



Elm Tree Road, Salford

Salford



£290,000

Elm Tree Road

Salford

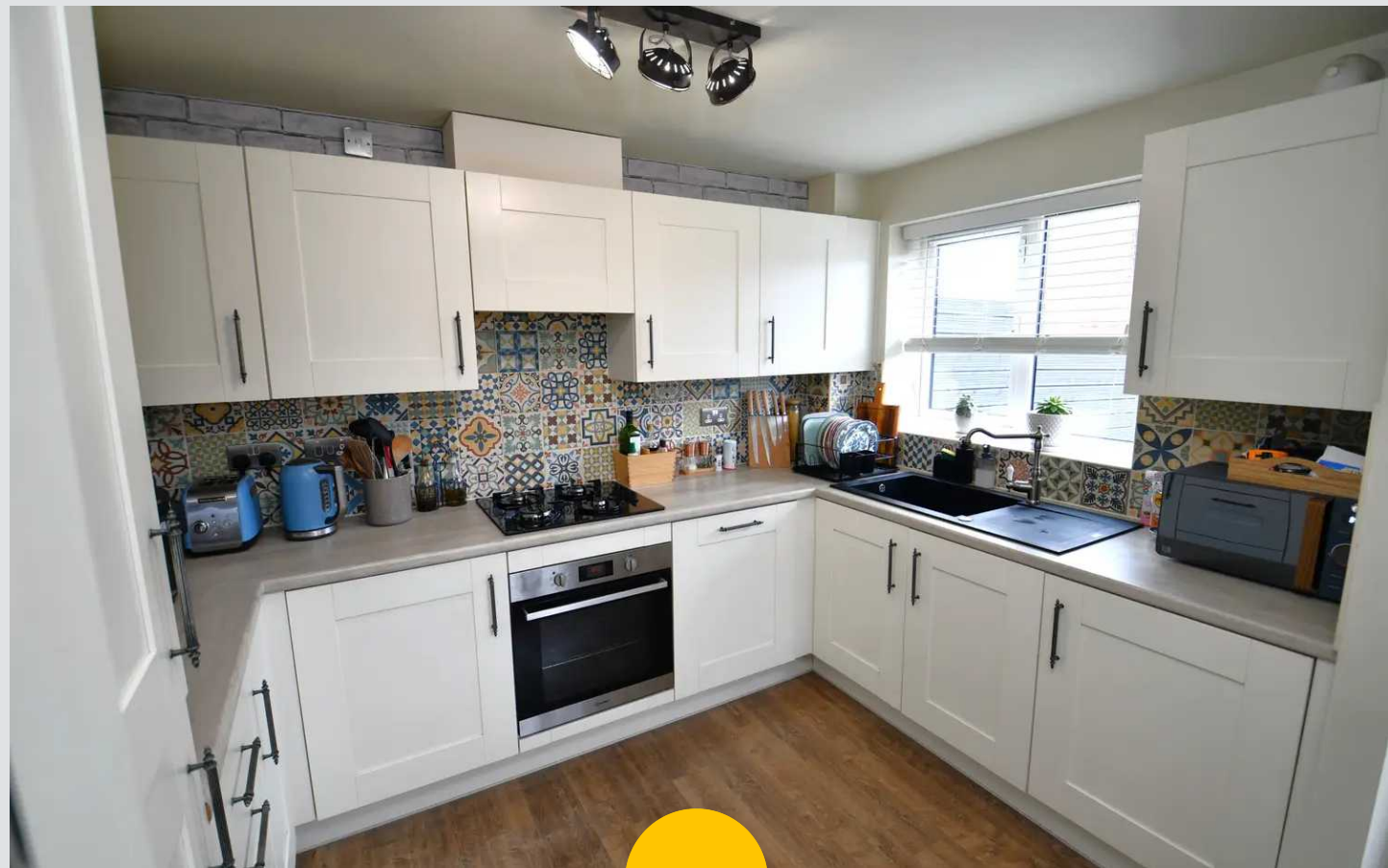
Are YOU looking for a home you can pack your bags and move in to? This MODERN, THREE BEDROOM SEMI-DETACHED FAMILY HOME may just be the one for you!

