

Alresford Road

Salford



£300,000

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Salford

****Beautiful Three Bedroom Period, Semi-Detached Property, Located in the Popular Irlam o' th' Heights! Tastefully Decorated Throughout, Featuring Two Large Reception Rooms and a Stunning Kitchen****
Council Tax band: C

Tenure: Leasehold

- Beautifully Presented, Three Bedroom Semi-Detached Property
- Located on the Popular Irlam o'th ' Heights, Close to Local Schooling and Several Well-Kept Parks
- Two Large Reception Rooms Separated via an Archway
- Stylish Fitted Kitchen and a Modern Three-Piece Shower Room
- Three Well-Proportioned Bedrooms
- New Roof Installed 2024 and Boiler Installed 2021
- Well-Presented Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended



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Entrance Hallway

A welcoming entrance hallway complete with a composite front door, installed 2023. Complete with a ceiling light point, wall-mounted radiator and Karndean flooring. Space under the stairs suitable for additional storage.

Lounge

Dimensions: 12' 9" x 11' 8" (3.897m x 3.568m). A spacious lounge boasting many original features such as wooden flooring and cast iron fireplace with tiled hearth. Complete with a ceiling light point, double glazed bay window and wall mounted radiator.

Dining Room

Dimensions: 12' 5" x 11' 8" (3.787m x 3.560m). Featuring a tiled hearth and original wooden flooring. Complete with a ceiling light point, double glazed window and wall mounted radiator.

Kitchen

Dimensions: 14' 11" x 10' 7" (4.559m x 3.221m). Featuring complementary wall and base unit with quartz worktops, Belfast sink and back to brick wall. Fitted with integral double oven, hob and extractor fan, fridge freezer. Space for a washing machine and dishwasher. Complete with two ceiling light points, ceiling spotlights, two double glazed windows and composite door.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

Dimensions: 17' 7" x 11' 9" (5.351m x 3.579m). Featuring a cast iron fireplace surround with tiled hearth. Complete with a ceiling light point, two large double glazed windows to the front and wall mounted radiator. Fitted with wood effect flooring.

Bedroom Two

Dimensions: 11' 8" x 12' 5" (3.562m x 3.780m). Complete with a ceiling light point, large double glazed window to the rear, wall mounted radiator and carpet flooring.



