



**Welwyn Drive**

Salford



 **WELWYN  
DRIVE**

**£270,000**

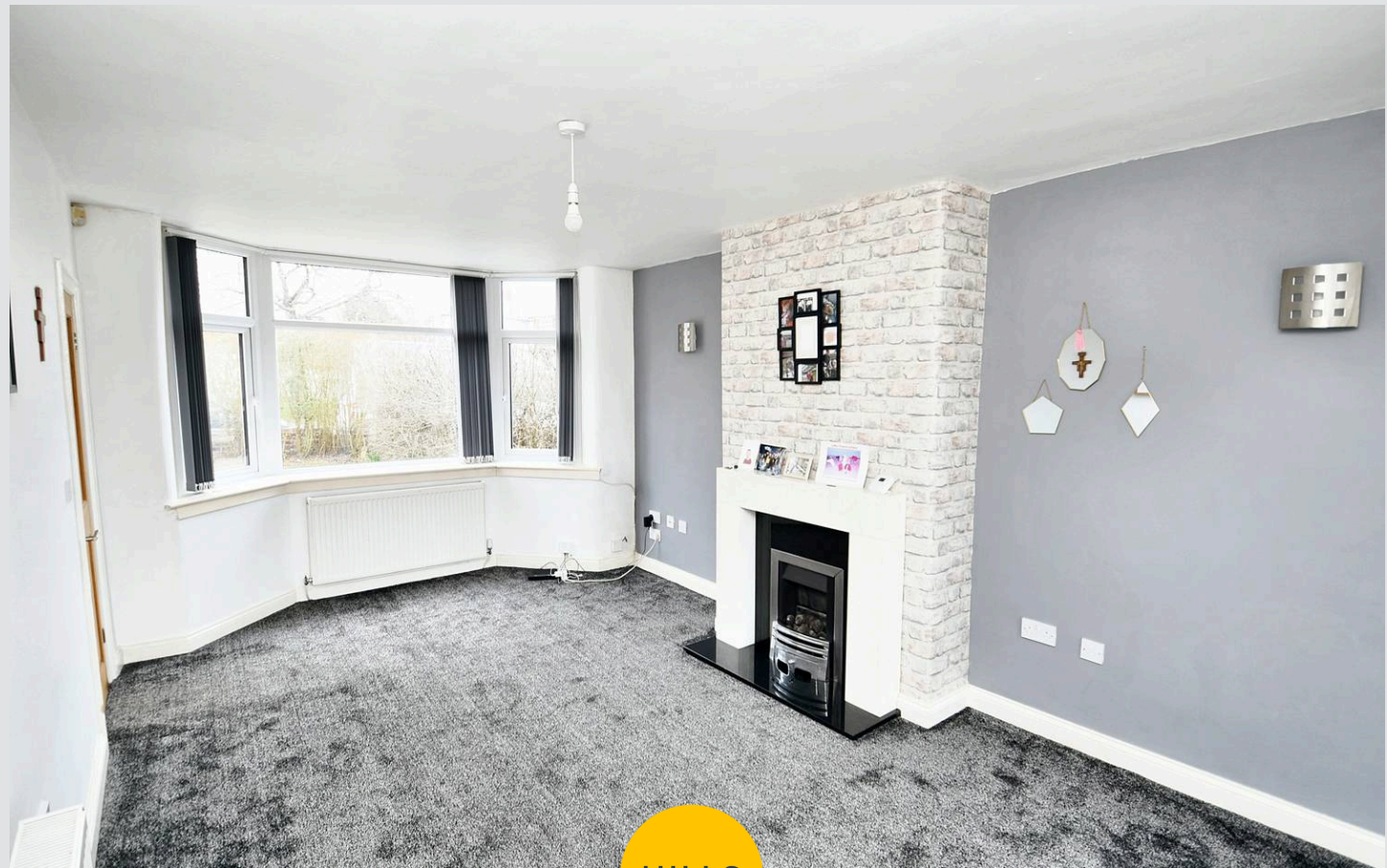
# Welwyn Drive

Salford

**\*\*Lovely Three Bedroom Semi-Detached Property  
Situated on a Quiet Residential Estate. Benefits from  
a Generous Corner Plot with the Potential to Extend  
Subject to Planning Permission (STPP)\*\***  
Council Tax band: B

Tenure: Freehold

- Lovely Three Bedroom Semi-Detached Property
- Situated on a Generous Corner Plot with the Potential to Extend Subject to Planning Permission (STPP)
- Bright Bay-Fronted Lounge Diner with Patio Doors to the Rear
- Modern Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Modern Three-Piece Bathroom
- Gardens to the Front, Side and Rear
- Gated Driveway to the Rear Leading to the Garden
- Located on a Quiet Residential Estate, Close to Excellent Transport Links Throughout Manchester
- Close to Several Well-Kept Parks and Local Schooling



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### Entrance Hallway

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

### Lounge / Diner

17' 6" x 10' 10" (5.34m x 3.31m)

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

### Kitchen

10' 6" x 7' 8" (3.19m x 2.34m)

Featuring complementary fitted units with integral hob and oven. Complete with a ceiling light point, double glazed window and laminate flooring.

