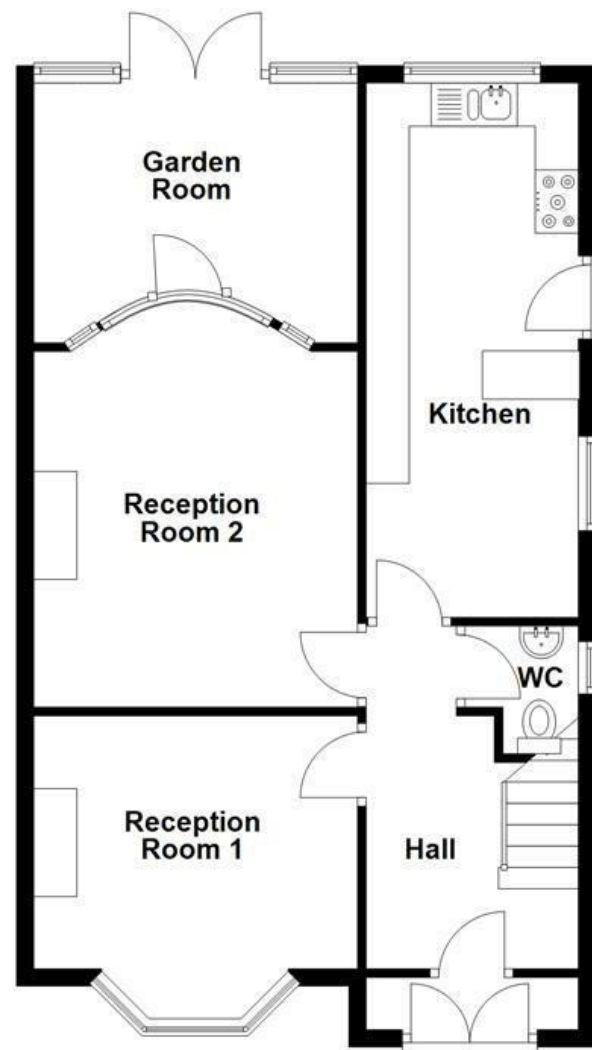
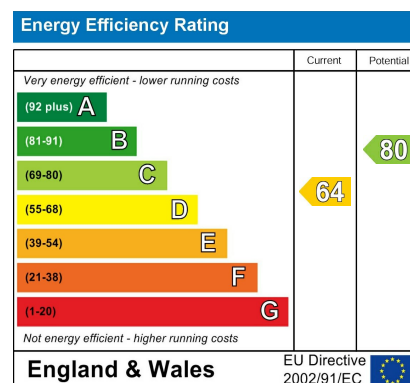
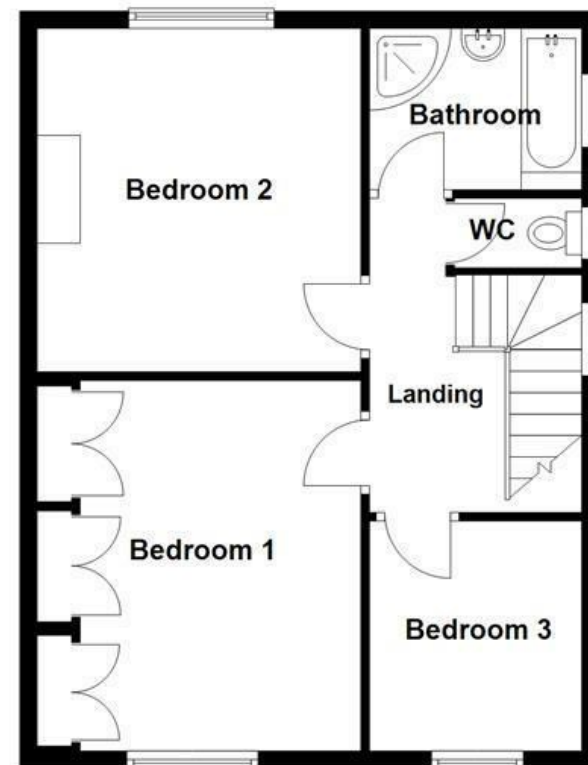


Ground Floor



First Floor



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.



## Buckland Road, Salford, M6 8GP

### £425,000

#### AN ENVIABLE FAMILY HOME

Situated on an impressive plot with an abundance of indoor and outdoor space, neutral decorations and no chain delay, this outstanding three bedroom semi detached property is being proudly welcomed to the market on a quiet cul de sac within the most desirable location of Salford. With added garage, three living areas, open plan kitchen diner and being a complete blank canvas, this property is the perfect family home for any potential buyer to make their own! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Swinton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, fitted kitchen diner, WC and houses a staircase to the first floor. The second reception room leads on to a garden room. The first floor comprises of doors on to three generously sized bedrooms, bathroom and WC. Externally there is a generously sized garden to the rear with laid to lawn, paving, bedding, mature shrubs, pergola, fish pond and detached garage. To the front there is a stone chip garden with mature shrubs and bedding areas, as well as, off road parking.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.



Buckland Road, Salford, M6 8GP

£425,000

 3  1  3  D

- Exceptional Semi Detached Property
  - Bursting with Character and Charm
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Extensive Plot
  - Tenure Leasehold
- Three Piece Bathroom Suite and Separate WC
  - Stunning Rear Garden
  - Council Tax Band D

Ground Floor

Entrance Porch

8'1 x 2'0 (2.46m x 0.61m)

UPVC double glazed French doors and hardwood door to hall.

Hall

13'6 x 8'1 (4.11m x 2.46m)

Central heating radiator, coving, smoke detector, wood effect laminate flooring, doors leading to two reception rooms, kitchen/dining area, WC and stairs to first floor.

WC

4'10 x 4'4 (1.47m x 1.32m )

UPVC double glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin with traditional taps, tiled elevations and wood effect laminate flooring.

Reception Room One

14'1 x 12'4 (4.29m x 3.76m )

UPVC double glazed bay window, central heating radiator, coving, picture rail and gas fire with tiled hearth and surround.

Reception Room Two

14'6 x 12'4 (4.42m x 3.76m )

Hardwood single glazed window, central heating radiator, coving, tiled fireplace, integrated alcove shelving, television point, wood effect laminate flooring and hardwood single glazed door to garden room.

Garden Room

12'4 x 9'3 (3.76m x 2.82m )

Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, three door range with five ring gas hob and integrated extractor hood, space for fridge and freezer, plumbing for washing machine, coving, wood effect laminate flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

9'5 x 8'1 (2.87m x 2.46m)

UPVC double glazed frosted window, coving, smoke detector, doors leading to three bedrooms, bathroom and WC.

Bedroom One

14'1 x 12'4 (4.29m x 3.76m )

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

13'1 x 12'4 (3.99m x 3.76m )

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

8'9 x 8'8 (2.67m x 2.64m )

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

Bathroom

8'1 x 6'2 (2.46m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations, integrated linen cupboard and wood effect laminated flooring.

WC

5'3 x 2'8 (1.60m x 0.81m)

UPVC double glazed frosted window, dual flush WC, coving and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery, pergola, fish pond and access to detached garage.

Front

Stone chip garden with mature shrubbery, bedding areas and off road parking.

