



Park View Road

Salford



In Excess of £280,000

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Salford

****Modern Three Bedroom Home Situated on a Popular Residential Estate, Featuring a Large Garden and a Driveway for Off-Road Parking****

Council Tax band: B

Tenure: Freehold

- Modern Three Bedroom Home on a Popular Residential Estate
- Spacious Family Lounge and a Downstairs W/C
- Modern Kitchen Diner, with Patio Doors to the Rear
- Three Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Stylish Three-Piece Family Bathroom
- Driveway to the Side Providing Off-Road Parking
- Benefits from an EV Charger and a Garden Shed
- Well-Presented Gardens to the Front and Rear, with a Catio to the Rear
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended



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Lounge

A spacious lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Kitchen

7' 5" x 9' 1" (2.26m x 2.77m)

Featuring complementary wall and base units with kickboard storage, integral hob and oven. Space for a fridge freezer, washing machine and dishwasher. Complete with a ceiling light point, double glazed window and laminate flooring.

Dining Area

7' 1" x 9' 11" (2.16m x 3.02m)

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

Downstairs W.C.

4' 11" x 3' 4" (1.50m x 1.02m)

Featuring a hand wash basin and W.C. Complete with double glazed window, wall mounted radiator and luxury vinyl tile flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

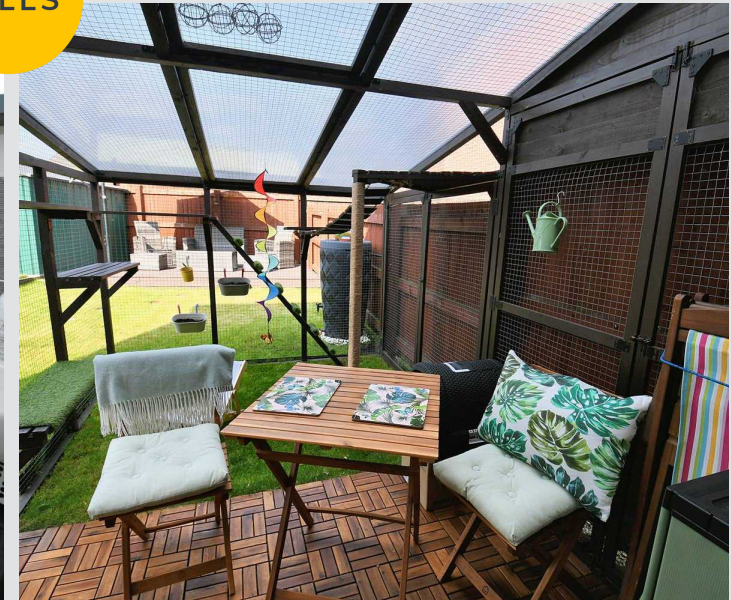
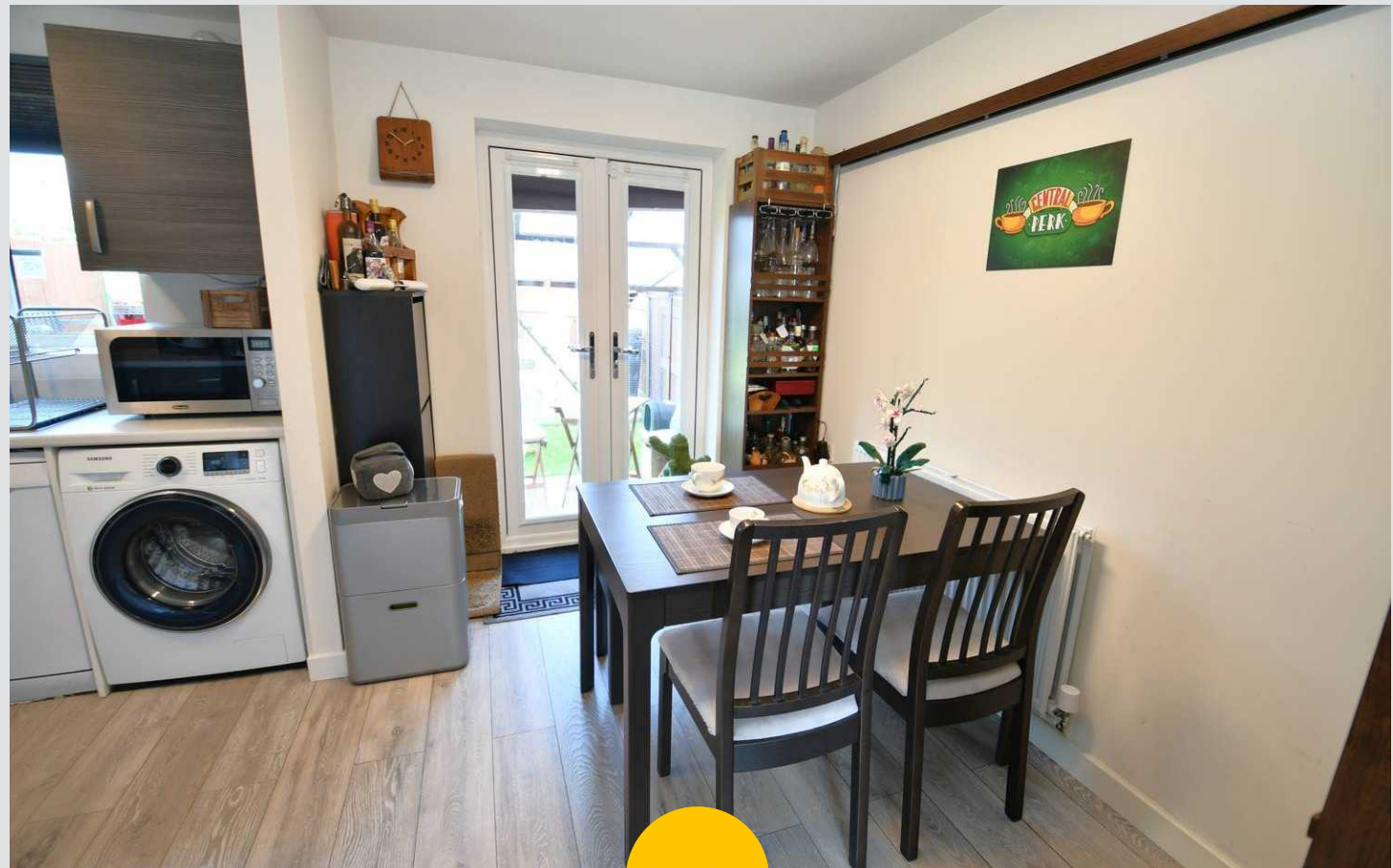
12' 0" x 11' 1" (3.66m x 3.38m)

