



Hayfield Road

Salford



In Excess of £350,000

Hayfield Road

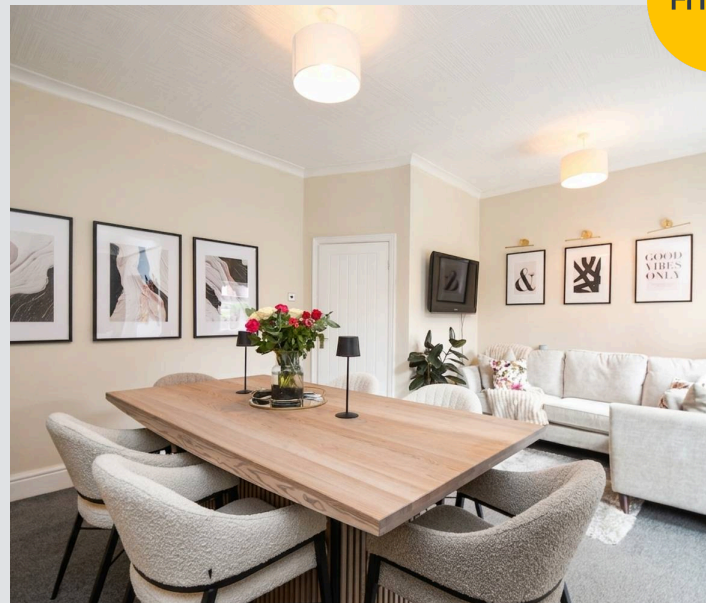
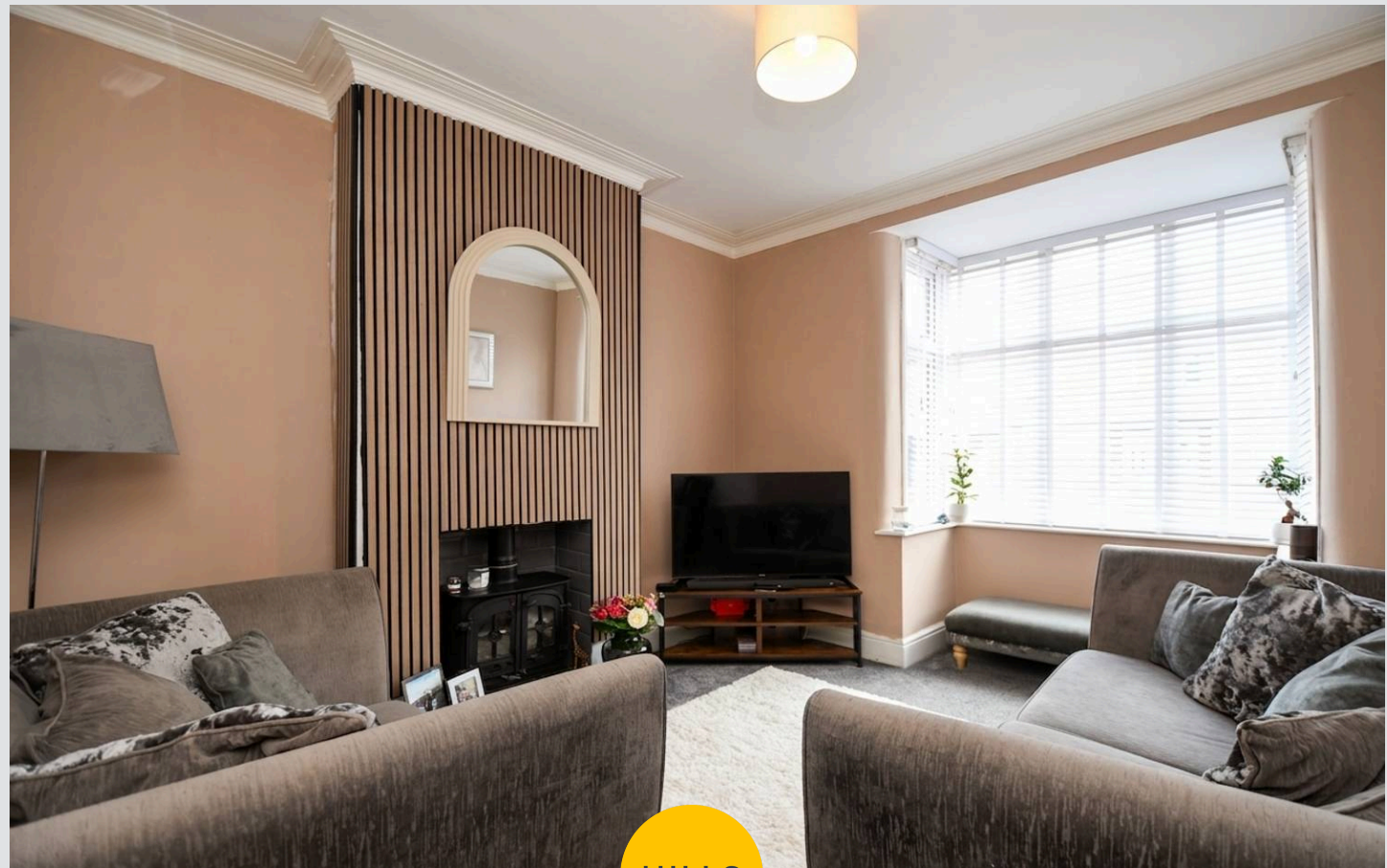
Salford

