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# 51 Barrfield Road, Salford, M6 7EL

Welcome to Barrfield Road, Salford - a charming location that could be the perfect setting for your new home! This terraced house boasts not just 5, but the potential of 6 bedrooms, offering ample space for a growing family or those who love to have guests over.

As you step inside, you'll be greeted by 2 reception rooms, providing versatile spaces that can be tailored to suit your lifestyle - whether you fancy a cosy reading nook or a formal dining area. With 2 bathrooms, one upstairs, one down, the morning rush will be a thing of the past, ensuring everyone can get ready without any hassle.

Although some renovation is required, this property presents a fantastic opportunity to put your own stamp on it and create a space that truly reflects your taste and style. The large size of the house means there's plenty of potential to transform it into your dream home. Additionally, there is a cellar for additional storage.

Convenient on-street parking adds to the appeal of this property, making it easy for you and your guests to come and go without any parking woes. Don't miss out on the chance to own this spacious 5/6 bedroom property in a sought-after location - book a viewing today and start envisioning the possibilities! NO ONWARD CHAIN. FREEHOLD.

## Offers In Excess Of £325,000

### Viewing arrangements

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

#### Entrance

Porch entrance. Entrance hall with access to all ground floor rooms and cellar. Laminate flooring. Radiator. Ceiling light.

#### Reception Room 1

15'7" x 10'10"

Fitted carpet. Wall mounted fireplace. Ceiling light. Bay window.

#### Reception Room 2

13'7" x 11'1"

Fitted carpet. Radiator. Ceiling light. Electric fire.

#### Kitchen/Diner

18'6" x 9'1"

Range of wall and base units with worktops over. Sink with mixer tap. Freestanding cooker and fridge/freezer. Washing machine. Access to yard. Spotlights and ceiling light. Wall mounted gas fireplace.

#### Downstairs Wetroom

Fully tiled. Low level W/C. Sink with 2 tap holes. Radiator. Ceiling light. Window.

#### Bedroom One

17'7" x 13'1"

Fitted carpet. Radiator. Ceiling light.

## Bedroom Two

13'8" x 11'4"

Fitted carpet. Radiator. Ceiling light.

## Bedroom Three

11'4" x 10'8"

Fitted carpet. Radiator. Ceiling light.

## Bathroom

Fully tiled bathroom suite. Low level W/C. Sink with mixer tap.

Bath with mixer shower attachment. Ceiling light. Window.

## Bedroom Four

16'10" x 10'8"

Fitted carpet. Radiator. Ceiling light.

## Bedroom Five

16'5" x 10'3"

Fitted carpet. Ceiling light.

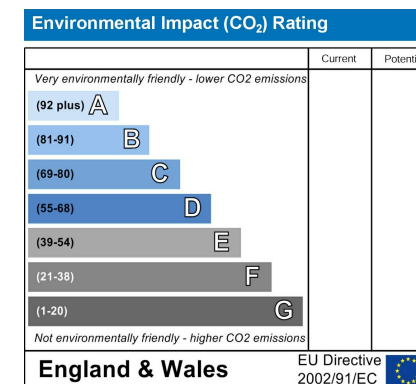
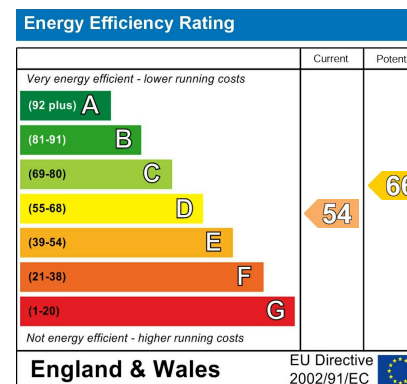
## Bedroom Six/Study

10'7" x 9'11"

Fitted carpet. Radiator. Ceiling light. Velux window.

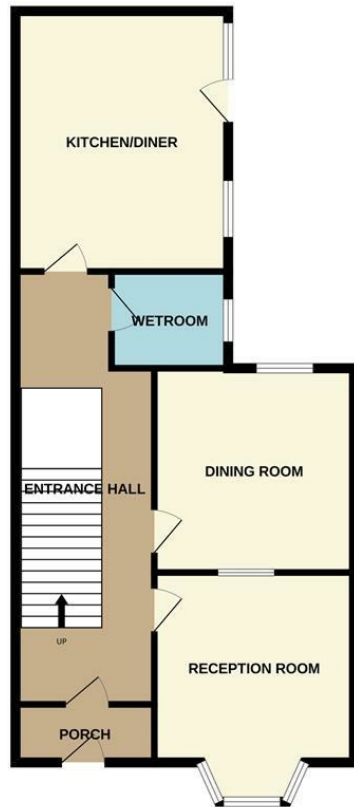
## Externally

Enclosed rear yard with water tap. Small front yard.





GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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