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

En suite

4' 1" x 8' 1" (1.24m x 2.46m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with a double glazed window, heated towel rail and lino flooring.



Bedroom Two

8' 6" x 10' 6" (2.59m x 3.20m)

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

Bedroom Three

5' 11" x 7' 7" (1.80m x 2.31m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring. Access to a partially boarded loft with ceiling light point via a ladder.

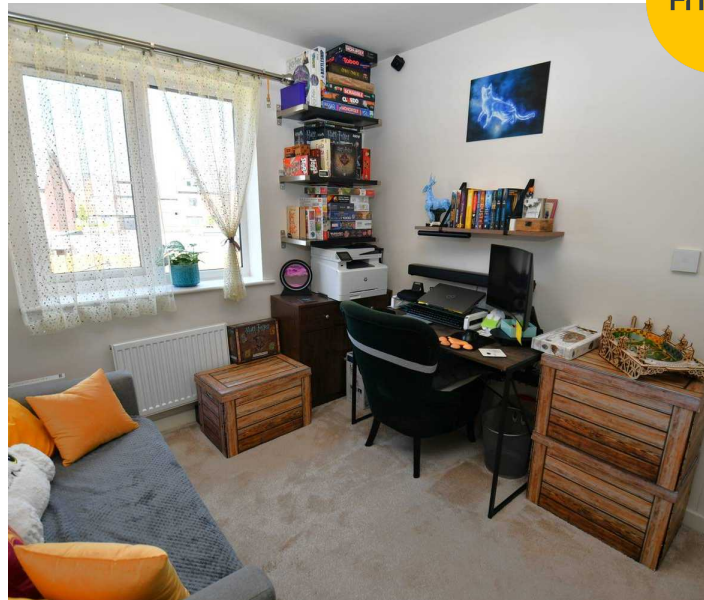
Bathroom

8' 6" x 5' 5" (2.59m x 1.65m)

