



Wilton Road

Salford



£400,000

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****Join us at the Property Advice Night – Thursday 18th April The Garden Bar & Restaurant Monton Village from 3pm to 7pm** **POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION (STPP)**** This tastefully decorated, three bedroom semi-detached property is located just a short walk from Salford Royal Hospital and is within catchment of Ellesmere Park High School

Council Tax band: C

Tenure: Freehold

- Beautifully Presented, Large Three Bedroom Semi-Detached Family Home
- Potential to Extend Subject to Planning Permission (STPP)
- Located on a Corner Plot Just a Short Walk from Salford Royal Hospital, and Within Catchment of Ellesmere Park High School
- Large, Bay-Fronted Lounge and a Separate Dining Room
- Modern Fitted Kitchen, a Utility Room and a Downstairs W/C
- Three Generously Sized Bedrooms
- Huge Four-Piece Family Bathroom
- Ideal Family Home, Within Easy Access of Local Schooling and Well-Kept Parks, Viewing is Highly Recommended!
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Driveway to the Side Providing Off-Road Parking for Several Cars, and a Detached Garage to the Rear



Porch

Complete with laminate flooring.

Entrance Hallway

A spacious hallway complete with a ceiling light point and wall-mounted radiator.

Lounge

12' 1" x 12' 4" (3.68m x 3.76m)

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

Dining Room

12' 1" x 12' 5" (3.68m x 3.78m)

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

Kitchen

8' 10" x 11' 2" (2.69m x 3.40m)

Fitted wall and base units with a stainless steel sink. Plumbing and space for an oven and fridge/freezer. A double glazed window to the side elevation, ceiling light point and a wall-mounted radiator. Large storage cupboard.

W.C.

5' 2" x 2' 11" (1.57m x 0.90m)

Complete with a ceiling light point, double glazed window, hand wash basin and W.C. Fitted with cushioned flooring.

