



**HILLS**

**\*\*STUNNING FAMILY HOME LOCATED ON A POPULAR TREE-LINED ROAD\*\*** Reportedly built in 1927 by the ex Lord Mayor of Salford John Bloom for his son the property lies within walking distance of Hope hospital, and offers a wealth of space and features throughout. With **FOUR DOUBLE BEDROOMS** and **THREE RECEPTION ROOMS** this beautiful property would make the ideal family home. This excellent home has so much to offer and comes complete with a large entrance hallway, three reception rooms, office, **STUNNING FITTED KITCHEN**, utility room and down stairs WC. With four **DOUBLE BEDROOMS** (one with a unique mezzanine floor) **TWO EN SUITS** and a **MODERN FAMILY BATHROOM** to the first floor. Externally the property has a landscaped garden complete with a decking area and astro turf. There is a detached garage which has been converted in to a gym and has power, lighting and heating. To the front of the property there is a large resin driveway. Ideally located, the property is positioned close to Salford Royal Hospital, all major transport links, good local schooling, amenities and well-kept public parks. Houses of this size and quality rarely come up for sale, so early viewing is advised.

Victoria Road  
Salford, M6 8FZ

**Offers in Excess of £475,000**

**0161 7074900**  
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**Hallway** 18' 7" x 4' 3" (5.66m x 1.30m)

Ceiling light point, two wall-mounted radiators, laminate flooring and composite door.

**Reception One** 26' 2" x 9' 8" (7.98m x 2.94m)

Spacious lounge with double glazed window to the front and double glazed patio doors leading to the rear garden. Two wall mounted radiators, electric fireplace and carpet flooring.

**Reception Two** 12' 11" x 10' 4" (3.94m x 3.14m)

Ceiling light point, wall mounted radiator and carpet flooring. Single glazed window to the front.

**Dining Room** 14' 9" x 9' 10" (4.5m x 3m)

Double glazed windows to the side and rear, ceiling light point, wall mounted radiator and carpet flooring.

**Kitchen** 14' 1" x 9' 7" (4.29m x 2.92m)

Modern kitchen fitted with a range of base and wall units, complementary work surfaces and integrated sink unit with drainer. Integrated fridge freezer, dishwasher, oven, hob and stainless steel extractor. Double glazed window to the side elevation and double glazed door. Power point and ceiling light spots. Door to utility area.

**Utility** 6' 4" x 5' 0" (1.93m x 1.53m)

Fitted with a range of wall and base units, with complimentary roll top work surfaces and a stainless steel sink. Space and plumbing for washing machine and dryer. Combi boiler and wall-mounted radiator, double glazed window to the side, power point and ceiling light point. Tiled floors. Door to WC.

**Downstairs WC** 6' 0" x 3' 8" (1.83m x 1.12m)

Comprising of low level W.C. and a wall-mounted hand wash basin. Tiled floors, ceiling light point and a double glazed window to the side elevation.

**Garage/Office** 21' 1" x 10' 2" (6.42m x 3.10m)

Spacious converted garage with lino flooring, a wall mounted radiator and two strip lights. Composite folding doors to the front, uPVC door to the rear.

**Bathroom** 9' 5" x 9' 0" (2.86m x 2.74m)

Three piece bathroom suite comprising low level WC, hand wash sink unit and bath with mixer shower overhead. Double glazed bay window to the front and wall-mounted radiator. Spotlight lighting, tiled floors and walls.

**Landing**

Ceiling light point, carpet flooring.

**Bedroom One** 11' 10" x 10' 0" (3.60m x 3.06m)

Double bedroom with a double glazed window to the rear. Fitted wardrobes, ceiling light point and wall mounted radiator. Carpet flooring.

**En-suite** 9' 9" x 3' 1" (2.98m x 0.94m)

Three piece en-suite comprising of a low level WC, hand wash basin and a shower. Double glazed window to the side, tiled floor and walls, wall mounted radiator and ceiling spot lights.

**Bedroom Two** 15' 8" x 8' 7" (4.78m x 2.61m)

Double bedroom with two double glazed windows, a ceiling light point and wall mounted radiator. Carpet flooring.

**Bedroom Three** 11' 5" x 10' 3" (3.48m x 3.12m)

Double bedroom with double glazed window overlooking the front. Wall mounted radiator, carpeted floors and ceiling light point.

**En-Suite** 7' 4" x 3' 10" (2.23m x 1.16m) Three piece en-suite comprising of a low level WC, sink unit and a shower. Towel radiator, tiled floors and walls and a ceiling light point.

**Bedroom four** 10' 1" x 8' 11" (3.07m x 2.73m)

A split level double room with pitched roof, a window overlooking the front of the property and ladder leading to the mezzanine level. Two ceiling light points, wall mounted radiator and carpet flooring.

**Externally**

Externally the property has a landscaped garden complete with a decking area and astro turf. There is a detached garage which has been converted in to a gym and has power, lighting and heating. To the front of the property there is a large resin driveway.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.







