



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Regent Square, Salford, M5 3RQ

Offers Over £270,000

SPACIOUS FAMILY HOME SITUATED IN GREAT LOCATION

Welcome to this charming family home located in the picturesque Regent Square, Salford. This delightful property is not just a house, but a warm and inviting sanctuary for you and your loved ones.

Situated around a beautiful park, this home offers a tranquil setting that is perfect for those seeking a peaceful retreat from the hustle and bustle of city life. The modern decor and appliances add a touch of elegance and convenience to this already impressive abode.

Being part of the local collective, you'll have the opportunity to be part of a close-knit community that values togetherness and camaraderie. The short drive to the city centre ensures that you are never too far away from the vibrant energy and excitement that Salford has to offer.

Don't miss out on the chance to make this spacious family home your own. Come and experience the harmonious blend of comfort, style, and convenience that this property has to offer.

Regent Square, Salford, M5 3RQ

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 3  1  2  D

- Impressive Mid Terrace Property
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Shower Room
- Abundance of Indoor Space
- Council Tax Band A

Ground Floor

Entrance Hall

14'3 x 2'9 (4.34m x 0.84m)

UPVC front door, herringbone wood effect vinyl flooring, door to reception room two and stairs to first floor.

Reception Room Two

12'10 x 11'11 (3.91m x 3.63m)

Central heating radiator, herringbone wood effect vinyl flooring, open access to reception room one, door to kitchen and UPVC double glazed French doors to rear.

Reception Room One

12'2 x 10'7 (3.71m x 3.23m)

UPVC double glazed bay window, central heating radiator, gas fire with stone surround and mantel, television point and herringbone wood effect vinyl flooring.

Kitchen

12'1 x 7'5 (3.68m x 2.26m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, glass splashback, space for fridge freezer, plumbing for washing machine and tiled flooring.

First Floor

Landing

13'1 x 5'1 (3.99m x 1.55m)

Doors to two bedrooms, shower room and stairs to second floor.

Bedroom One

15'2 x 11'5 (4.62m x 3.48m)

Three UPVC double glazed windows, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

13'8 x 9'0 (4.17m x 2.74m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Shower Room

7'5 x 7'3 (2.26m x 2.21m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed, tiled elevations, spotlights and wood effect laminate flooring.

Second Floor

Landing

9'2 x 5'1 (2.79m x 1.55m)

Velux window, door to bedroom two, store and open to study.

Bedroom Three

15'2 x 11'5 (4.62m x 3.48m)

Three UPVC double glazed windows, central heating radiator and wood effect laminate flooring.

Store Room

8'11 x 5'3 (2.72m x 1.60m)

Study

8'11 x 8'1 (2.72m x 2.46m)

External

Rear

Enclosed garden with paving, timber shed and gate to shared access.

Front

Paved courtyard.