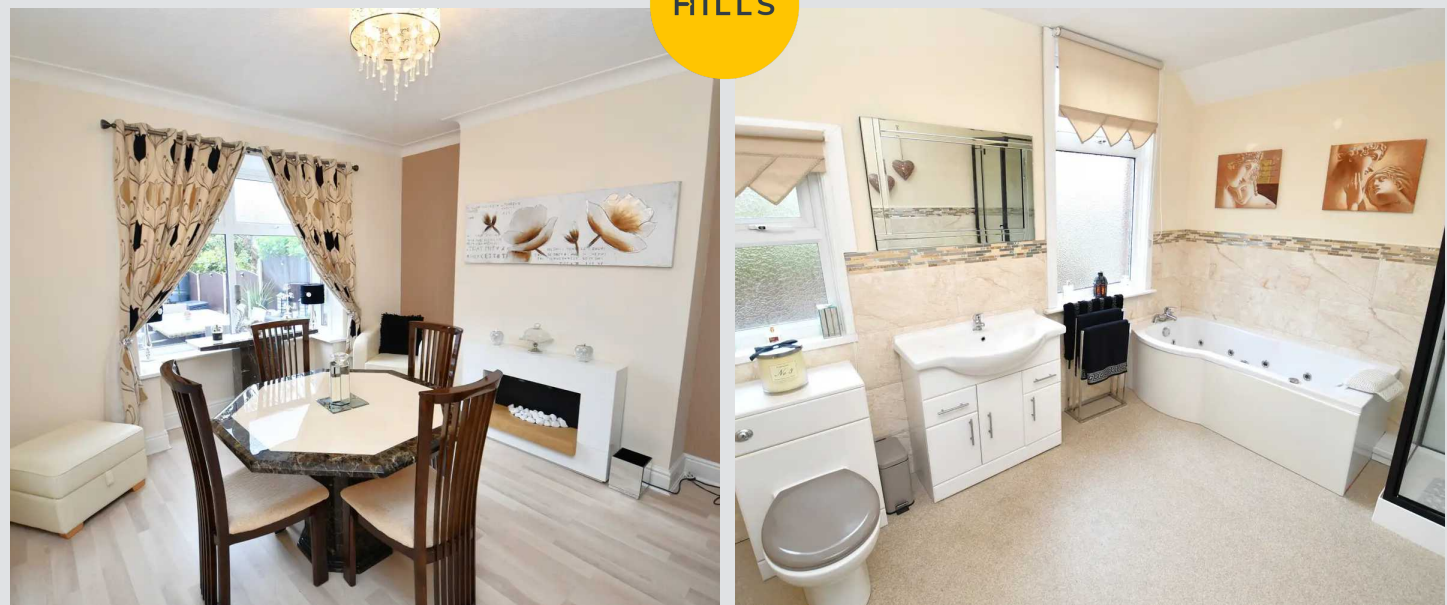
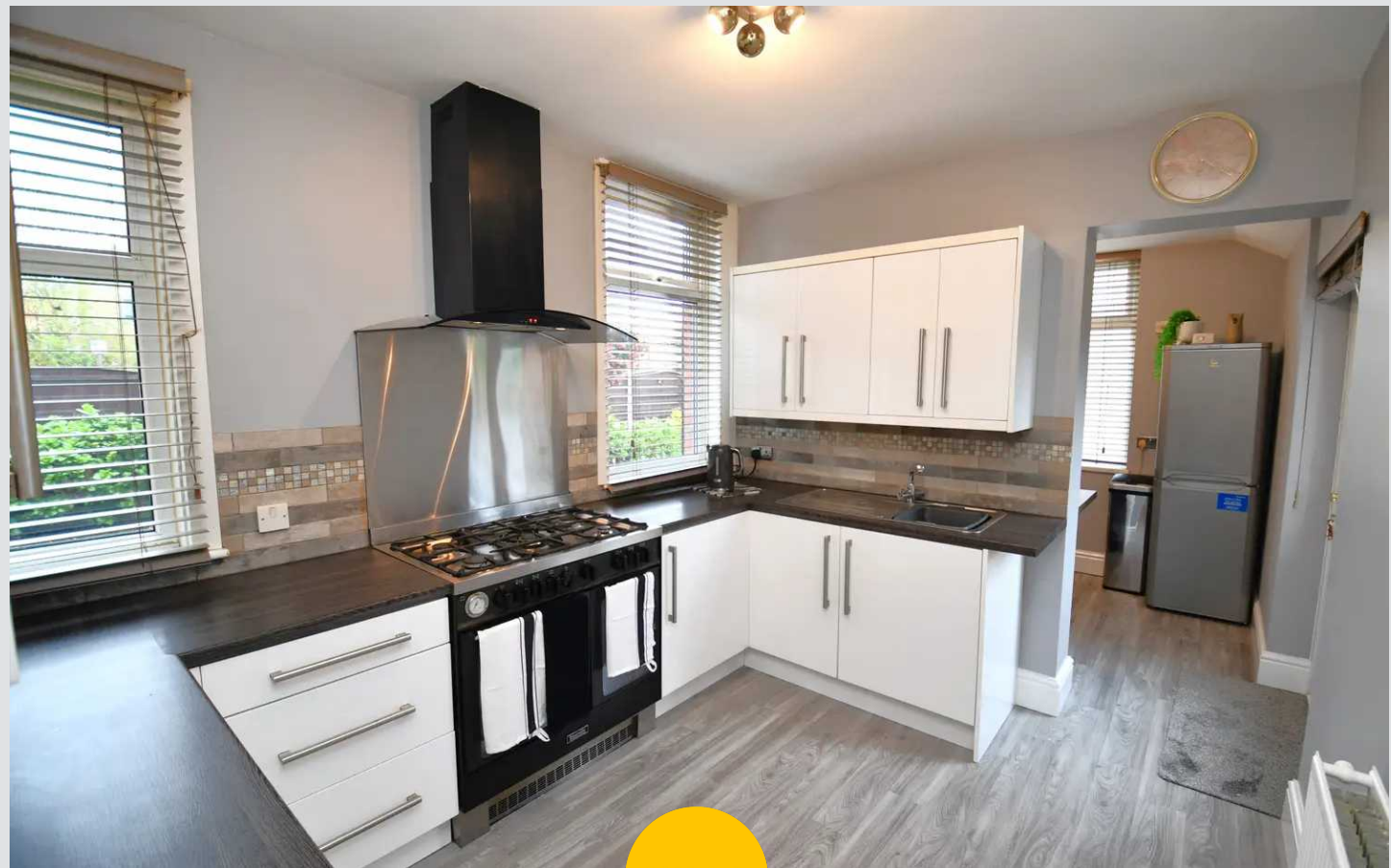
Landing

Complete with a ceiling light point, double glazed window and carpet flooring.

Utility Room

8' 7" x 7' 1" (2.62m x 2.17m)

Featuring fitted units with space for a washer and dryer. Complete with a ceiling light point, double glazed window and laminate flooring.



