



**Hills Residential**

Much bigger than meets the eye is this SPACIOUS THREE BEDROOM home that features TWO RECEPTION ROOMS, 13FT FITTED KITCHEN and NO CHAIN that has been priced to reflect the need for internal modernisation. Ideally situated, the property is conveniently located close to Salford Royal Hospital, excellent transport links into Manchester, good local schooling and amenities. Whilst viewing the property to appreciate its potential comes recommended, in brief the property comes complete with an entrance hallway, lounge, dining room and a fitted kitchen to the ground floor. With three bedrooms and a fitted bathroom to the 1st floor. Fully double glazed and gas central heated. Externally to the rear is an enclosed, low maintenance courtyard garden. Available with NO CHAIN, houses in this location are highly sought and early viewing will be essential. Contact the office on 01617074900 to arrange your viewing

**Graham Road  
Salford, M6 8PS**

**Offers in Excess of £130,000**

**0161 7074900  
info@hillsresidential.co.uk**

## Entrance Hall

Ceiling light point and wall-mounted radiator.

## Lounge 13' 4" x 10' 11" (4.06m x 3.32m)

Two double glazed windows to the front, ceiling light point and a wall-mounted radiator. Gas fire with feature surround. Sliding doors lead into the dining room.

## Dining Room 14' 8" x 11' 7" (4.47m x 3.52m)

Double glazed window to the rear, ceiling light point and a wall-mounted radiator. Sliding doors lead into the lounge. Access door to the kitchen.

## Kitchen 13' 11" x 9' 1" (4.25m x 2.78m)

A spacious dining kitchen fitted with a range of wall and base units with complementary roll top work surfaces and integral stainless steel sink and drainer unit. Space for fridge/freezer. Double glazed window to the side and rear, suspending ceiling and light point, wall-mounted radiator and tiled floors. Access door leads out to the rear courtyard garden. Space for a small dining table and chairs. Access to a large under stair storage cupboard.

## First Floor Landing

Ceiling light point, wall-mounted radiator and loft access.

## Bedroom One 14' 9" x 10' 11" (4.49m x 3.33m)

Two double glazed windows to the front, ceiling light point and a wall-mounted radiator.

## Bedroom Two 12' 10" x 9' 5" (3.9m x 2.87m)

Double glazed window to the rear, ceiling light point and a wall-mounted radiator.

## Bedroom Three 9' 3" x 7' 11" (2.82m x 2.42m)

Double glazed window to the rear, ceiling light point and a wall-mounted radiator.

## Bathroom 6' 2" x 5' 7" (1.88m x 1.7m)

Fitted with a three piece suite comprising of low level W.C, pedestal hand wash basin and bath with shower over. Double glazed window to the side, ceiling light point and a wall-mounted radiator.

## Externally

To the front of the property is an enclosed low maintenance courtyard set behind a brick built wall and gate. Whilst to the rear is an enclosed low maintenance, flagged courtyard garden and wood built shed. With gated access to a secure alleyway to the rear.



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.





