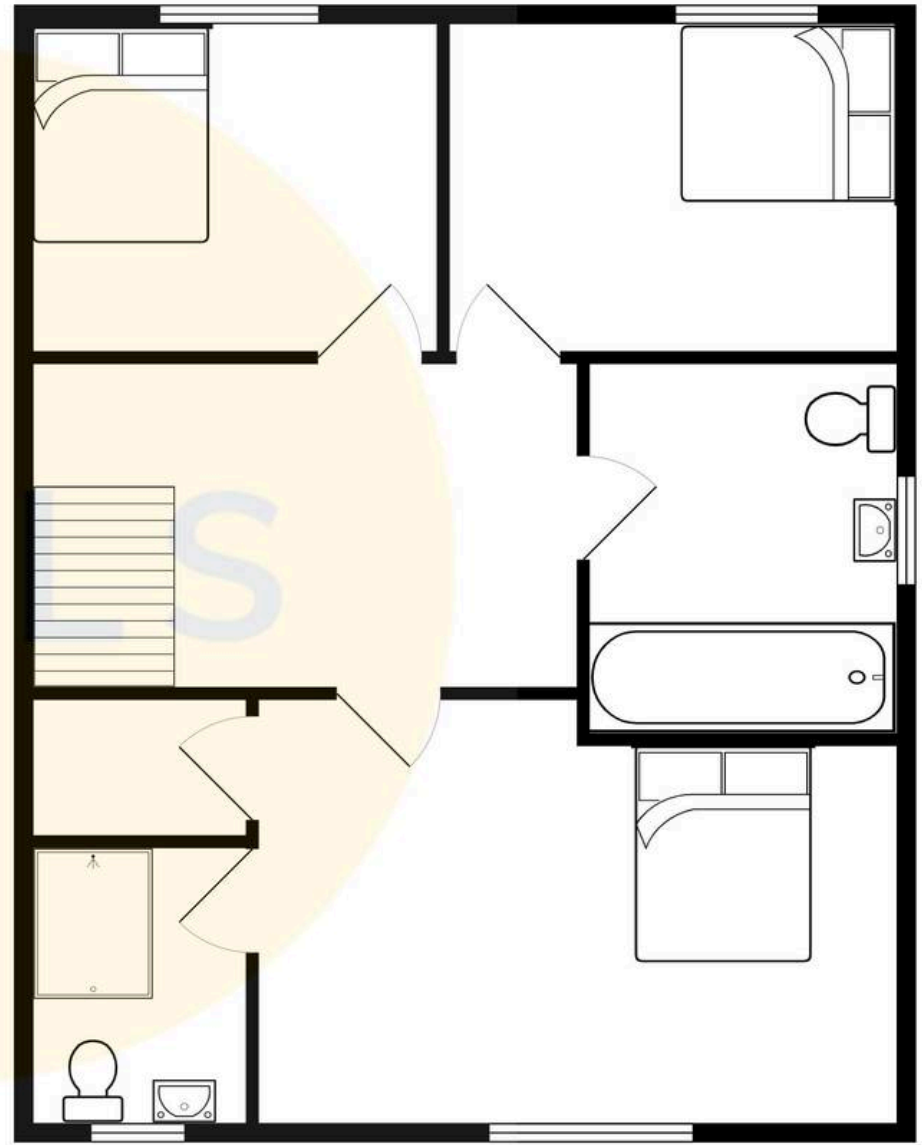
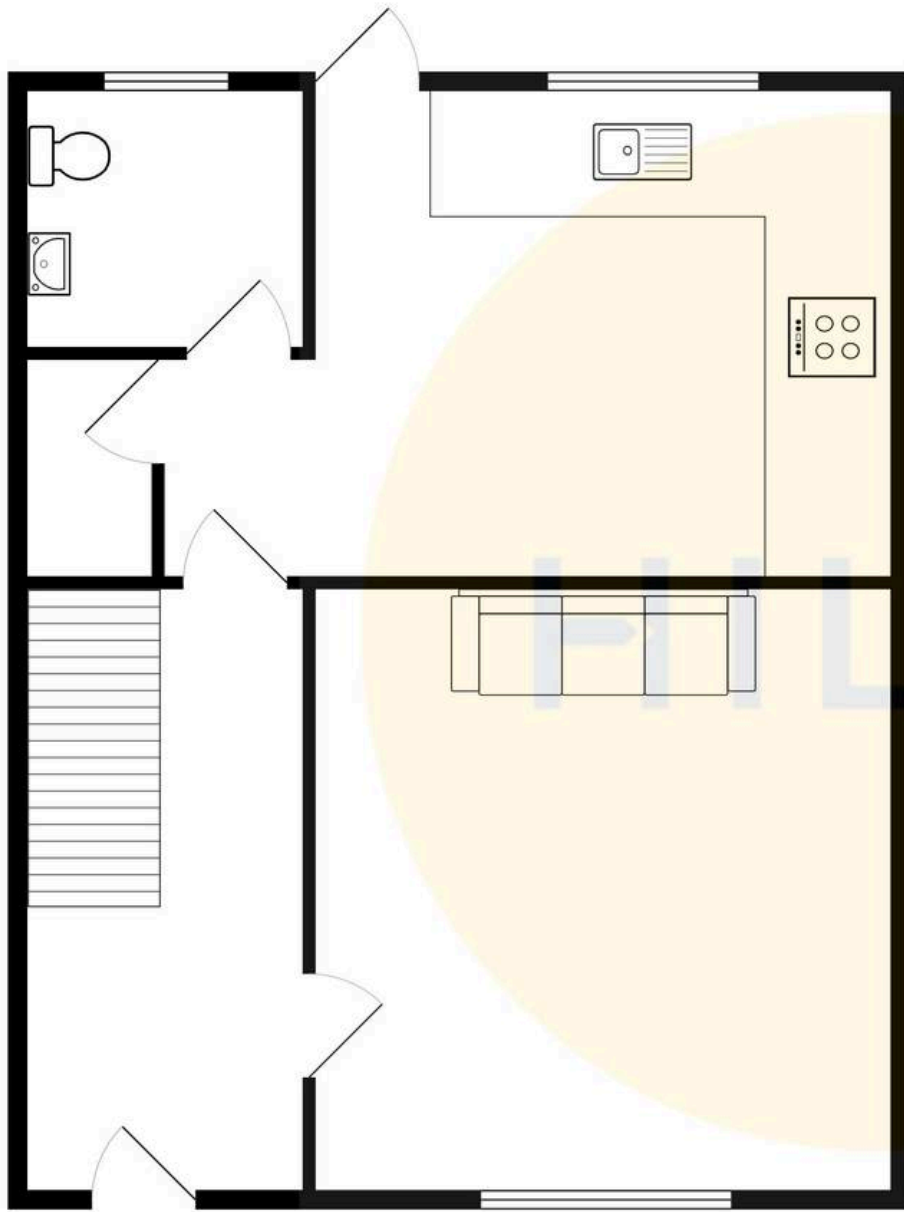
Bedroom Three

12' 3" x 6' 10" (3.74m x 2.09m)

Bathroom

7' 10" x 7' 1" (2.40m x 2.15m)







HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.