Bedroom One

12' 4" x 12' 1" (3.76m x 3.68m)

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

Bedroom Two

12' 4" x 12' 1" (3.76m x 3.68m)

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

Bedroom Three

8' 11" x 8' 5" (2.72m x 2.57m)

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

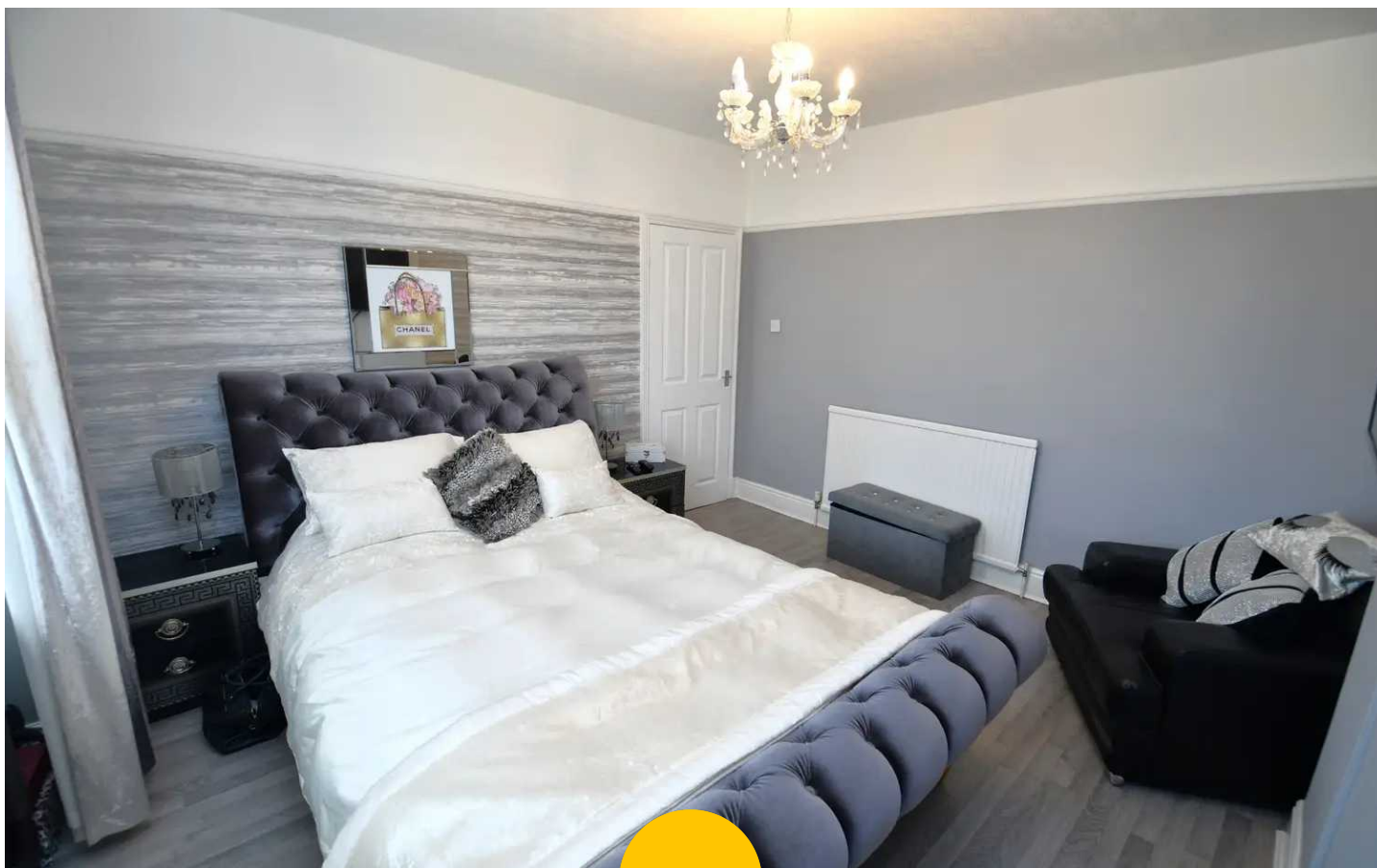
Bathroom

11' 1" x 8' 9" (3.38m x 2.67m)

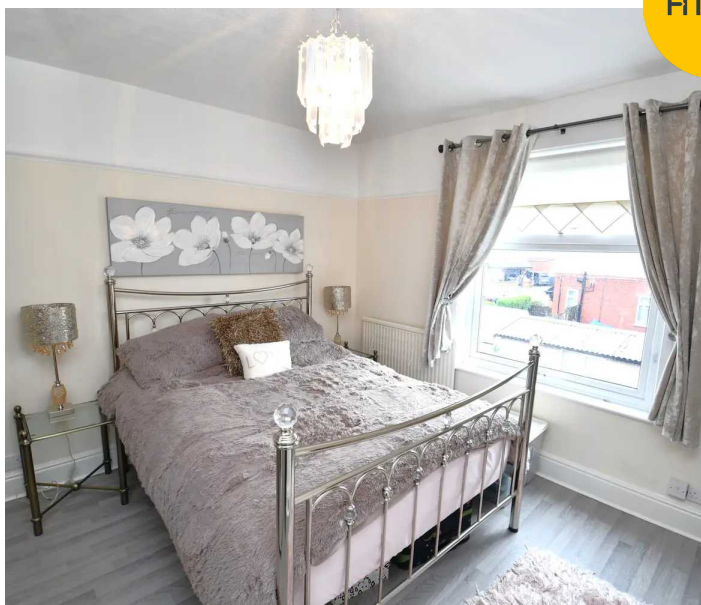
Fitted with a four-piece suite including a bath, shower, hand wash basin and W.C. Complete with two ceiling light points, part tiled walls and cushioned flooring.