Located on a popular residential estate that was built in 2017, the property benefits from the remainder of the NHBC warranty

Council Tax band: B

Tenure: Leasehold

- Modern, Three Bedroom Semi-Detached Family Home
- Situated on a Prominent Plot, Overlooking Greenery
- Built in 2017, and Benefits from the Remainder of the NHBC Warranty
- Spacious Family Lounge and a Downstairs W/C
- Modern Kitchen Diner and a Modern, Three-Piece Bathroom
- Three Well-Proportioned Bedrooms, with the Largest Benefiting from an Ensuite Shower Room
- Double Driveway Providing Ample Off-Road Parking to the Side
- Well-Presented Garden to the Other Side, with Laid-to-Lawn Grass
- Close to Excellent Transport Links Throughout Manchester
- Viewing is Highly Recommended!



HILLS



Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Lounge

Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

W.C.

4' 9" x 3' 5" (1.45m x 1.04m)

Complete with a ceiling light point, double glazed window, W.C and wall mounted radiator.

Kitchen / Diner

14' 8" x 10' 5" (4.46m x 3.18m)

Featuring complementary fitted units with integral hob, oven, dishwasher and fridge freezer. Complete with two ceiling light points, two double glazed windows and patio doors. Fitted with laminate flooring.

Landing

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

En-suite

8' 5" x 4' 11" (2.57m x 1.49m)

Featuring a shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with tiled walls and cushioned flooring.



Bedroom Two

11' 7" x 8' 2" (3.54m x 2.50m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