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

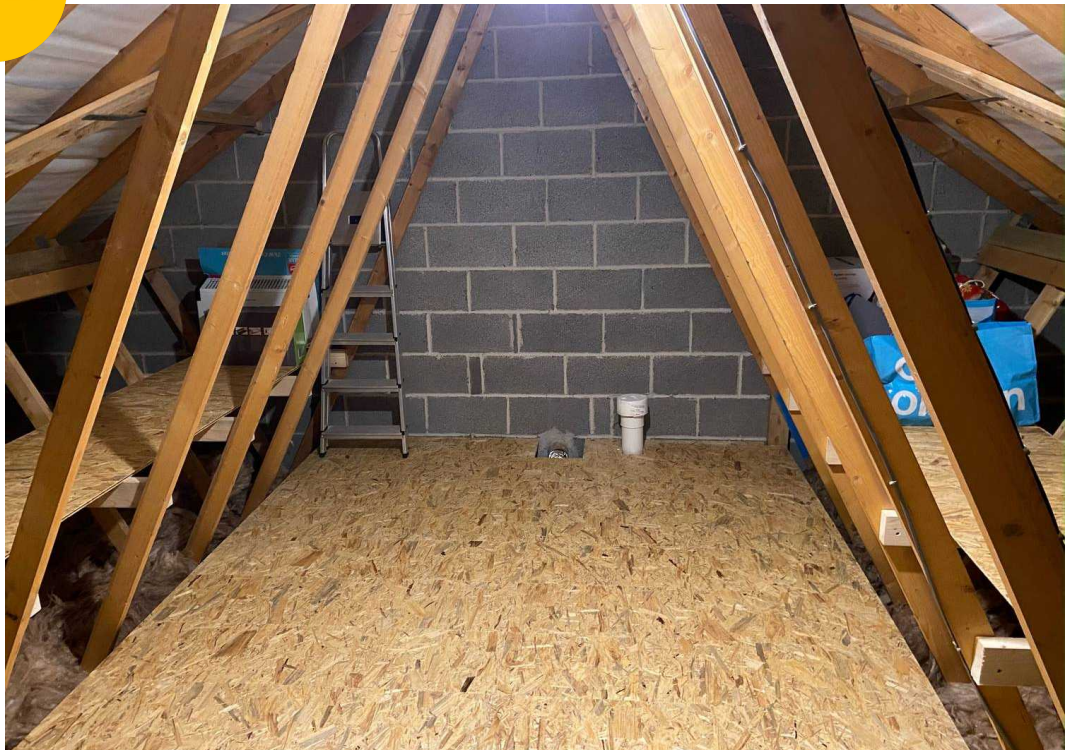
External

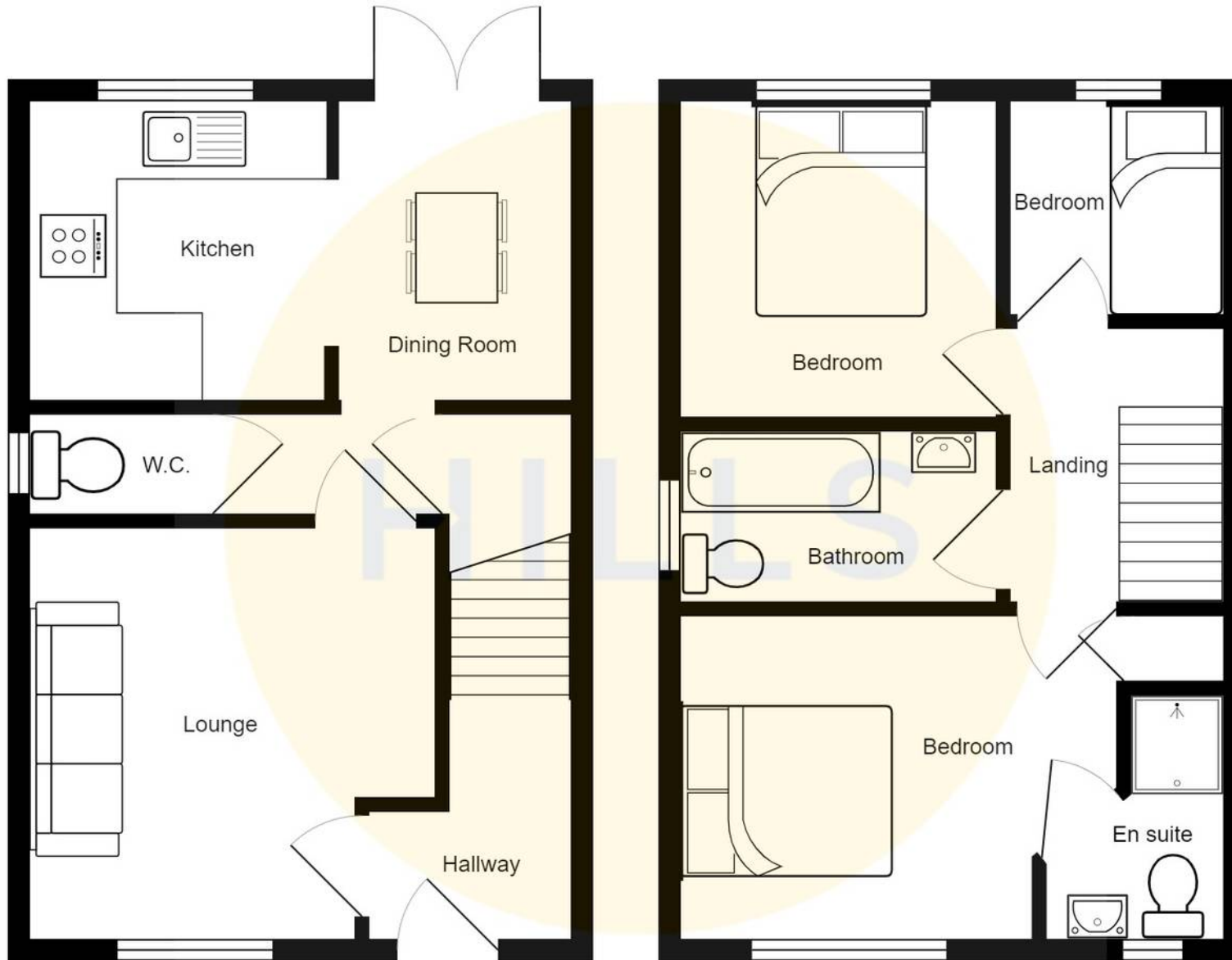
To the front of the property is a driveway and lawned garden. To the rear of the property is a well maintained garden with lawn, decked seating area and patio.





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