

Sunningdale Drive

Salford



£250,000

# Sunningdale Drive

Salford

This **STYLISH** three bedroom, semi-detached family home is situated on a popular residential estate, backing onto Duncan Matheson playing fields.

Featuring a **BRAND NEW** modern fitted kitchen, a driveway for off-road parking and beautifully presented gardens, viewing is a **MUST!**

Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Semi-Detached Family Home
- Backing onto Duncan Matheson Playing Fields to the Rear
- Tastefully Decorated Throughout to a High Standard
- Brand New, Modern Fitted Kitchen and a Three-Piece Family Bathroom
- Three Well-Proportioned Bedrooms
- Driveway to the Front Providing Off-Road Parking
- Beautifully Presented Garden to the Rear with Laid-to-Lawn Grass, Decking and Paving, Along with a Well-Presented, Low-Maintenance Garden to the Front
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended, Properties in this Location are Popular is Get in Touch Today!



### Entrance Hallway

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

### Lounge / Diner

17' 7" x 10' 11" (5.36m x 3.32m)

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

### Kitchen

7' 11" x 7' 8" (2.41m x 2.34m)

Featuring complementary wall and base units with integral hob and oven. Space for washer and dryer. Complete with a ceiling light point, double glazed window and laminate flooring.

### Landing

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

### Bedroom One

11' 11" x 10' 10" (3.63m x 3.31m)

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

### Bedroom Two

10' 11" x 8' 1" (3.32m x 2.46m)

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

### Bedroom Three

8' 0" x 7' 9" (2.43m x 2.36m)

