



*Chaseley Road*

Salford

**Miller Metcalfe**  
*Every step of the way*

# Chaseley Road

Salford

Semi Detached



EPC Rating - To be confirmed

\*\*\*NO CHAIN INVOLVED – EARLY VIEWING STRONGLY ADVISED \*\*\*

A peaceful street in a sought-after part of Salford, this family home on Chaseley Road offers space, potential, and an excellent location for families. With local amenities close by, great schools in the area, and plenty of green space for walks, it's easy to see why this would make the perfect long-term home \*\*\*

As you step inside, you are welcomed by a generous entrance hallway that sets the tone for the size of the property. The front living room, complete with a charming bay window, is bright and inviting, while the rear lounge enjoys plenty of natural light through large windows and provides that all-important extra reception space for modern family living. To the rear, you'll find a dining area and kitchen that could easily be reimagined into a fantastic open-plan hub of the home.

Upstairs, there are two well-proportioned double bedrooms, a comfortable single bedroom, and a separate bathroom with an independent WC – a practical layout for busy households.

Outside, the property continues to impress. A generous driveway offers parking for multiple vehicles and leads to a garage, while both front and rear gardens provide excellent outdoor space for families to enjoy.

Although the house needs some modernisation, it presents an exciting opportunity for buyers to put their own stamp on a forever home in a fantastic location. Whether you're a growing family or simply looking for a home to make your own, Chaseley Road has all the ingredients to become something truly special.

## TENURE

Freehold

## COUNCIL TAX

Band: C

Annual Price: £2,180

## MOBILE COVERAGE

EE

Vodafone

Three

O2

## BROADBAND

Basic: 12 Mbps

Superfast: 40 Mbps

Ultrafast: 2000 Mbps

## SATELLITE / FIBRE TV AVAILABILITY

BT - YES

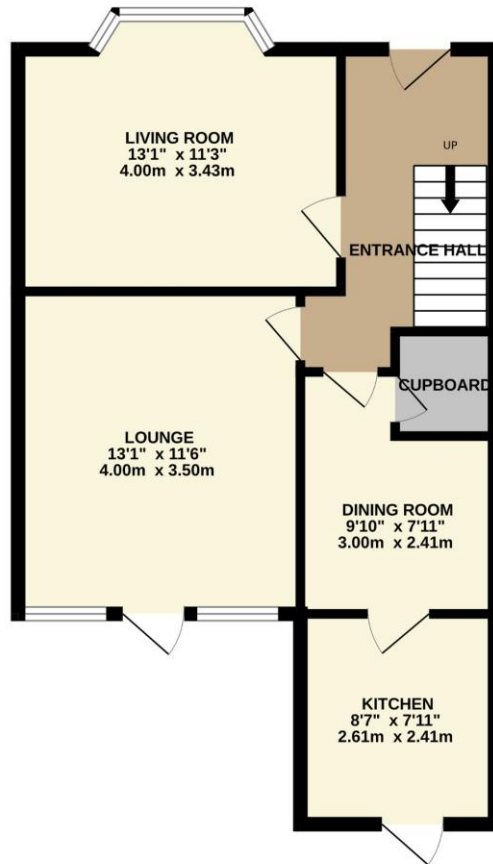
Sky - YES

Virgin - YES

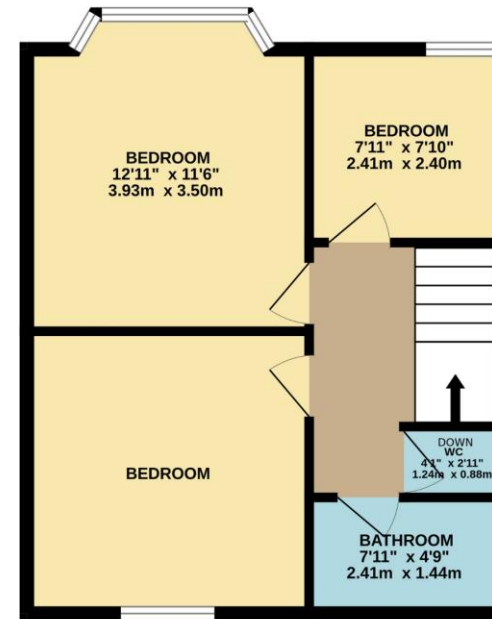




GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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