External

Positioned in an enviable corner plot complete with large gardens to the front, side and rear. To the front and side a block paved driveway and garden set behind a low lying brick built wall and gate. To the rear a detached garage, additional driveway and garden all enclosed.



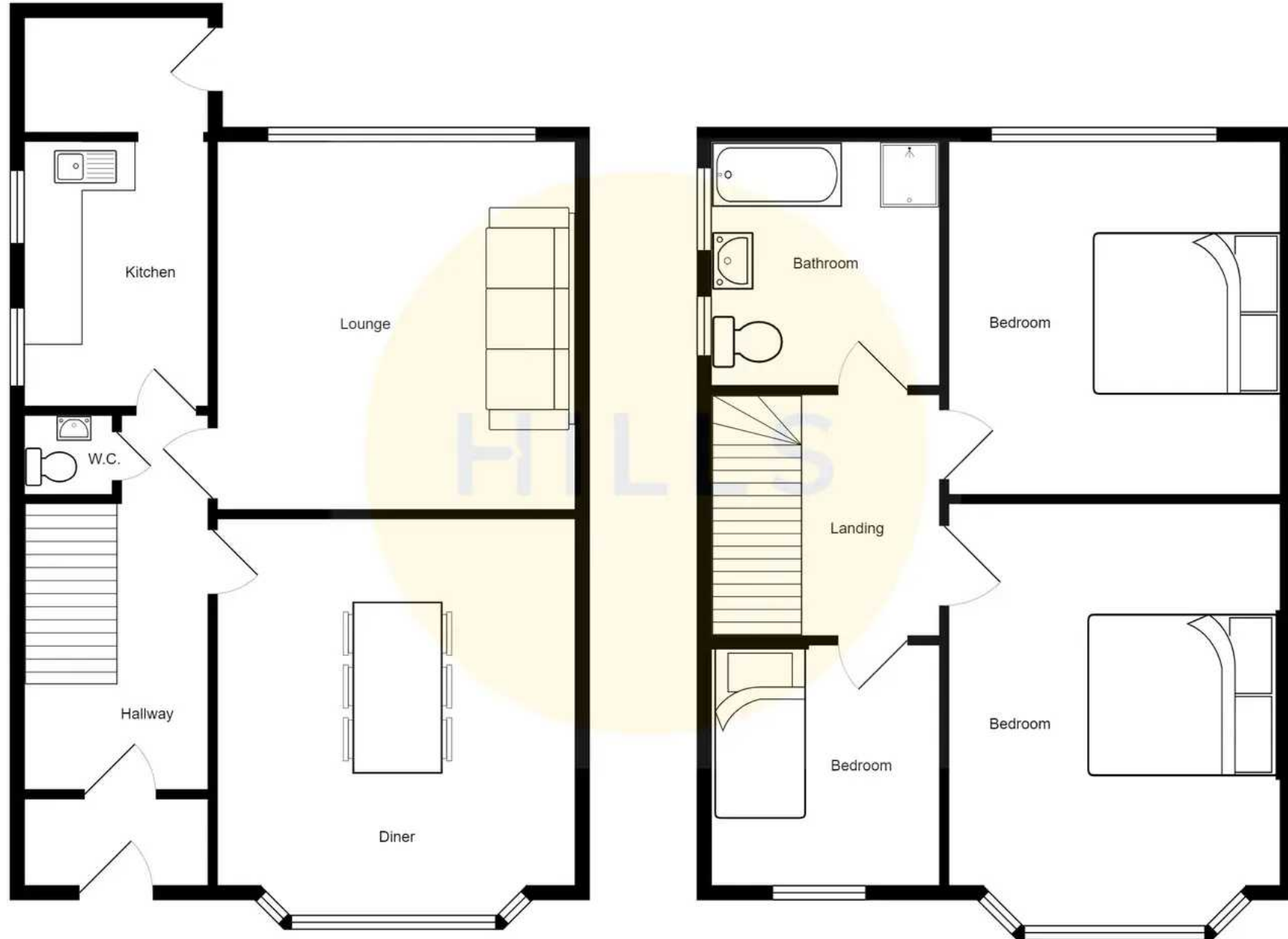
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