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



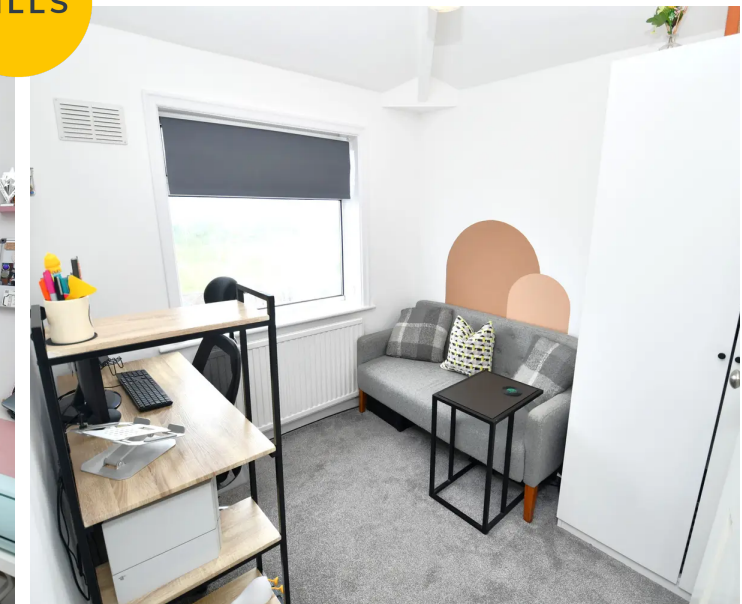
**Bathroom**

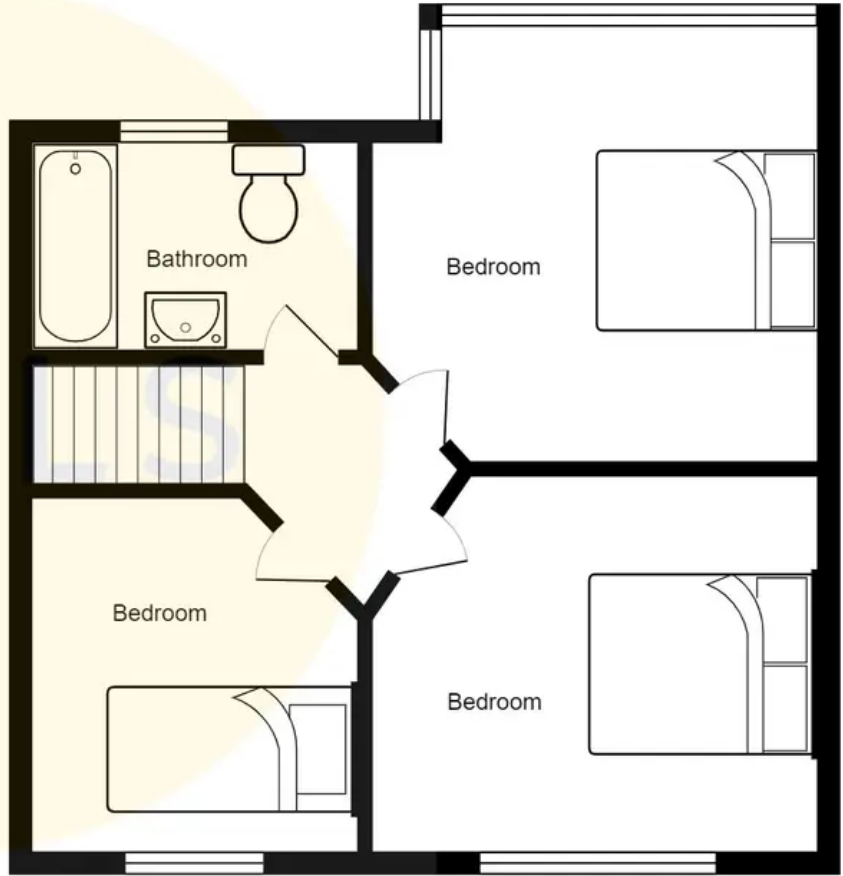
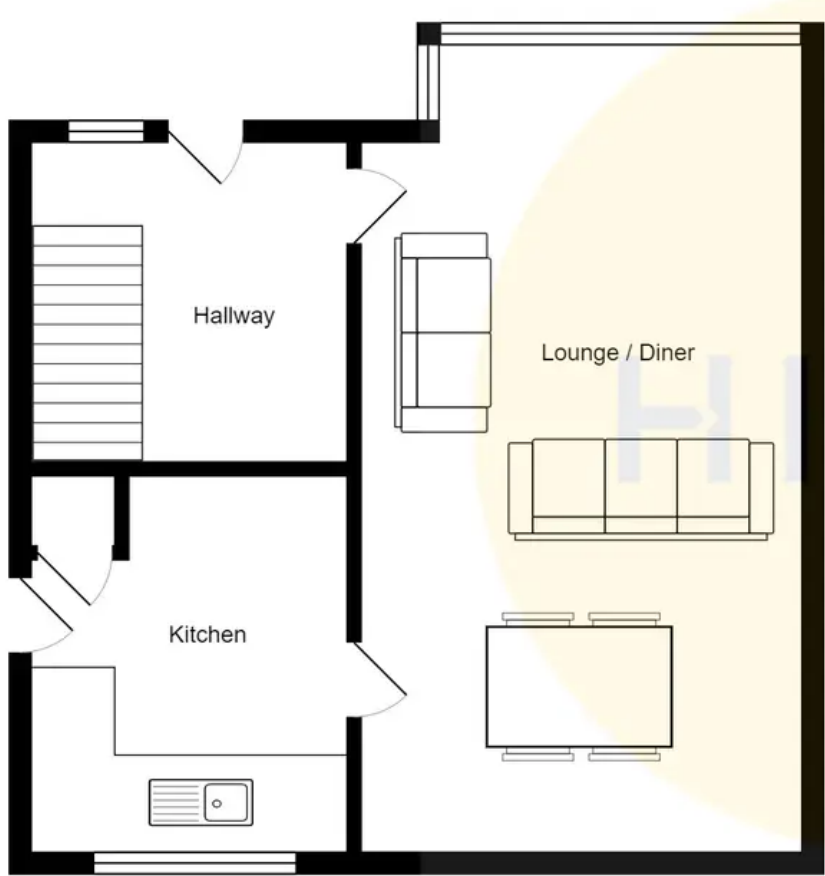
7' 8" x 6' 0" (2.34m x 1.82m)

Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and flooring.

**External**

To the front of the property is a driveway providing off-road parking with a well presented, low maintenance garden. To the rear of the property is a beautifully presented garden with laid-to-lawn, decking and paving with views over Duncan Mathewson Playing Fields.







## Hills | Salfords Estate Agent

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