



Sandy Lane

Salford

HILLS

Offers in Region of **£240,000**

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Salford

Spacious Three Bedroom Semi-Detached Property
Within Easy Access of Salford Quays & Media City!
Close to Buile Hill Park - with a Driveway and a
Garage
Council Tax band: C

Tenure: Freehold

- Spacious Three Bedroom Semi-Detached Property
- Within Easy Access of Salford Quays & Media City
- Bay-Fronted Lounge and a Spacious Dining Room with Patio Doors to the Rear
- Extended Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Three-Piece Bathroom
- Mature Gardens to the Front and Rear
- Driveway and a Detached Garage
- Close to Buile Hill Park, Amenities and Local Schooling
- Near Excellent Transport Links Throughout Manchester



Entrance Hallway

Front Reception Room

12' 0" x 10' 8" (3.67m x 3.26m)

Rear Reception Room

11' 10" x 10' 8" (3.61m x 3.25m)

Kitchen

15' 10" x 7' 2" (4.82m x 2.18m)

w/c

4' 9" x 2' 0" (1.45m x 0.62m)

Landing

Bedroom One

11' 6" x 10' 9" (3.51m x 3.27m)

Bedroom Two

10' 8" x 9' 9" (3.26m x 2.98m)

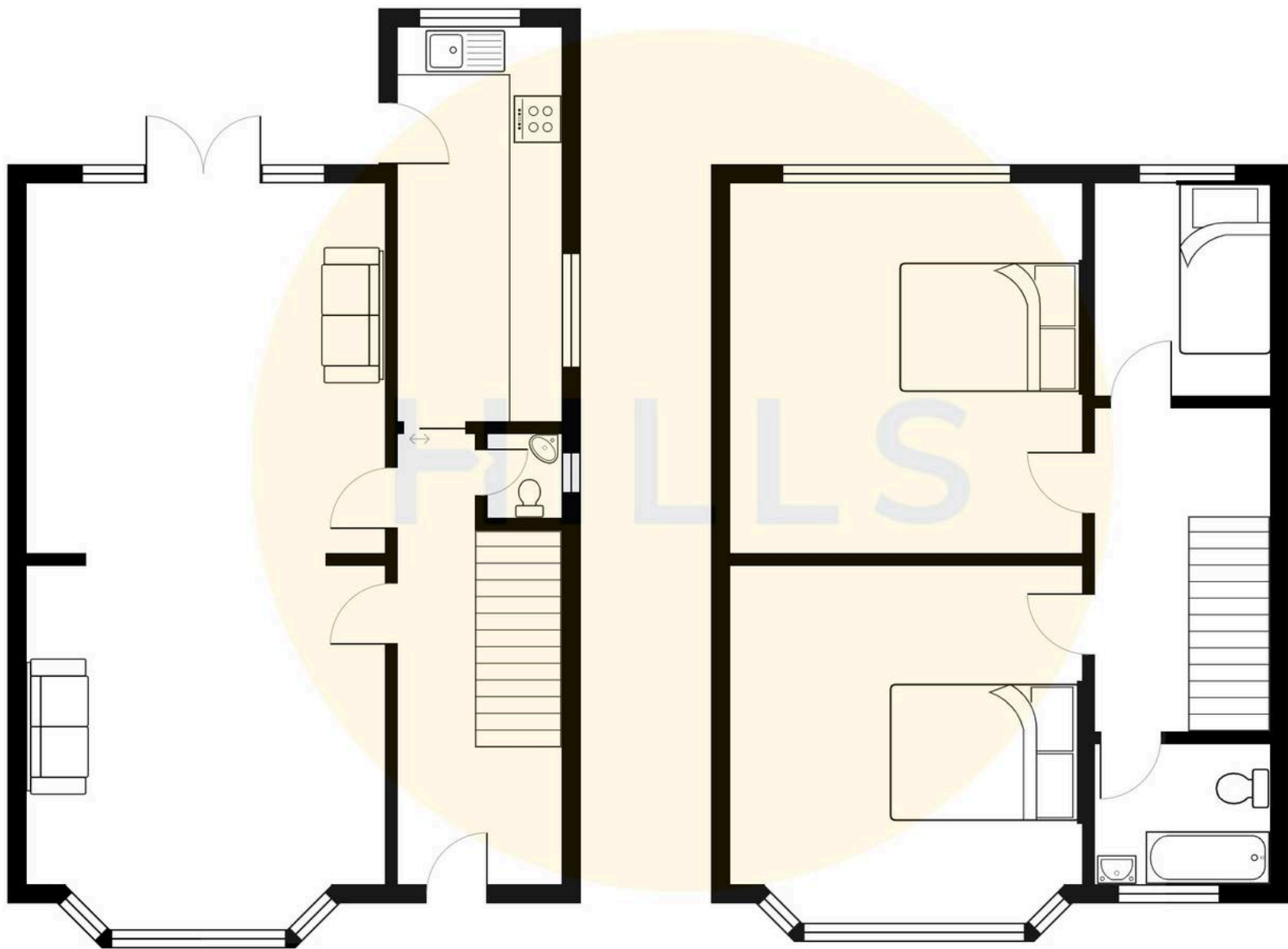
Bedroom Three

7' 1" x 6' 11" (2.16m x 2.10m)

Bathroom

6' 10" x 4' 4" (2.08m x 1.31m)







Hills | Salfords Estate Agent

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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.