Bedroom Three

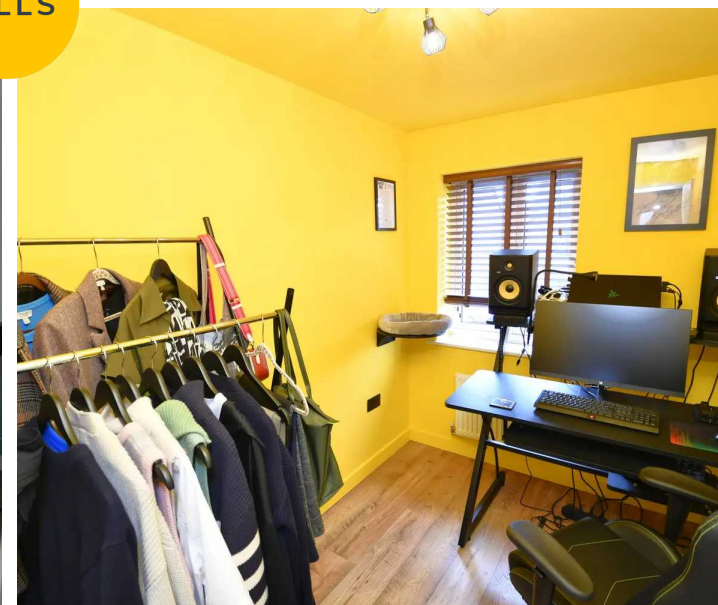
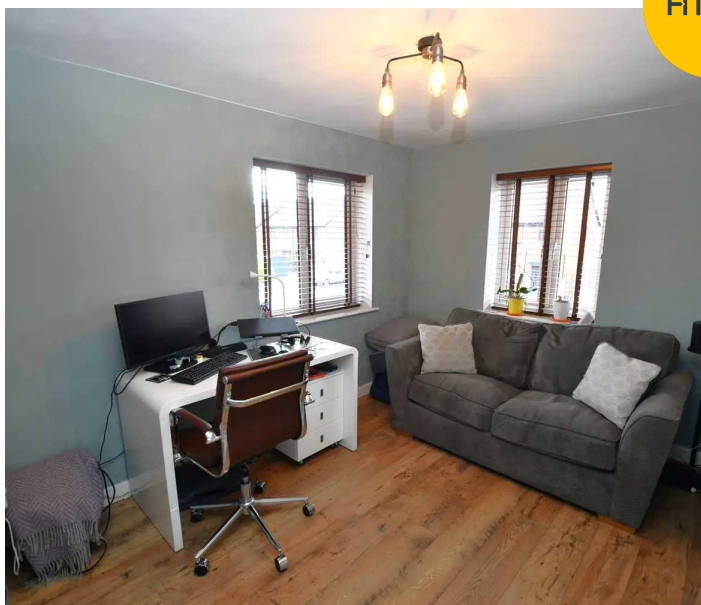
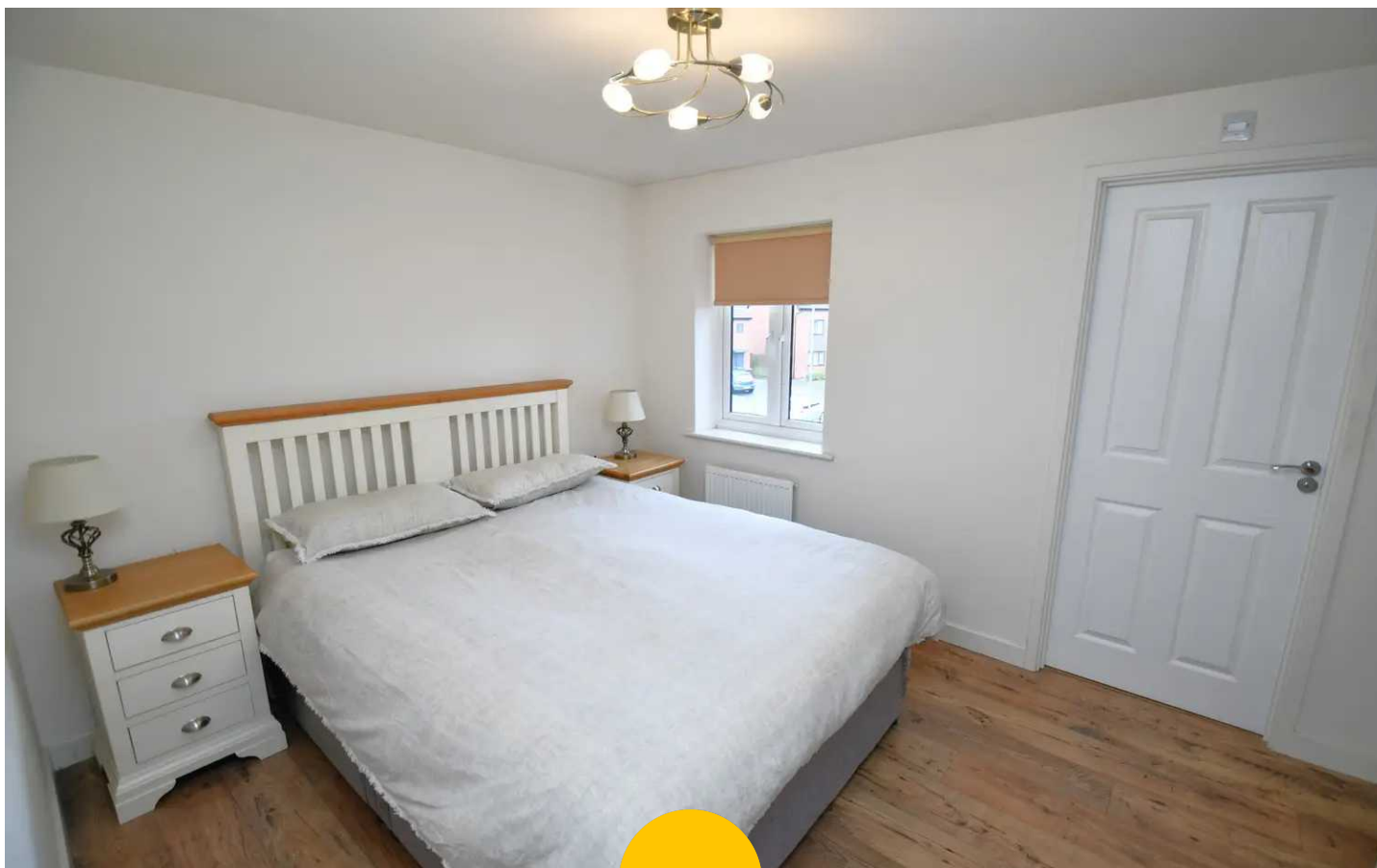
8' 5" x 6' 3" (2.56m x 1.90m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Bathroom