Beautifully Presented, Three Bedroom Semi-Detached Period Property Located on a Popular Road, Within Walking Distance of Salford Royal Hospital! Boasting a Generous, Landscaped Garden to the Rear!

Council Tax band: B

Tenure: Freehold

- Beautifully presented three bedroom semi-detached property
- Located on a popular road, within walking distance of Salford Royal Hospital and Light Oaks Primary School
- Large bay-fronted lounge and a separate dining room
- Extended modern fitted kitchen, complete with spotlights and a velux window
- Block paved drive to the front for off-road parking
- Stunning low maintenance rear garden complete with paving, turfed lawn and a decked seated area
- Three spacious bedrooms
- Contemporary three-piece bathroom suite
- Well presented throughout to a high standard!
- Located close to excellent amenities and transport links into Manchester City Centre, Salford Quays and Media City



Entrance Hallway

16' 3" x 5' 10" (4.96m x 1.77m)

Lounge

12' 3" x 15' 3" (3.74m x 4.66m)

Dining Room

12' 6" x 17' 9" (3.81m x 5.42m)

Kitchen

12' 1" x 10' 7" (3.68m x 3.23m)

Landing

Bedroom One

12' 0" x 12' 9" (3.67m x 3.88m)

Bedroom Two

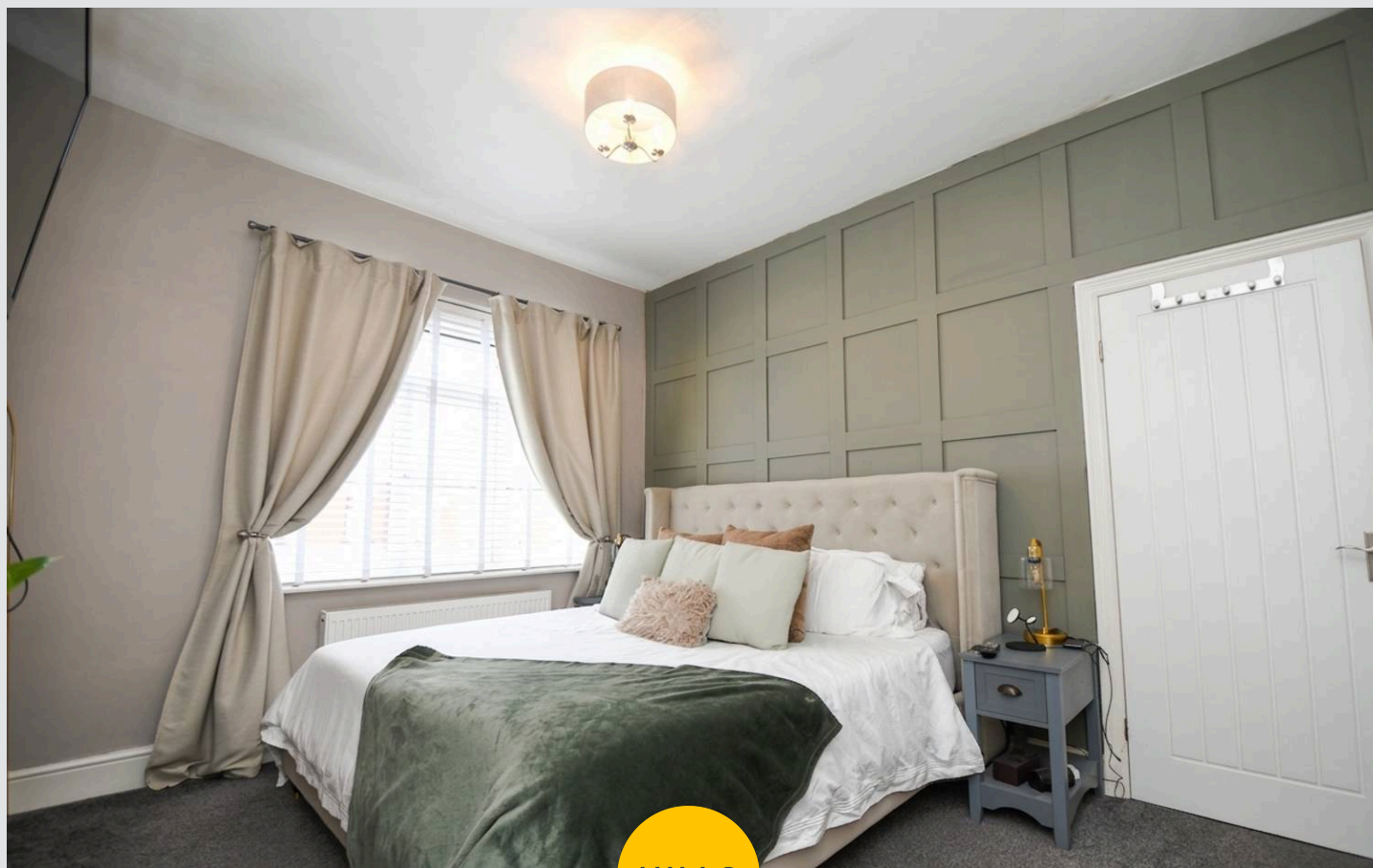
12' 4" x 12' 7" (3.77m x 3.84m)

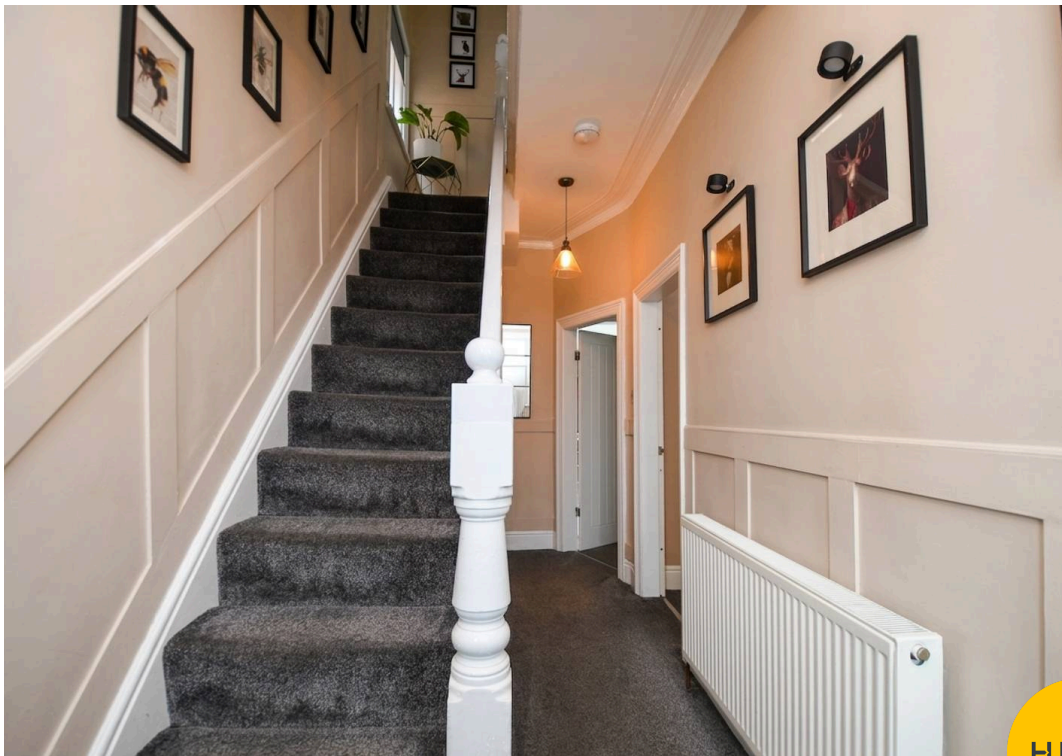
Bedroom Three

10' 5" x 8' 0" (3.18m x 2.43m)

