



61 St Georges Crescent, , Salford M6 8JN

£410,000

Briscombe Nutter and Staff are delighted to offer For Sale this well presented spacious Five Bedroom Detached property situated in a popular well established residential area, within ease of access to transport routes, Salford Royal Hospital and local amenities. This fine family home offers a wealth of living accommodation extending to: Entrance Hall, Large Lounge, Utility/W.C, Open plan Kitchen/Diner, Five Bedrooms, a Bathroom and Shower Room. Externally, a walled frontage complete with driveway parking leading to a single garage and a wonderful landscaped rear garden. Internal Viewing is Highly Recommended to Truly Appreciate this wonderful property!

**Briscombe,
Nutter &
Staff.**

ENTRANCE PORCH

Glazed double doors with a window to both sides and above to the front elevation. Internal door with a window above and to both sides leads through to:

ENTRANCE HALL

Spindle staircase leads to the first floor landing. Under stairs store cupboard. Internal doors lead through to:

LOUNGE

25' 3" x 11' 3" (7.7m x 3.43m)

Dual aspect with a square bay window to the front elevation and French doors to the rear elevation. Solid wood flooring. Feature tiled fire surround and hearth complete with a gas living flame fire. T.V. point.



KITCHEN/DINER/FAMILY ROOM

17' 11" x 16' 11" (5.48m x 5.16m)

Window and French doors to the rear elevation. Fitted with a range of white gloss wall and base units complete with black granite work surfaces and tiled splash backs. Integrated appliances include: Fridge, Freezer and Dishwasher with space for a Range Cooker. Tiled floor.

W.C/UTILITY ROOM

7' 4" x 4' 7" (2.24m x 1.42m)

Tiled floor. Fitted with a low level W.C and wash hand basin. Plumbing facilities for a washing machine and tumble dryer. Fitted wall units.

LANDING

Balustrade. Internal doors lead through to:

BEDROOM ONE

10' 7" x 11' 10" (3.25m x 3.61m)

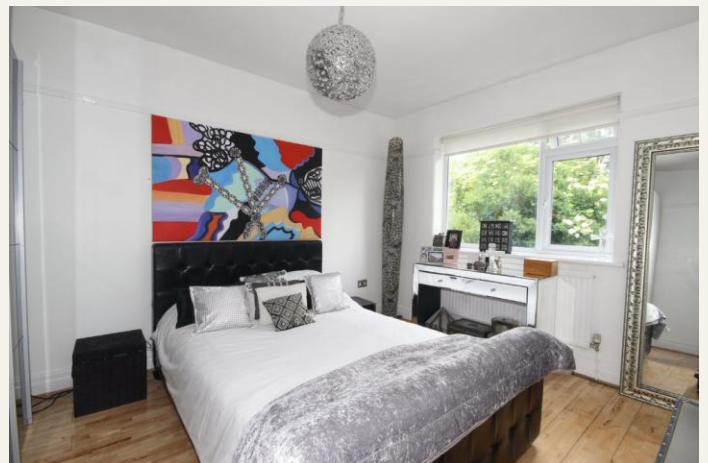
Square bay window to the front elevation.



BEDROOM TWO

13' 1" x 10' 8" (4.01m x 3.26m)

Window to the rear elevation.



BEDROOM THREE

15' 3" x 7' 11" (4.66m x 2.43m)

Window to the front elevation.

BEDROOM FOUR

11' 6" x 8' 1" (3.53m x 2.47m)

Window to the rear elevation.

BEDROOM FIVE

7' 1" x 7' 2" (2.17m x 2.19m)

Window the front elevation.

SHOWER ROOM

Window to the side elevation. Fitted with a shower cubide, low level W.C and a wash hand basin. Fully tiled walls and floor.

BATHROOM

Window to the rear elevation. Fitted with a low level W.C, wash hand basin and a free standing roll top bath. Fully tiled walls and floor.

