

Ellastone Road, Salford

Salford



In Excess of £450,000

## 3 Ellastone Road

Salford, Salford

Situated on a quiet CUL-DE-SAC is this STUNNING FOUR BEDROOM family home with a SPACIOUS MODERN FITTED KITCHEN, FOUR-PIECE MODERN FITTED BATHROOM, A FANTASTIC SOUTH FACING GARDEN AND A CELLAR!

Council Tax band: D

Tenure: Leasehold

- Beautiful four bedroom semi-detached property full of character!
- Well kept south facing garden to the rear with Composite decking, patio area and brick built outbuilding used for storage!
- Spacious throughout, including two large reception rooms and a modern fitted kitchen
- Would make the ideal family home, viewing comes recommended
- Quiet cul-de-sac location, close to Buile Hill Park
- Four generous sized bedrooms
- Situated over three floors and benefiting from a Cellar!
- Modern four piece bathroom suite!
- Two wood burning stoves, high ceilings and original features throughout!
- Popular location close to excellent transport links, amenities, parks and Salford Royal Hospital



**Entrance hallway**

19' 2" x 8' 4" (5.85m x 2.55m)

**Living room**

18' 2" x 12' 10" (5.53m x 3.92m)

**Dining room**

17' 1" x 12' 8" (5.20m x 3.87m)

**Kitchen**

17' 8" x 10' 0" (5.39m x 3.04m)

**Cellar one**

15' 8" x 6' 6" (4.78m x 1.97m)

**Cellar W.C**

4' 10" x 2' 8" (1.48m x 0.82m)

**Cellar two**

16' 7" x 6' 6" (5.05m x 1.97m)

**Cellar three**

11' 10" x 9' 6" (3.60m x 2.90m)

**Cellar four**

15' 9" x 9' 10" (4.80m x 2.99m)

**Bedroom 1**

14' 0" x 18' 0" (4.26m x 5.49m)

**Bedroom 2**

13' 2" x 18' 6" (4.01m x 5.64m)

**Bedroom 3**

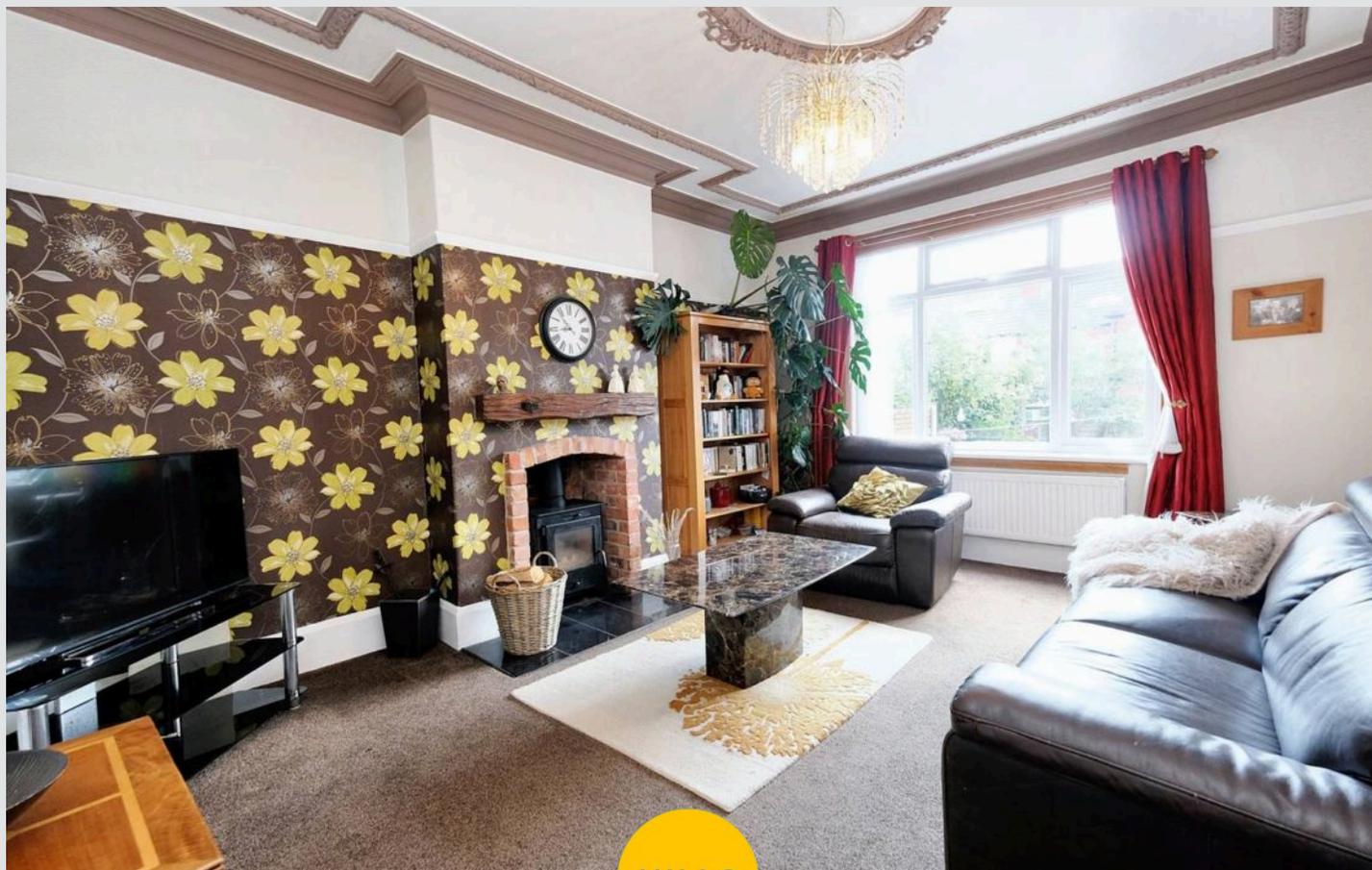
9' 10" x 11' 3" (2.99m x 3.43m)