Bathroom

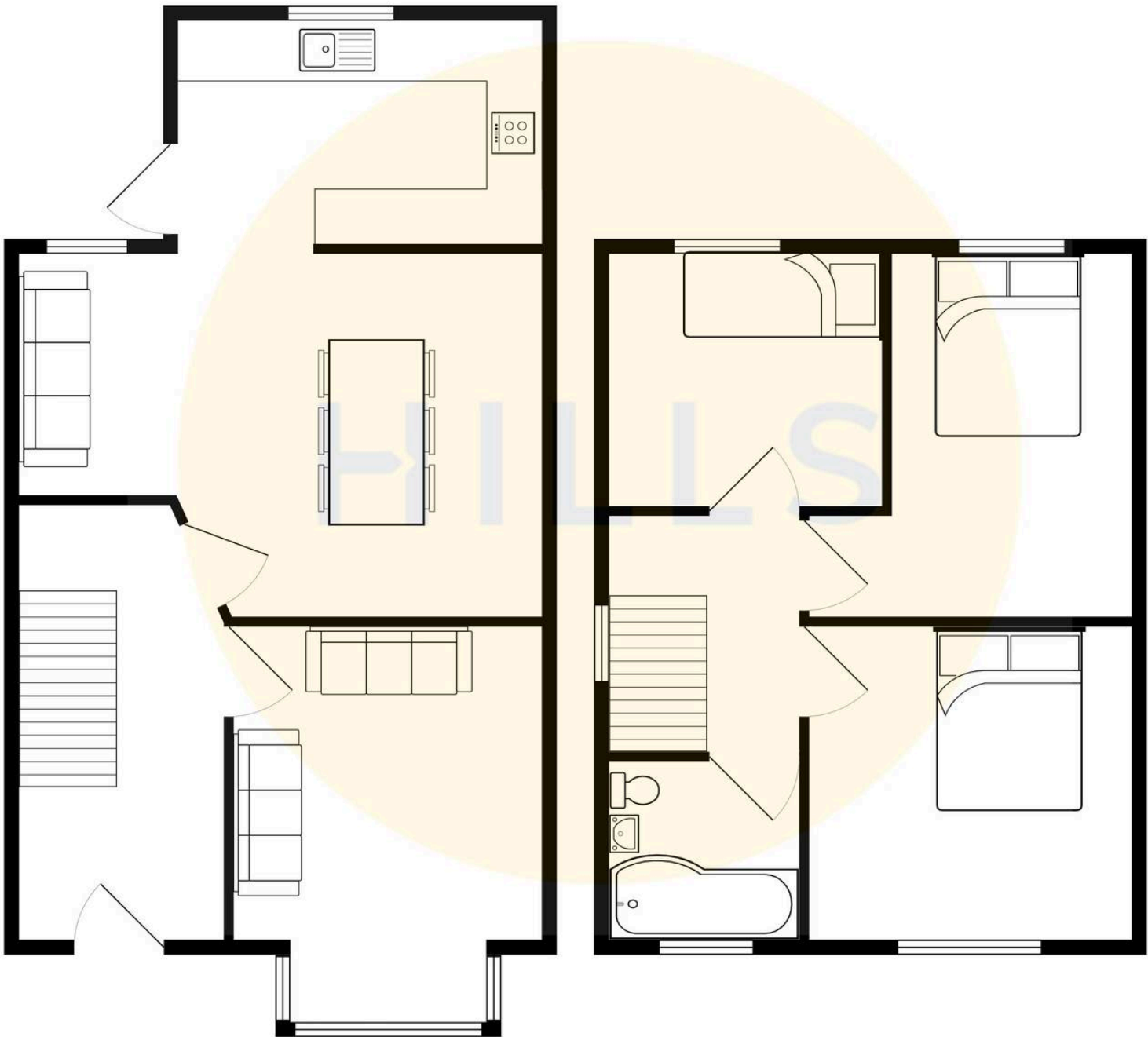
8' 4" x 5' 10" (2.55m x 1.77m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.