WINDOWS:

UPVC Double Glazed.

PRIMARY HEATING:

Gas Central Heating.

GRADENS

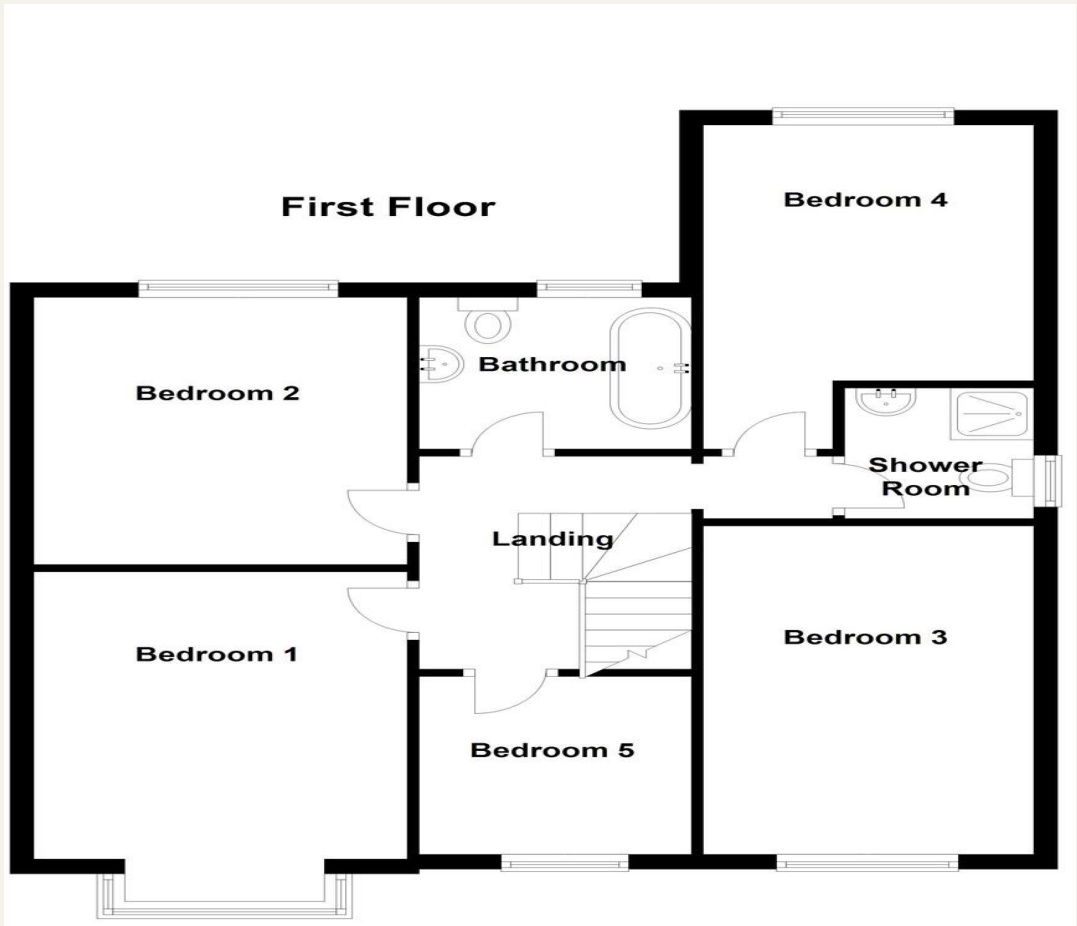
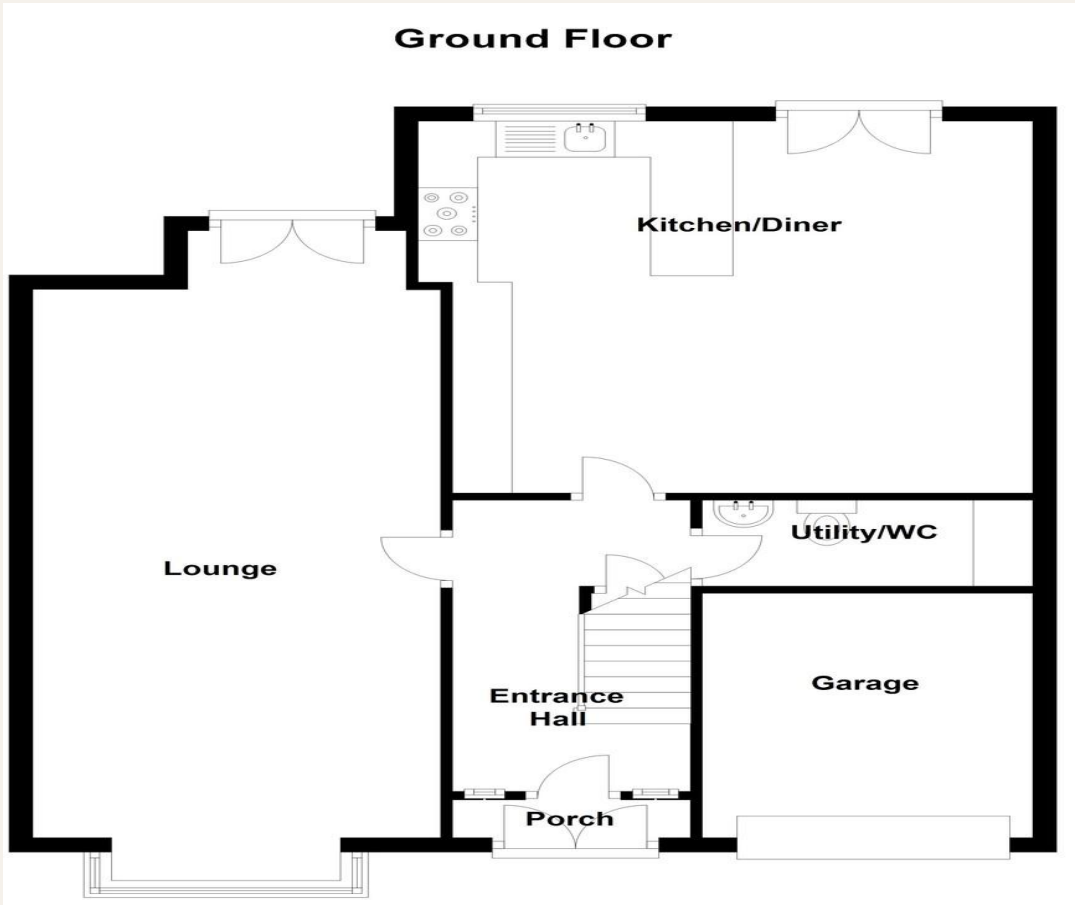
Externally, the property occupies a deceptively large plot with landscaped gardens to both the front and rear. To the front is a walled frontage complete with paved driveway leading to a single garage. To the rear is a beautiful landscaped garden, complete with raised decked seating area ideal for summer entertaining. A large lawn area, mature planted borders and brick built out house completes this fine family home.

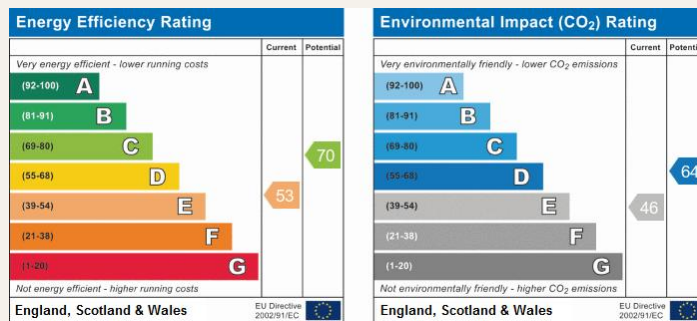




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This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.





Important Notice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale.