



Weylands Grove, Salford

Salford



£350,000

## 2 Weylands Grove

Salford, Salford

Four-bedroom detached family home is ideally situated on a peaceful residential estate, offering a serene and family-friendly atmosphere. Located in close proximity to local schooling facilities and beautifully maintained parks, this property is perfectly positioned for those seeking a peaceful yet accessible lifestyle.

Council Tax band: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- Located on a Quiet Residential Estate, Close to Local Schooling and Several Well-Kept Parks
- Family Lounge and a Dining Room Separated via an Archway
- Fitted Kitchen, a Family Bathroom and a Downstairs W/C
- Four Well-Proportioned Bedrooms, with an Ensuite to the Master Bedroom
- Well-Presented Gardens to the Front, Side and Rear, with Laid-to-Lawn Grass, Paving and Mature Plants
- Close to Excellent Transport Links Throughout Manchester, Including into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Reception Room One

17' 11" x 10' 4" (5.46m x 3.14m)

A spacious reception room featuring a gas fire. Complete with wall light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Reception Room Two

8' 9" x 10' 9" (2.67m x 3.27m)

Complete with a ceiling light point, wall mounted radiator and sliding rear doors. Fitted with laminate flooring.

### Kitchen

9' 9" x 15' 0" (2.97m x 4.58m)

Featuring complementary wall and base units with integral cooker, hob, dishwasher, washing machine and fridge freezer. Complete with ceiling spotlights, double glazed window, wall mounted radiator and uPVC rear door. Fitted with tiled flooring.

### Downstairs W.C

6' 11" x 2' 11" (2.10m x 0.89m)

Featuring a hand wash basin and W.C. Complete with mirror wall light and, double glazed window, part tiled walls and tiled flooring.

### Bedroom One

10' 2" x 11' 9" (3.10m x 3.59m)

Complete with two wall light points, double glazed window and laminate flooring.

### En-Suite

7' 3" x 5' 1" (2.20m x 1.54m)

Featuring a walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and hand towel radiator. Fitted with tiled walls and flooring.

### Bedroom Two

10' 6" x 8' 4" (3.19m x 2.53m)

Featuring fitted wardrobes. Complete with a ceiling light



### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Reception Room One

17' 11" x 10' 4" (5.46m x 3.14m)

A spacious reception room featuring a gas fire. Complete with wall light points, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Reception Room Two

8' 9" x 10' 9" (2.67m x 3.27m)

Complete with a ceiling light point, wall mounted radiator and sliding rear doors. Fitted with laminate flooring.

### Kitchen

9' 9" x 15' 0" (2.97m x 4.58m)

Featuring complementary wall and base units with integral cooker, hob, dishwasher, washing machine and fridge freezer. Complete with ceiling spotlights, double glazed window, wall mounted radiator and uPVC rear door. Fitted with tiled flooring.

### Downstairs W.C

6' 11" x 2' 11" (2.10m x 0.89m)

Featuring a hand wash basin and W.C. Complete with mirror wall light and, double glazed window, part tiled walls and tiled flooring.

### Bedroom One

10' 2" x 11' 9" (3.10m x 3.59m)

Complete with two wall light points, double glazed window and laminate flooring.

### En-Suite

7' 3" x 5' 1" (2.20m x 1.54m)

Featuring a walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window and hand towel radiator. Fitted with tiled walls and flooring.

### Bedroom Two

10' 6" x 8' 4" (3.19m x 2.53m)

Featuring fitted wardrobes. Complete with a ceiling light



HILLS





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.