**Bedroom 4**

9' 1" x 8' 2" (2.76m x 2.50m)

**Bathroom**

6' 11" x 8' 2" (2.10m x 2.49m)



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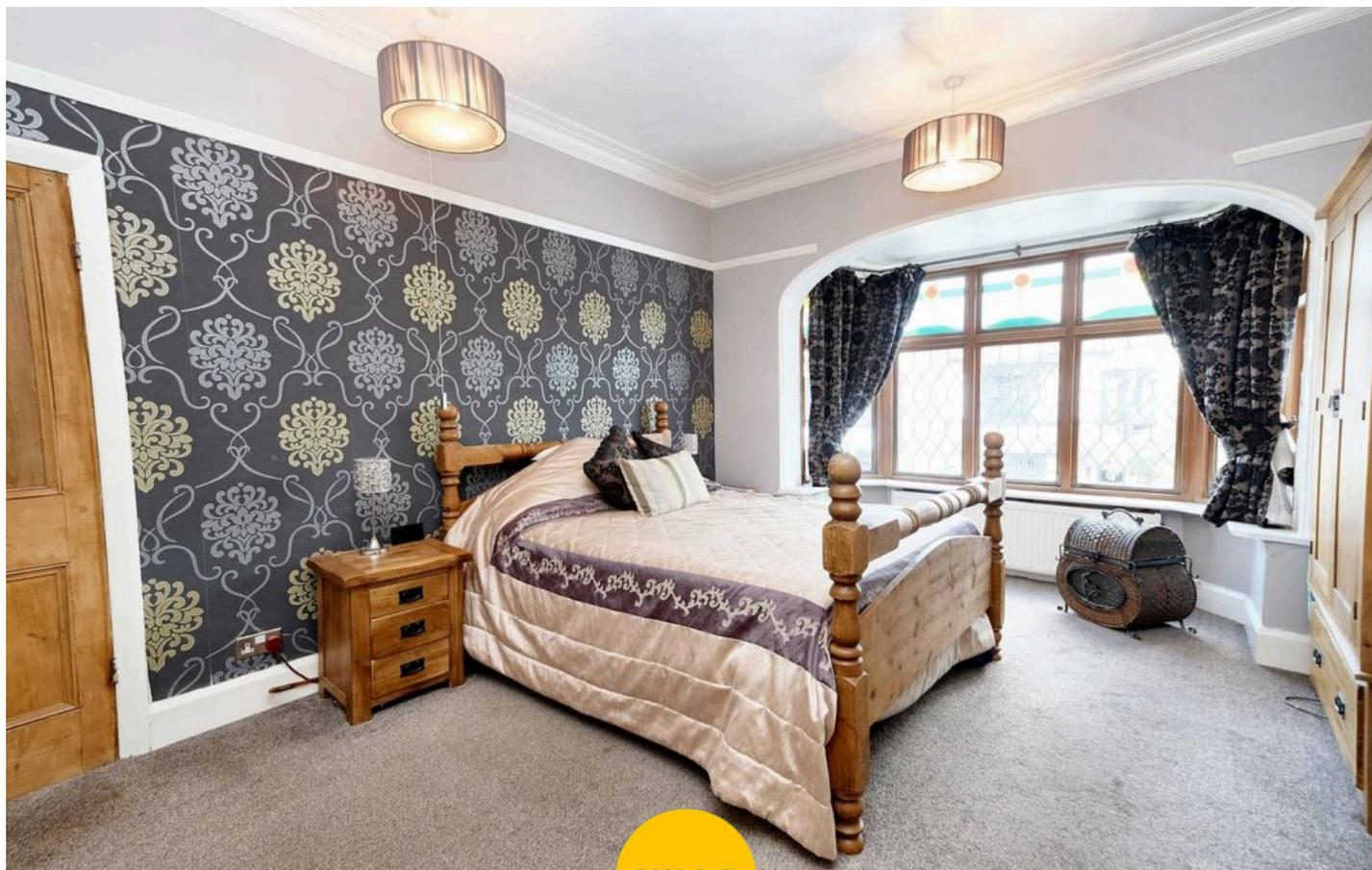
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