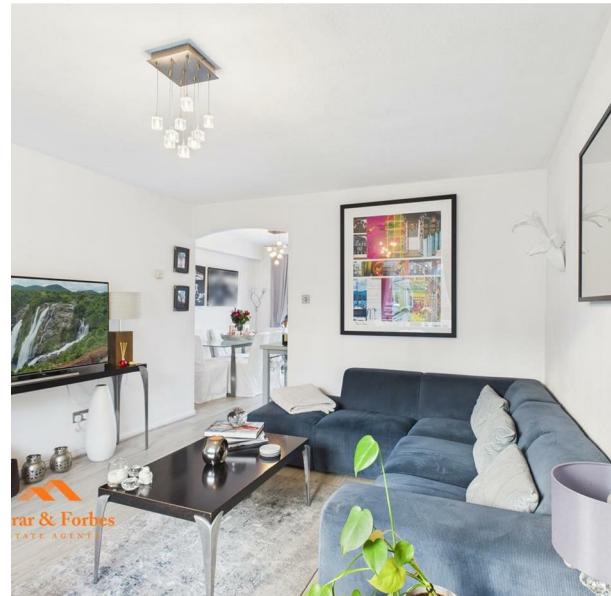


19 Chiffon Way, Salford, M3 6AB

Offers over £380,000

Council Tax Band: B



Located in the popular area of Salford, just a short distance from Manchester City Centre, this attractive three-bedroom semi-detached property offers modern living with excellent access to the city's vibrant bars, restaurants, and amenities.

The property benefits from a driveway providing off-road parking for two vehicles. Internally, the home features a spacious open-plan living and dining room, creating a bright and welcoming space ideal for both relaxing and entertaining. The newly fitted modern kitchen is finished to a contemporary standard and offers ample storage and workspace.

Upstairs, there are two generously sized double bedrooms along with a third bedroom, suitable for a child's room, guest bedroom, or home office.

Externally, the property boasts a large, well-designed garden featuring white porcelain tiles and composite decking, providing a stylish and low-maintenance outdoor space. Within the garden is a converted container summer house, ideal for entertaining, working from home, or use as a studio. This versatile space includes bi-folding doors and a separate storage room.

Additionally, the property offers excellent potential to extend to the rear and side, subject to the necessary planning permissions, making it an ideal opportunity for buyers looking to add further value.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	