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# Ascend

Built on higher standards



Sunningdale Drive, Salford

£270,000

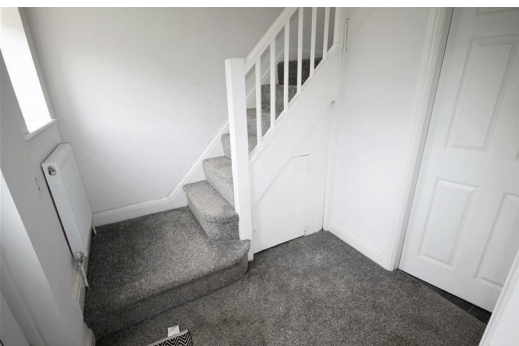
Take a look at this lovely three-bedroom semi-detached house located on Sunningdale Drive in Salford. Close to a number of good schools, with off-road parking and no chain involved, this property would make a perfect home for a family or a couple. The property has been modernised throughout and has a single storey extension to the rear allowing for a bigger kitchen as well as an extended lounge providing a natural separate dining area.

Step into the entrance hall, which features handy under-stairs storage, to explore all that this property has to offer. Head to your right into a large open plan lounge/dining room with sliding patio doors leading out to the rear garden. Straight ahead, you will find a spacious kitchen is complete with integrated appliances including a full-size fridge freezer, oven, hob and extractor as well as a slimline dishwasher. There is also access to the rear of the property via the kitchen.

To the first floor there are three good-sized bedrooms, one complete with fitted wardrobes, as well as a modern three-piece family bathroom suite. The décor in this lovely home is completely neutral throughout, meaning it's a perfect blank canvas for you to put your own stamp on and make your own! Externally, there is a paved garden to the rear and a lush lawn in the front garden along with a driveway for that much-desired off-road parking.

Situated in a great spot, this lovely home is just a fifteen-minute drive into the city centre. Salford Royal Hospital is just a five-minute drive away from the property and local amenities such as shops, bars and restaurants are all within a short drive too. For those who enjoy the outdoors, Oakwood Park is a two-minute walk from the property and Light Oaks Park is within walking distance, too, providing a lovely backdrop for those weekend strolls.

For more information and to book a viewing, please contact our Monton office. Please note, these images are for marketing purposes only.



# 78 Sunningdale Drive, Salford, Lancashire, M6 7PL

## Additional Information

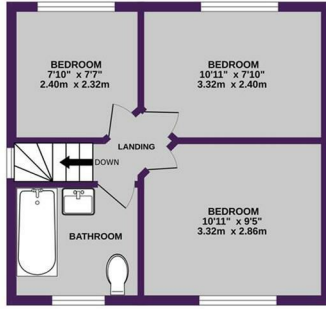
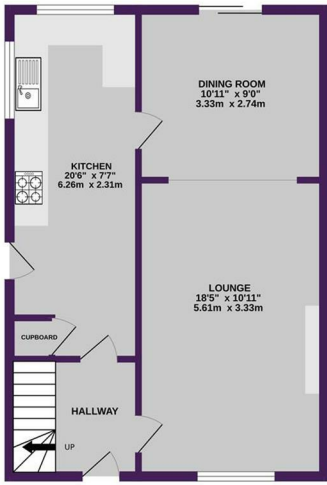
Tenure: Freehold  
 Length of Lease Remaining: N/A  
 Annual Ground Rent: N/A  
 Ground Rent Review Period: N/A  
 Annual Service Charge: N/A  
 Service Charge Review Period: N/A  
 Council Tax Band: B  
 EPC Rating: D  
 Ownership Amount: 100%

## Important Notice

These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property, including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.

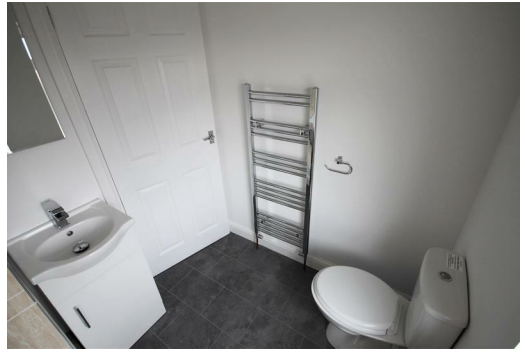
GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	35-47
B	81-91	B	27-34
C	69-80	C	22-26
D	55-68	D	16-21
E	39-54	E	10-15
F	21-38	F	7-9
G	1-20	G	1-6

Energy Efficiency Rating: **B** (Score: 83)

Environmental Impact (CO<sub>2</sub>) Rating: **B** (Score: 55)