



Cholmondeley Road

Salford



In Excess of £230,000

# Cholmondeley Road

## Salford

WOW! Take a look at this SIGNIFICANTLY EXTENDED, FOUR BEDROOM SEMI-DETACHED PROPERTY! Completely renovated throughout to a high standard, with bi-folding doors, a utility room and a hidden pantry!

Council Tax band: C

Tenure: Leasehold

- Significantly Extended Four Bedroom Semi-Detached Property
- Completely Renovated to a High Standard Throughout, with a Bay-Fronted Lounge that has a Media Wall
- Large, Open Plan Living Dining and Kitchen Area with Contemporary Fitted Units, Velux Windows and Bi-Folding Doors
- Boats a Fantastic Hidden Pantry Accessed Through a Kitchen Cupboard
- Benefits from a Utility Room and a Contemporary Three-Piece Shower Room
- Three Well-Proportioned Bedrooms Upstairs and the Fourth Bedroom is Downstairs
- Beautifully Presented Three-Piece Bathroom Complete with a Freestanding Bath and Light Features
- Double Driveway for Off-Road Parking and a Landscaped Garden with Artificial Grass, Decking and Paving
- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Light Oaks Primary School
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



HILLS



### Entrance Hallway

Complete with ceiling light points, wall mounted radiator and glass balustrade.

### Lounge

3.23m x 3.00m (10' 7" x 9' 10")

Featuring a media wall. Complete with ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

### Open Plan Lounge / Kitchen / Diner

7.43m x 5.48m (24' 5" x 18' 0")

Featuring modern fitted units with space for fridge freezer and oven. Complete with ceiling spotlights, ceiling light point, three skylights, double glazed window, two wall mounted radiators and bi-folding doors.

### Shower Room

1.91m x 1.57m (6' 3" x 5' 2")

Featuring a three piece suite including a walk in shower, hand wash basin and W.C. Complete with ceiling spotlights, heated towel rail, tiled walls and flooring.

### Bedroom Three

3.33m x 1.93m (10' 11" x 6' 4")

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

### Utility Room

2.05m x 1.93m (6' 9" x 6' 4")

Space for a washer and dryer.

### Pantry

3.27m x 0.93m (10' 9" x 3' 1")

Complete with ceiling spotlights and fitted units.



### **Landing**

Complete with a ceiling spotlights and double glazed window.

### **Bedroom One**

3.66m x 3.24m (12' 0" x 10' 8")

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

### **Bedroom Two**

3.23m x 3.24m (10' 7" x 10' 8")

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

### **Bedroom Four**

2.28m x 1.89m (7' 6" x 6' 2")