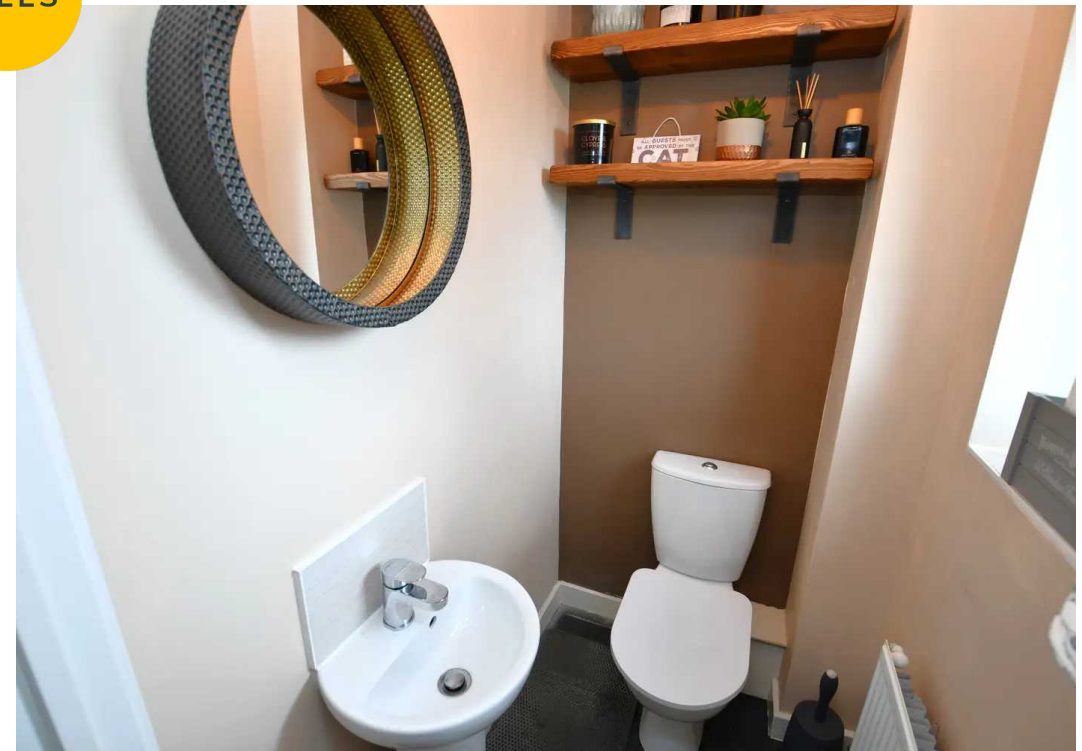
7' 5" x 5' 1" (2.26m x 1.56m)