Bedroom Three

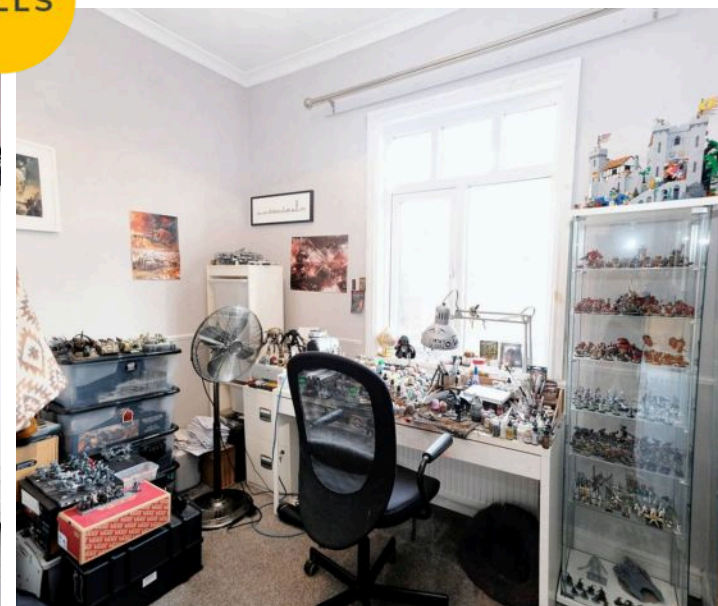
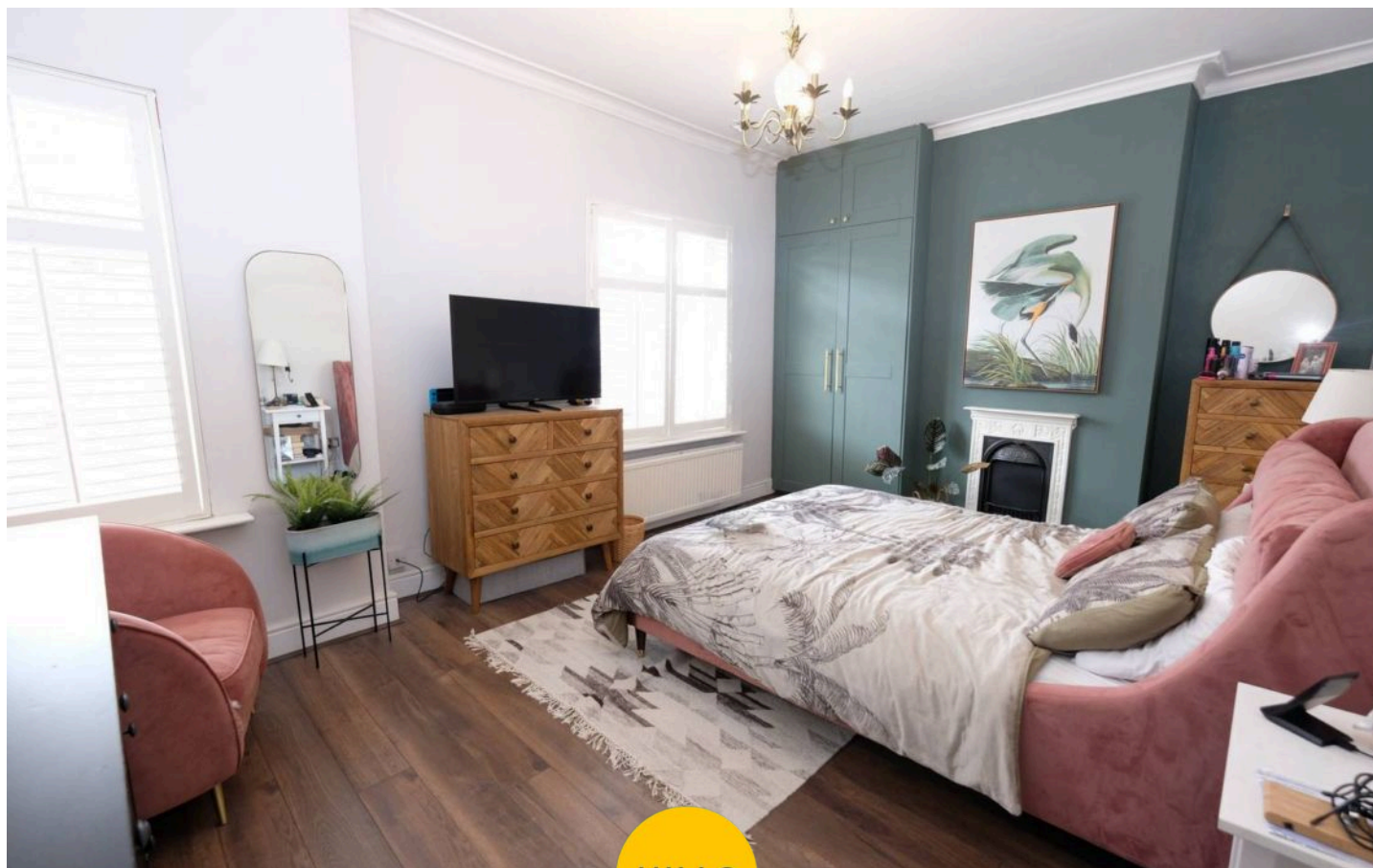
Dimensions: 10' 8" x 11' 10" (3.249m x 3.608m). Complete with a ceiling light point, double glazed window to the rear, wall mounted radiator and carpet flooring.

Bathroom

Dimensions: 5' 6" x 6' 2" (1.675m x 1.881m). Featuring a three piece suite including walk in shower, hand wash basin and W.C. Complete with a double glazed window, heated towel rail, tiled walls and flooring.