### Landing

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

### Bedroom One

10' 10" x 9' 5" (3.29m x 2.86m)

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

### Bedroom Two

10' 10" x 7' 9" (3.29m x 2.37m)

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

### Bedroom Three

7' 10" x 7' 7" (2.38m x 2.32m)

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

### Bathroom

7' 9" x 6' 0" (2.35m x 1.84m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with uPVC walls and laminate flooring.

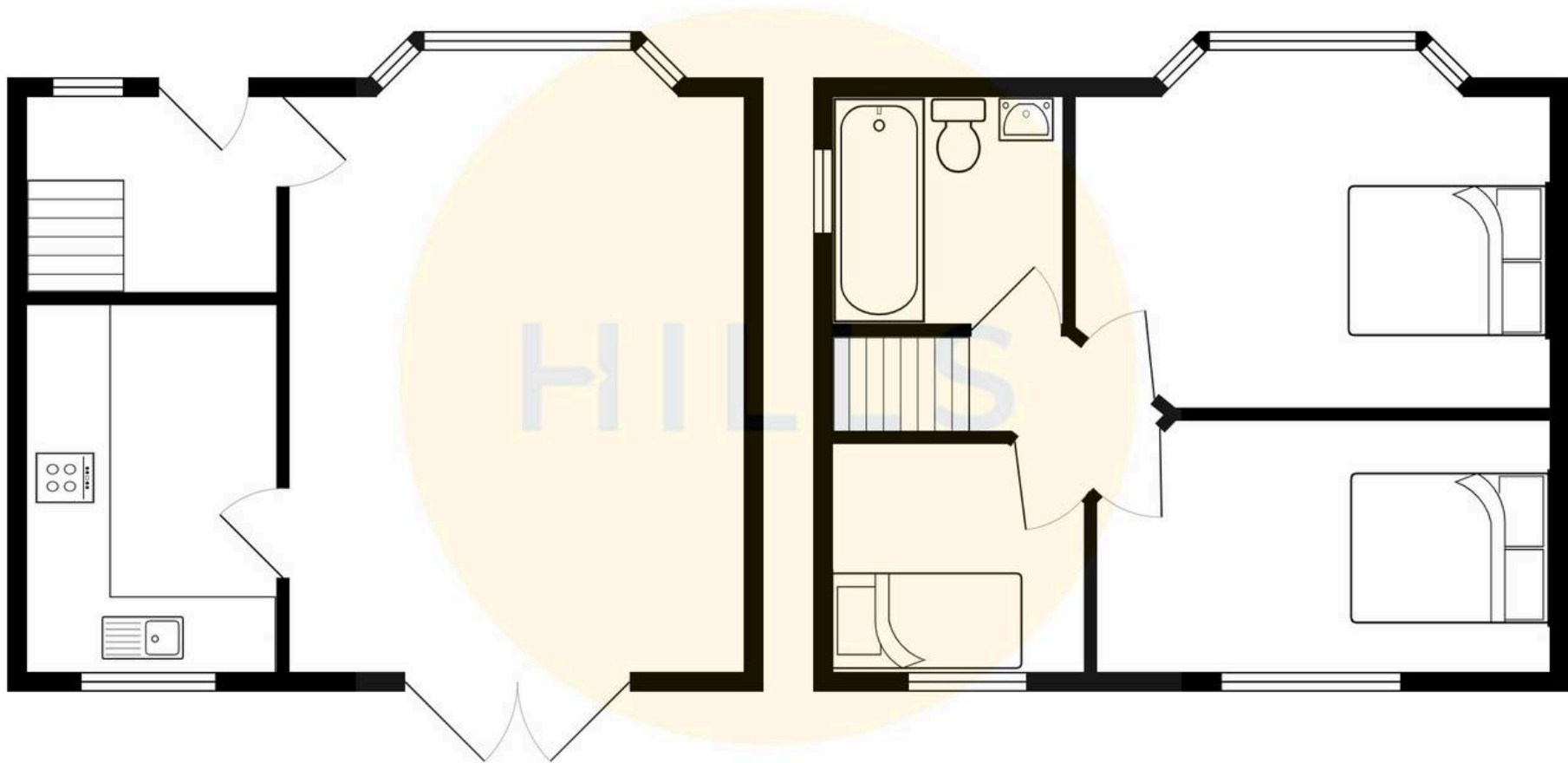
### External

Situated on a generous corner plot with a gated driveway.



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## Hills | Salfords Estate Agent

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