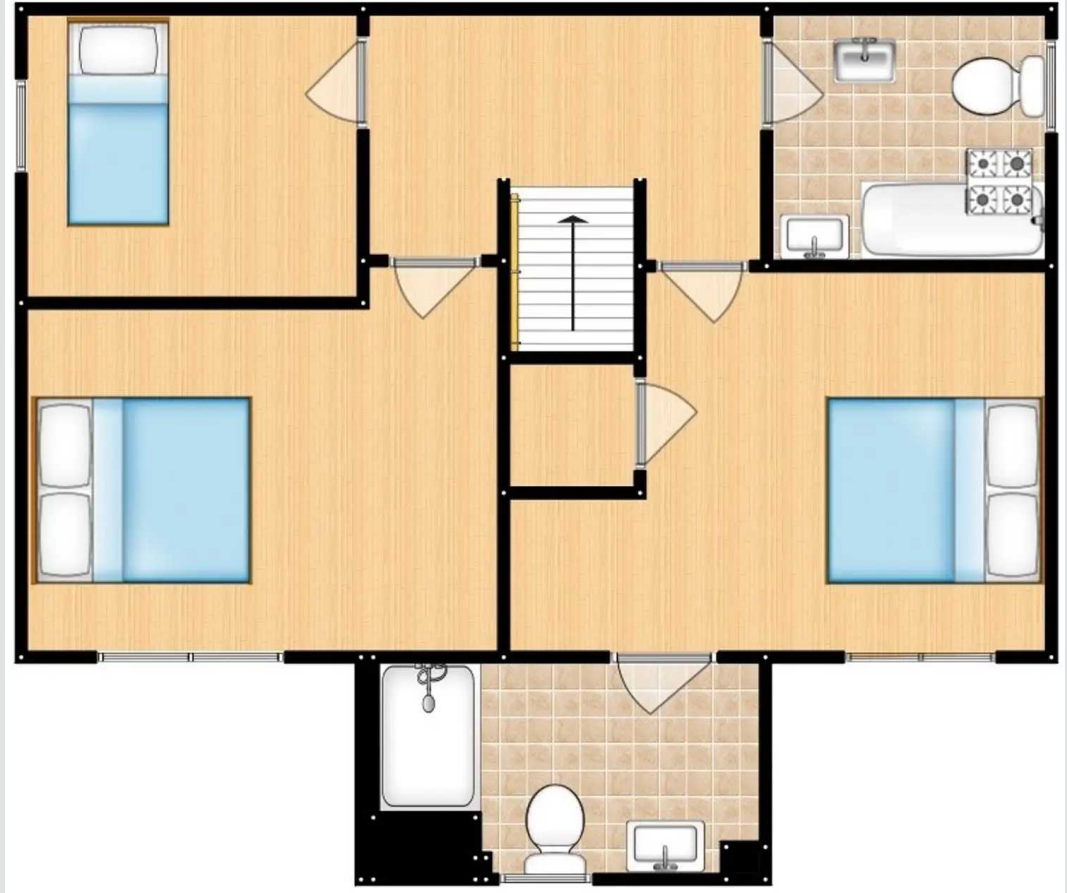
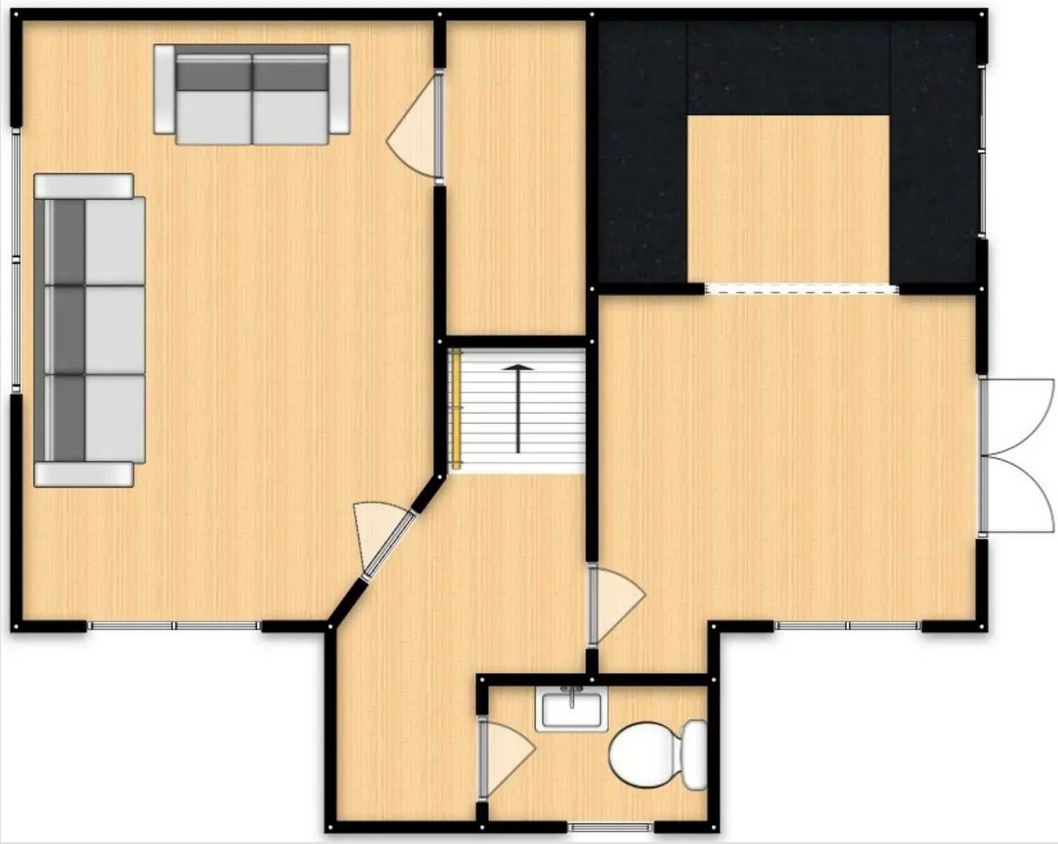
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with cushioned flooring.





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

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.