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

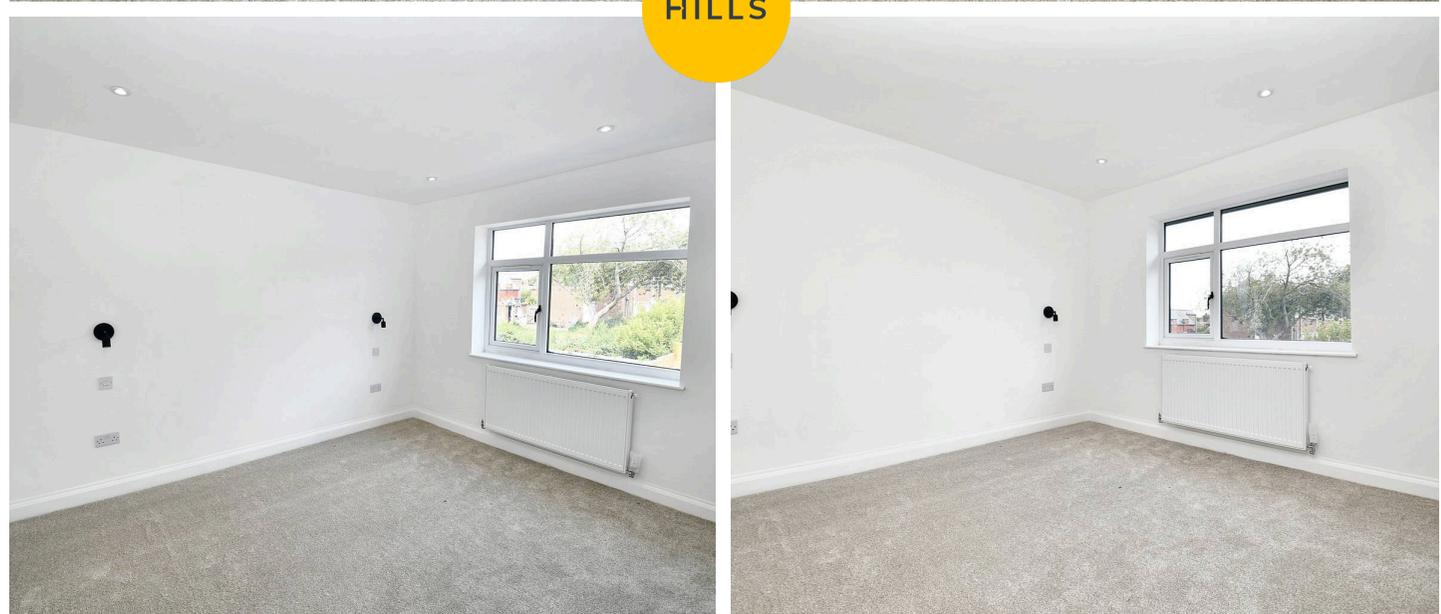
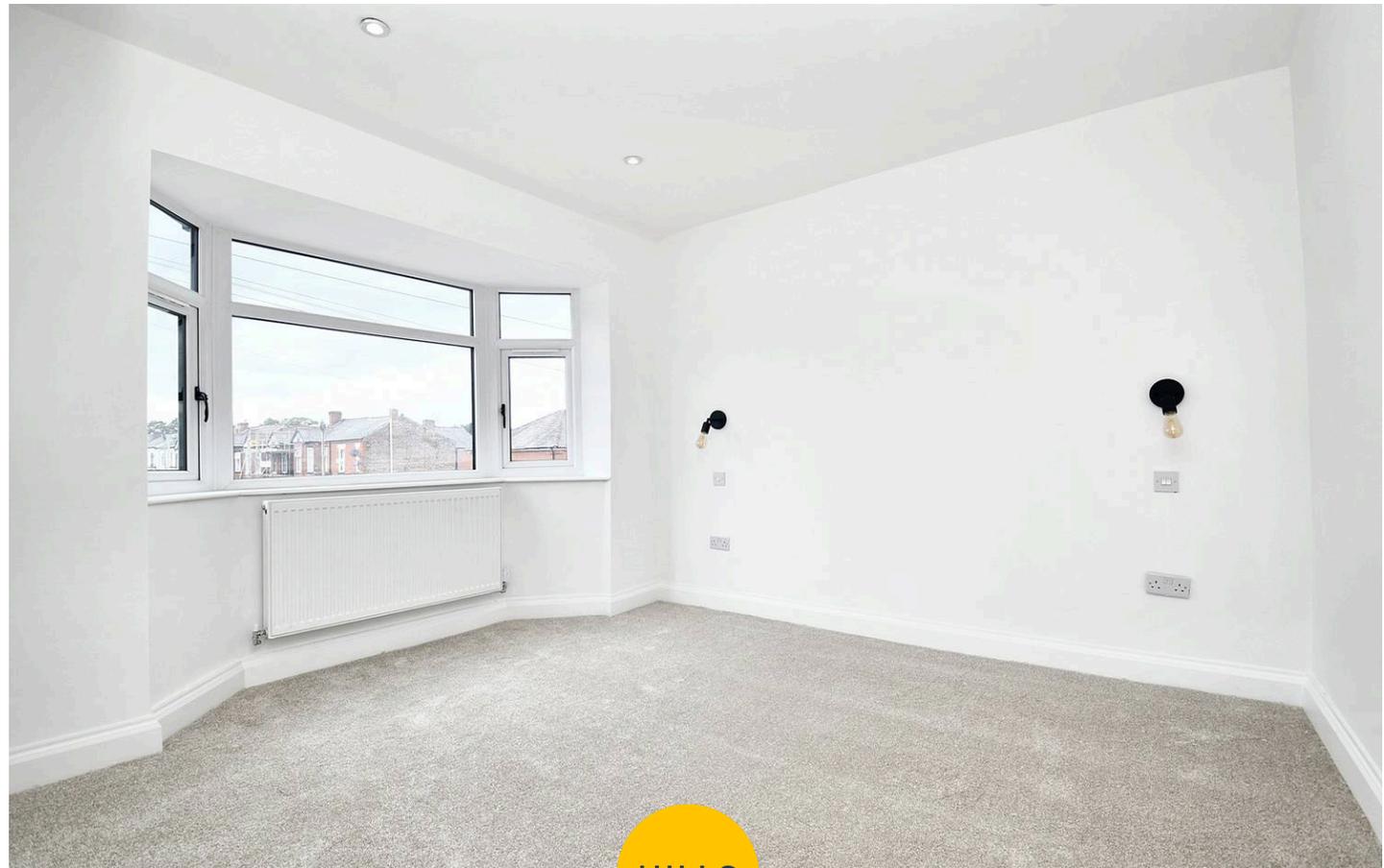
### **Bathroom**