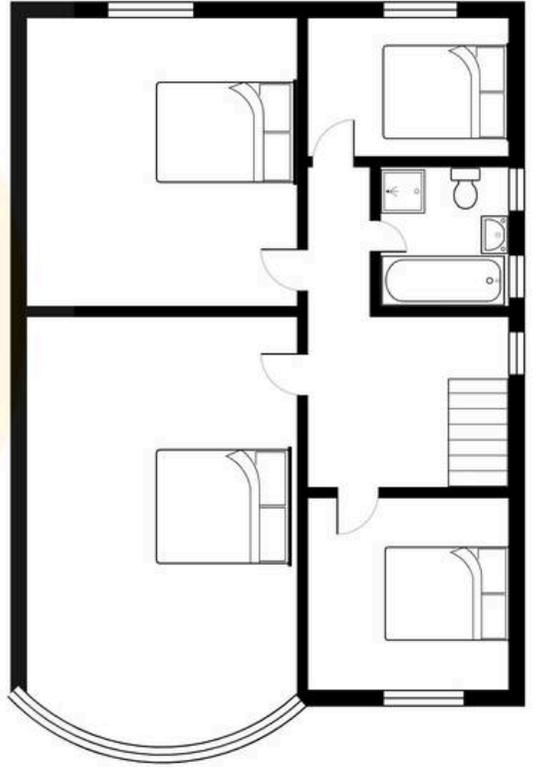
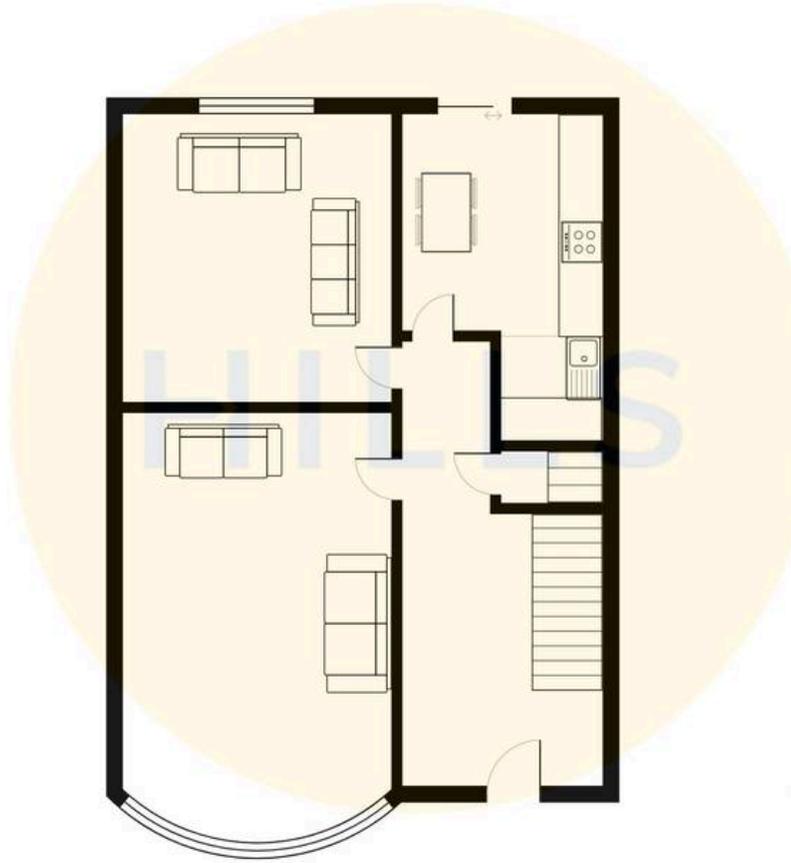
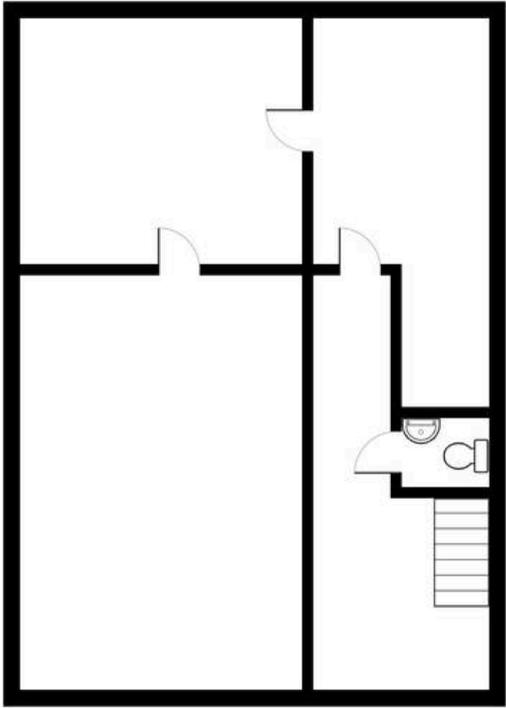
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HILLS







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