Externally

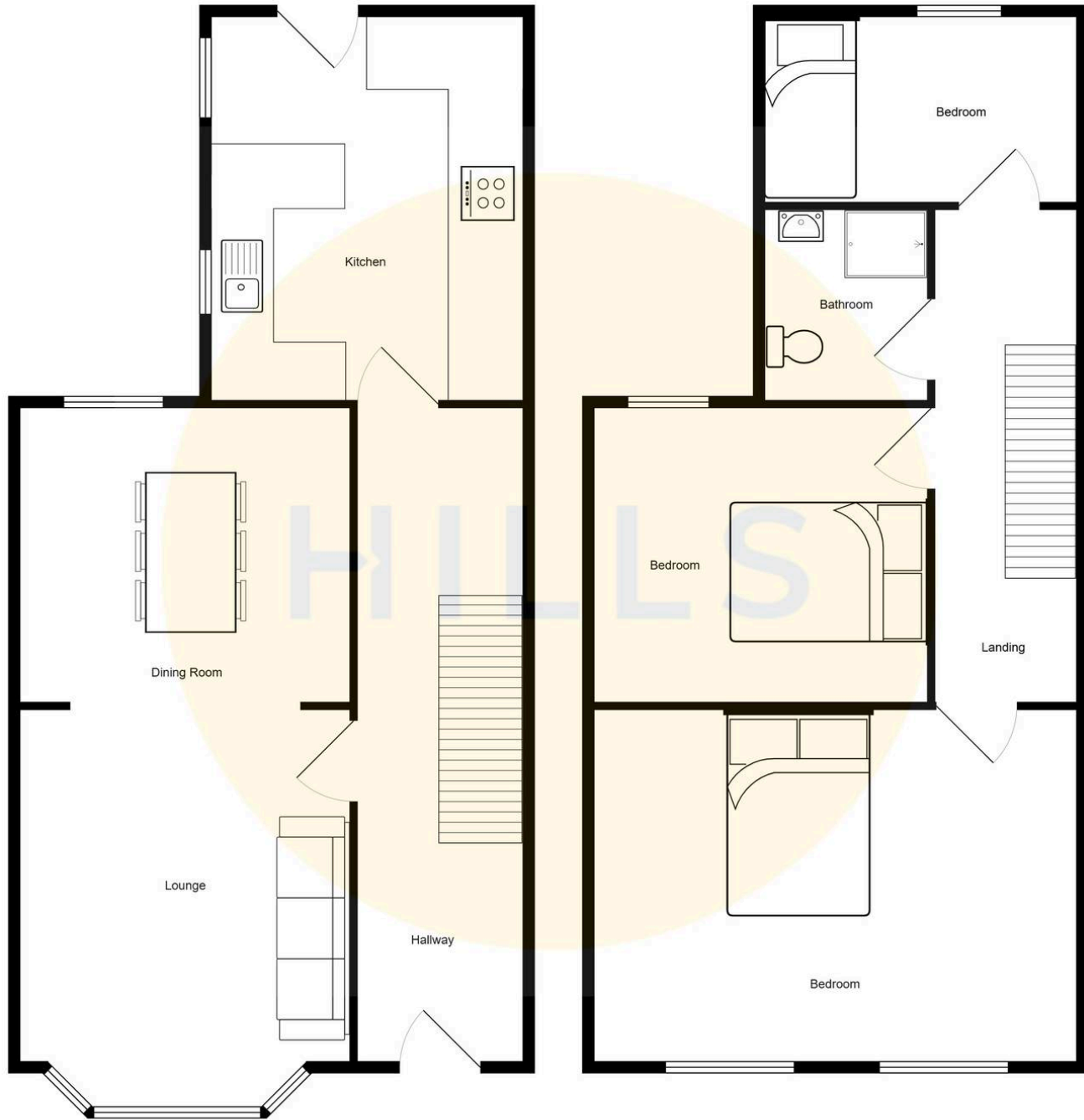
Brick built wall to the front with iron gate, paved path way with access to the side of the property via a wooden gate and mature flower beds. To the rear there is a low maintenance rear garden with a raised patio with raised boarders and gravel path.





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