2.19m x 1.83m (7' 2" x 6' 0")

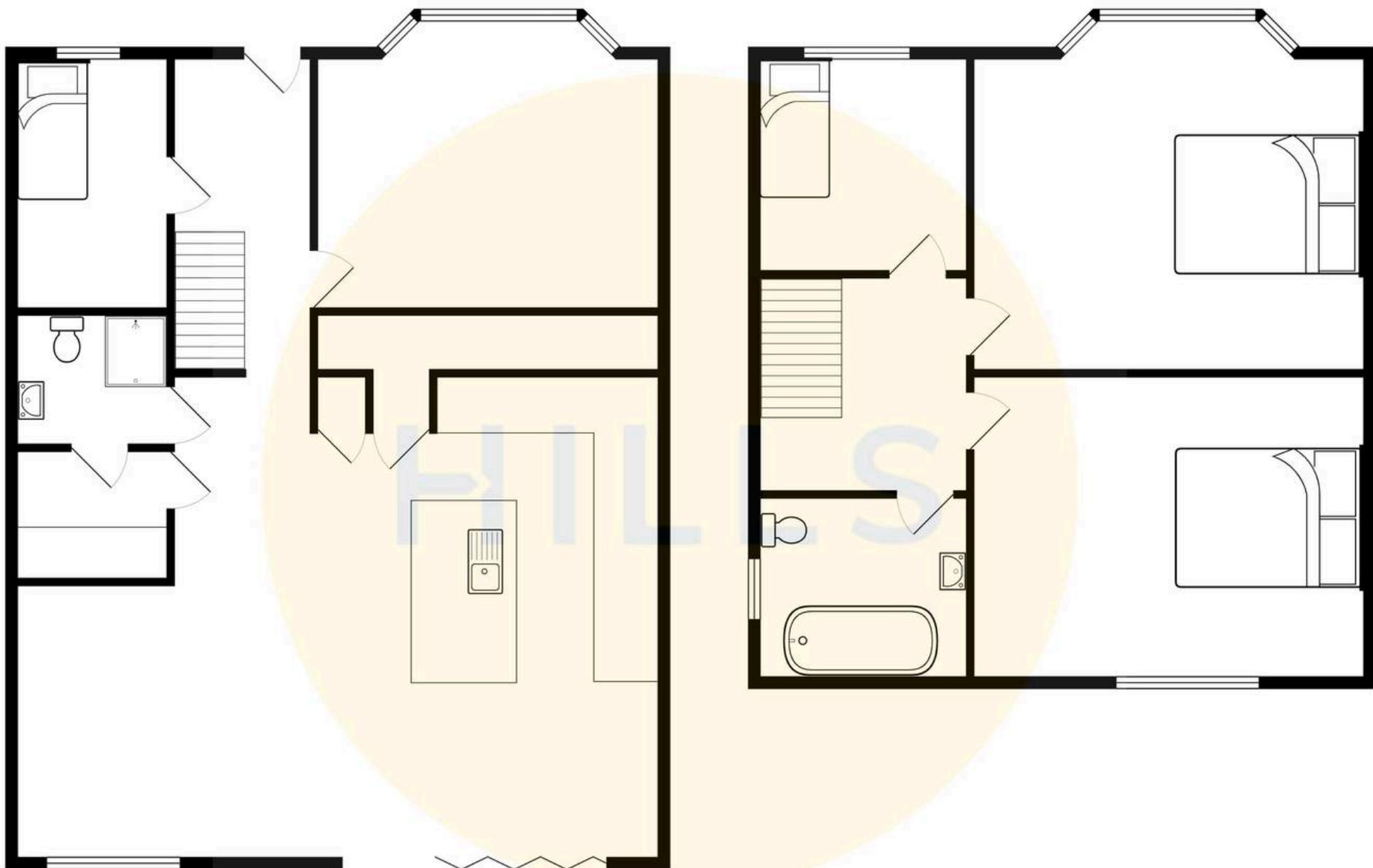
Featuring a three piece suite including a freestanding bathtub, hand wash basin and W.C. Complete with feature ceiling and wall light fittings, double glazed window, tiled walls and flooring.

### **External**

To the front of the property is a double driveway. To the rear of the property is a landscaped garden with decking, artificial grass and paving.









## Hills | Salfords Estate Agent

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