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# 25 Barnett Drive, Salford, M3 6WH

This beautifully maintained and decorated three bedroom end townhouse is tucked away at the end of a dead end and opposite an Ofsted rated primary school. The property itself has an entrance vestibule, L-shaped living/Dining room, inner hallway with understairs storage, modern shaker style kitchen with built in oven, hob and extractor. Door leading to rear porch and out into the garden. On the first floor there are two large double bedrooms, good size third bedroom and updated white three piece suite. Upvc double glazing and gas fired central heating. The drive offers off road parking and has gates leading to the rear. The side and rear garden are considerably larger than you would expect, all enclosed offering excellent privacy. EPC rating C. Council Tax Band A.

The house is approximately a 6-8 minute walk from the Salford University and Salford Central Station. With the City Centre only minutes further on. It has two primary schools on its doorstep and GP Surgery. Local shops and superstores are all within a reasonable commute.

## Price £370,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Vestibule

Entrance door with laminate wood flooring, door to-

#### Living/Dining Room

17'11" x 15'10"

This L-shaped room has a feature plaster and living flame gas fire, dado rail and radiators. Laminate wood flooring, tv point. Arch to-

#### Inner Hall

Understair storage space with double glazed window, laminate flooring, Upvc glazed back door, staircase to the first floor and door to-

#### Kitchen

9'9" x 8'3"

Upvc double glazed window. This modern shaker style kitchen has wall and base units, one and a half sink unit, gas hob, electric oven and extractor hood. Mirrored tiled splash backs and tiled floor. Vertical radiator.

#### First Floor

Access to

#### Bedroom One

13'4" x 12'11"

Upvc double glazed window. Laminate flooring with a range of built in wardrobes offering ample storage. Radiator.

## Bedroom Two

11'8" x 9'10"

Upvc double glazed window. Radiator and painted floorboards.

## Bedroom Three

9'3" x 7'9"

Upvc double glazed window. Laminate flooring and radiator.

## Bathroom

5'6" x 6'7"

Upvc double glazed window. Three piece white suite with electric shower over the bath, wash hand basin and w.c. Part tiled and wood cladding to the walls, chrome heated towel radiator.

## Externally

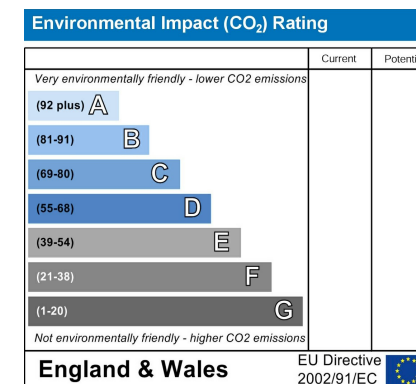
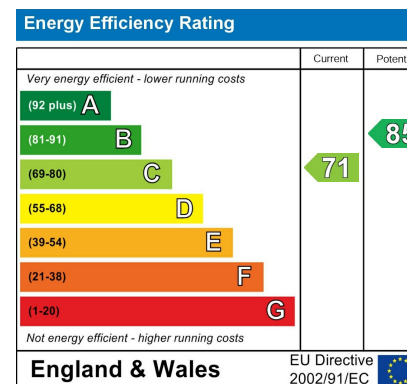
The property benefits from off road parking to the front and well maintained front garden. The rear and side garden is larger than you would expect with a house this close to the City. Wooden decking, three sheds, lawns and borders. Walled and screened by trees offering a good degree of privacy.

## Additional Information

Freehold Property

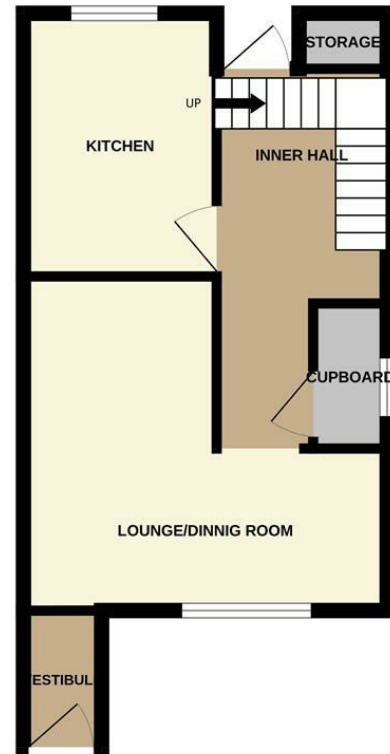
Service Charges Nil

Ground Rent Nil





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

