

Meadowgate Road

Salford



Offers in Region of £210,000

# Meadowgate Road

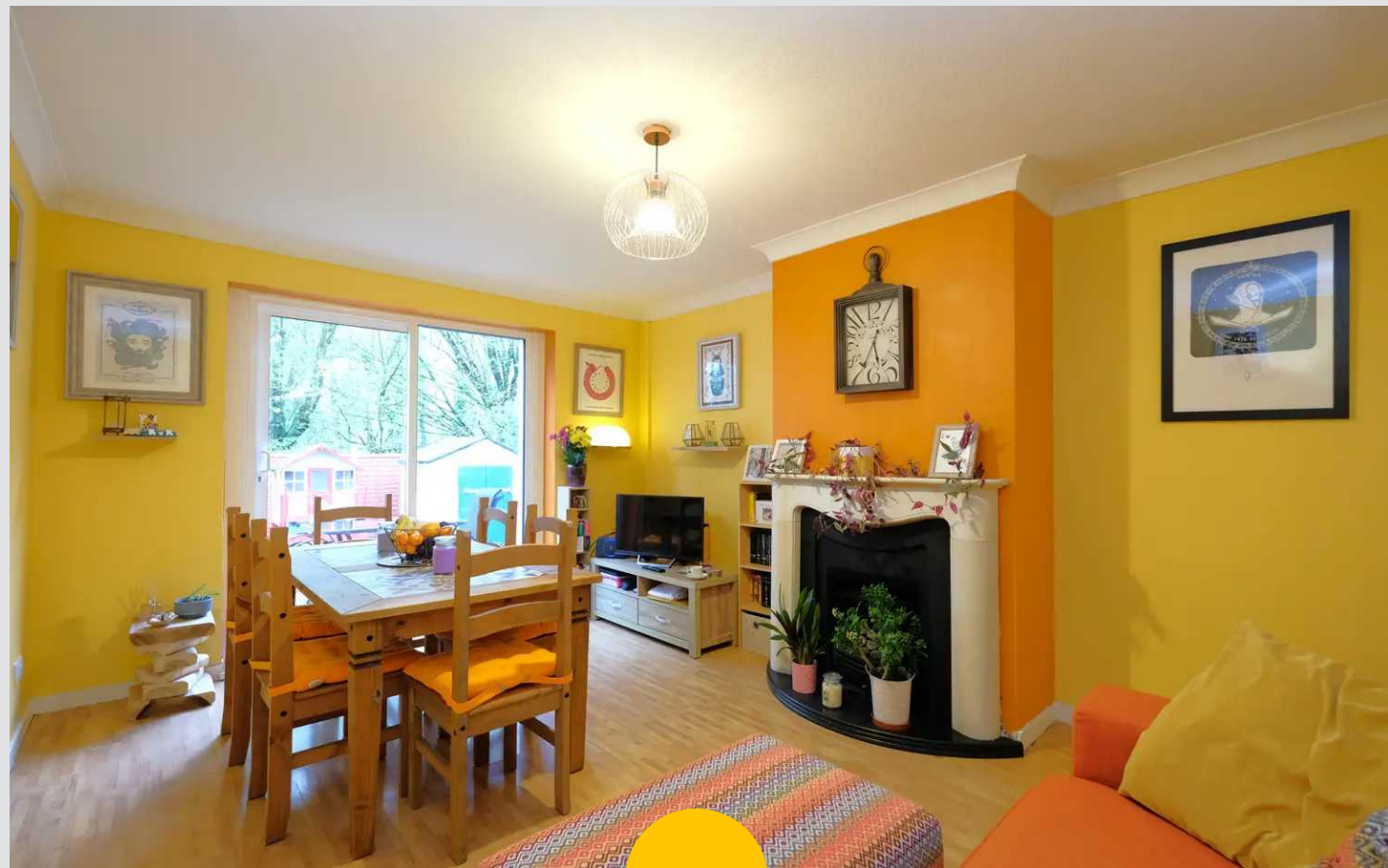
## Salford

Charming two bed terraced house near Salford Royal Hospital & Salford Quays/Media City. Spacious kitchen, converted loft, modern bathroom, parking, and low-maintenance garden. Ideal for first-time buyers/investors. Strategically located for work & leisure. Elegance & practicality in a sought-after area.

Council Tax band: A

Tenure: Freehold

- Perfectly Located within Walking Distance to Salford Royal Hospital
- Open Plan Lounge & Dining Room with French Doors Opening to the Rear Garden
- Approx 21ft Fitted Kitchen with New Boiler Fitted around 2020
- Two Double Bedrooms & Converted Loft Space Offering Versatile Space
- Modern Three Piece Bathroom Suite
- Off Road Parking to the Front & Generous Private Low Maintenance Rear Garden
- Located close to Salford Quays/Media City & Excellent Transport Links
- Perfect First Buy



### Hallway

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

### Lounge / Diner

15' 1" x 11' 5" (4.60m x 3.48m)

Featuring a capped gas fire. Complete with a ceiling light point, patio doors and laminate flooring.

### Kitchen / Diner

21' 4" x 6' 9" (6.50m x 2.06m)

Featuring complementary wall and base units with integral stainless steel sink. Space for a washer, cooker and fridge freezer. Complete with two ceiling light points, two double glazed windows and wall mounted radiator. Fitted with tiled flooring. Boiler installed 2019.

### First Landing

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring. Loft access offering storage space.

### Bedroom One

14' 2" x 9' 9" (4.32m x 2.97m)

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

### Bedroom Two

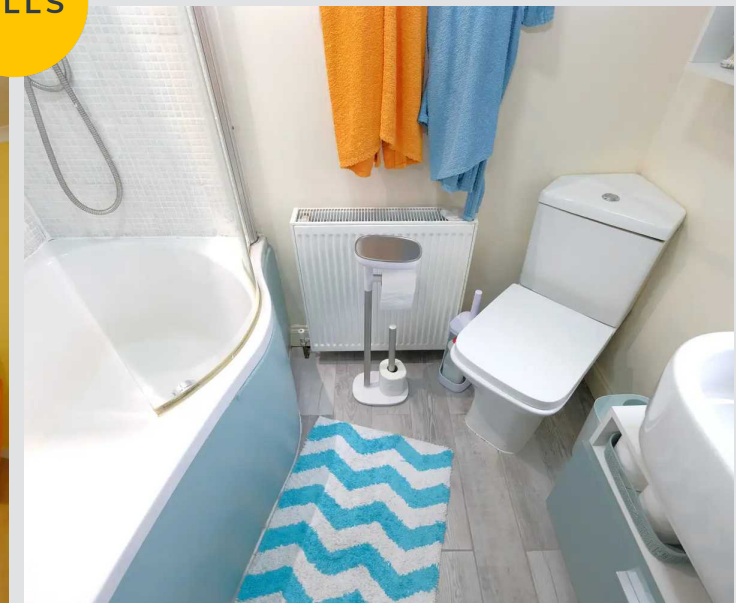
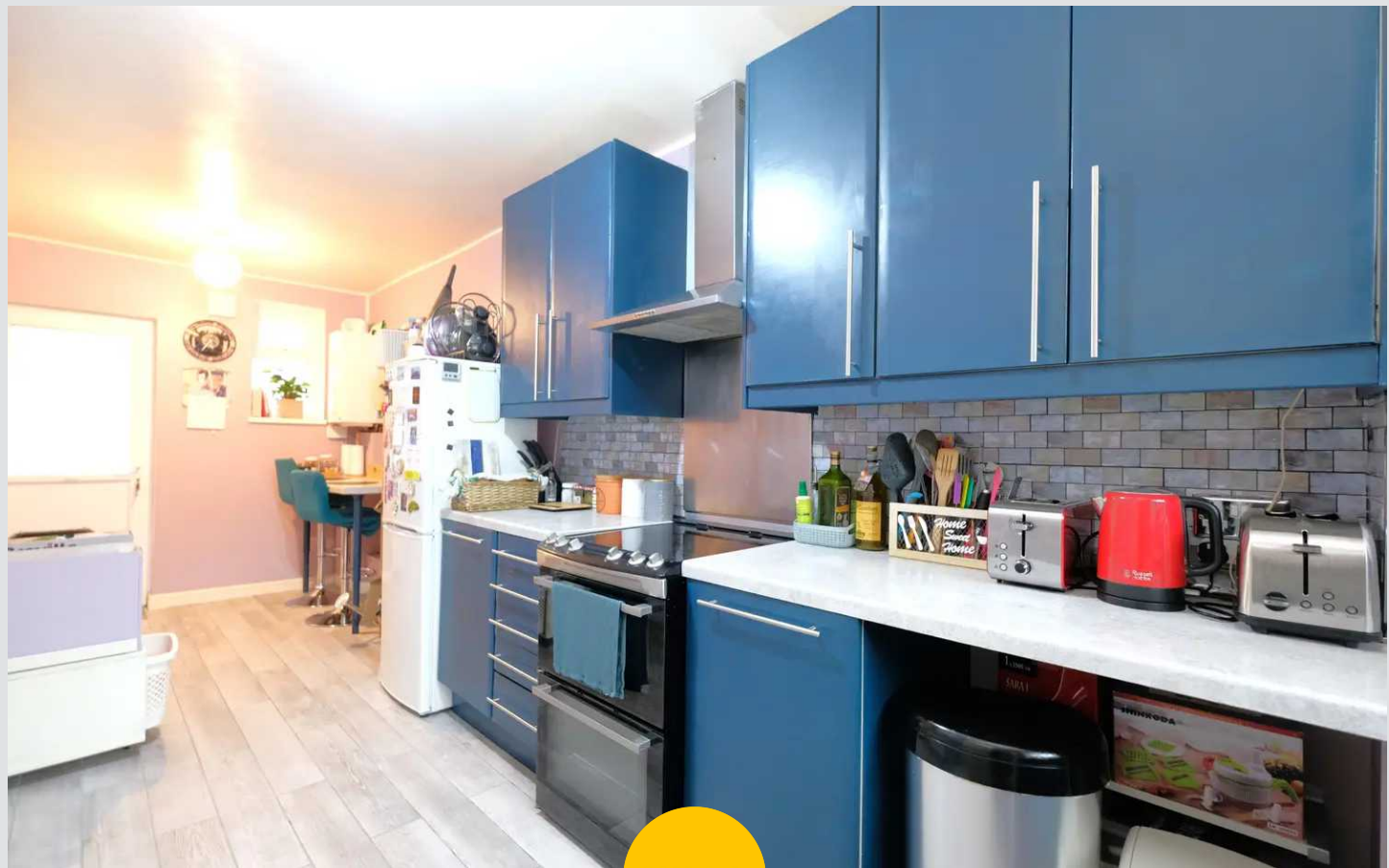
14' 2" x 8' 6" (4.32m x 2.59m)

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

### Bathroom

6' 7" x 5' 6" (2.01m x 1.68m)

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



### Second Landing

Complete with carpet flooring.

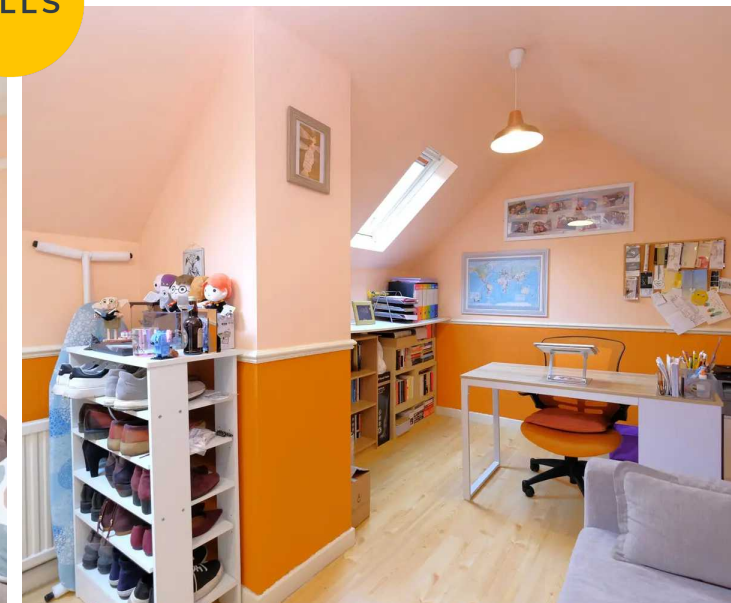
### Loft Room

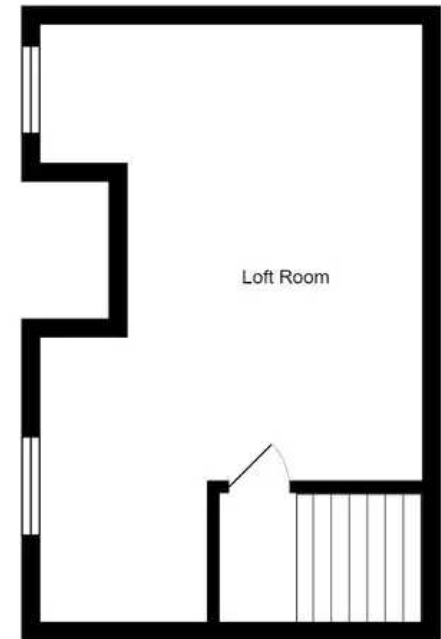
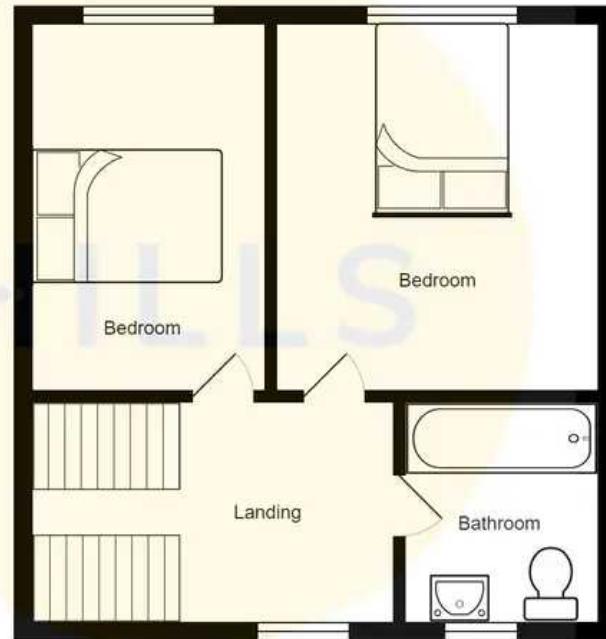
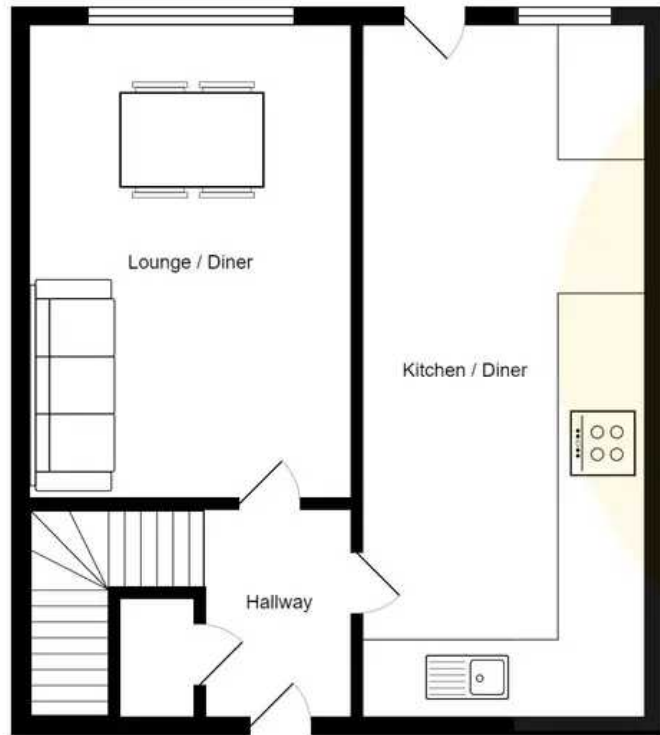
15' 7" x 9' 3" (4.75m x 2.82m)

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

### Externally

To the front is off-road parking for multiple cars, whilst to the rear is a good size garden with artificial grass with stoned borders and a raised decking area. Paved patio with wooden shed and Wendy house. Surrounded by well-kept borders and wood panel fencing.







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