



**Stan Mellor Close**

Salford



HILLS

Offers Over **£300,000**

# Stan Mellor Close

Salford

Council Tax band: B

Tenure: Freehold

- Fantastic Three Bedroom End Terrace Property
- Located on the Popular Castle Irwell Development
- Open Plan Living, Dining and Kitchen Area with Modern Units and Patio Doors to the Rear
- Benefits from a Downstairs W/C
- Three Double Bedrooms, with a Juliette Balcony and an Ensuite Shower Room to the Main Bedroom
- Modern Three-Piece Bathroom
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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**Entrance Hallway**

9' 9" x 4' 11" (2.97m x 1.50m)

**Downstairs W.C.**

3' 5" x 6' 7" (1.05m x 2.00m)

**Lounge**

18' 6" x 16' 2" (5.63m x 4.92m)

**Kitchen**

8' 1" x 10' 1" (2.47m x 3.07m)

**Landing**

**Bedroom One**

12' 1" x 10' 7" (3.69m x 3.22m)

**En suite**

4' 10" x 6' 6" (1.48m x 1.99m)

**Bedroom Two**

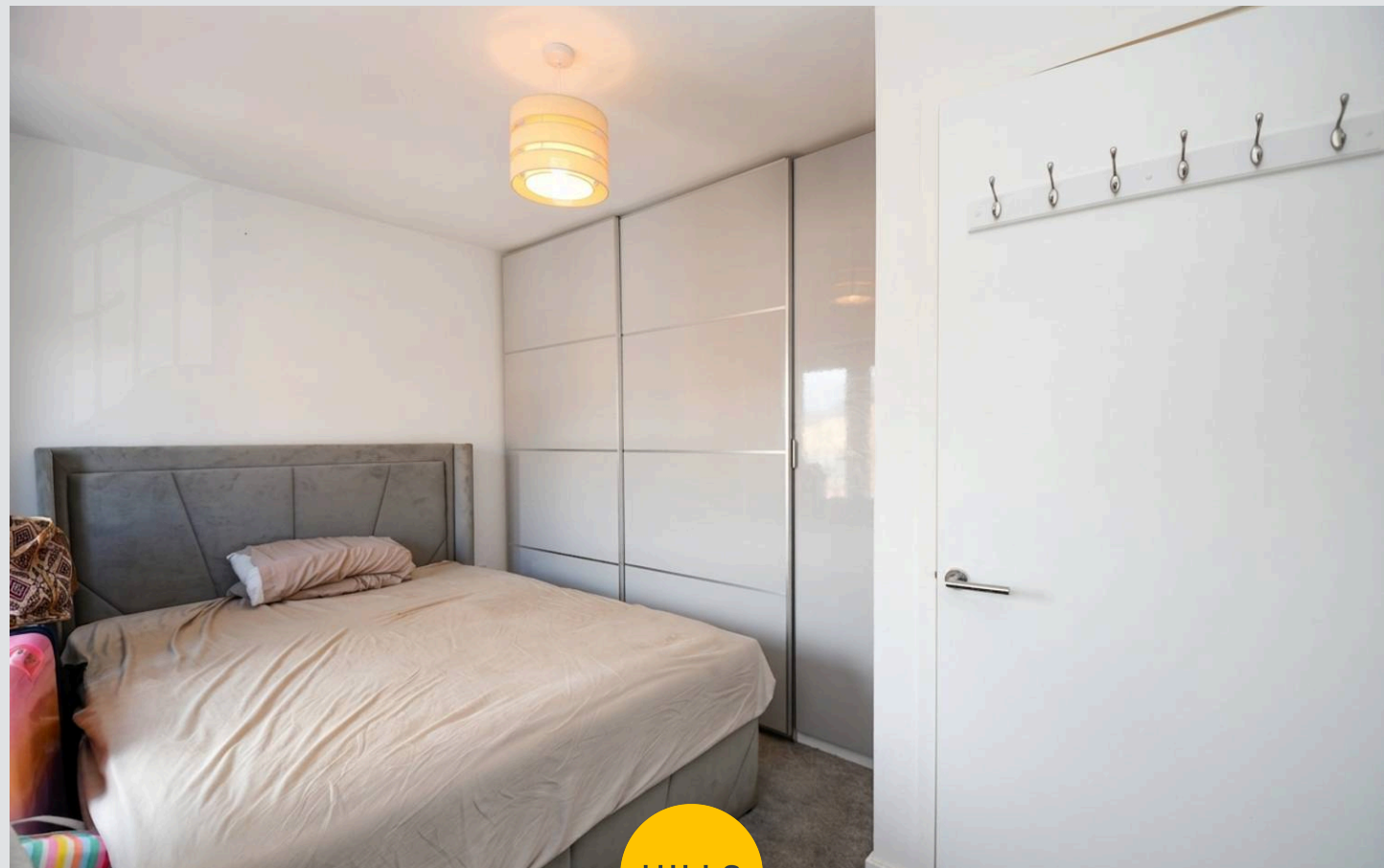
13' 5" x 8' 7" (4.10m x 2.61m)

**Bedroom Three**

10' 11" x 7' 3" (3.34m x 2.21m)

**Bathroom**

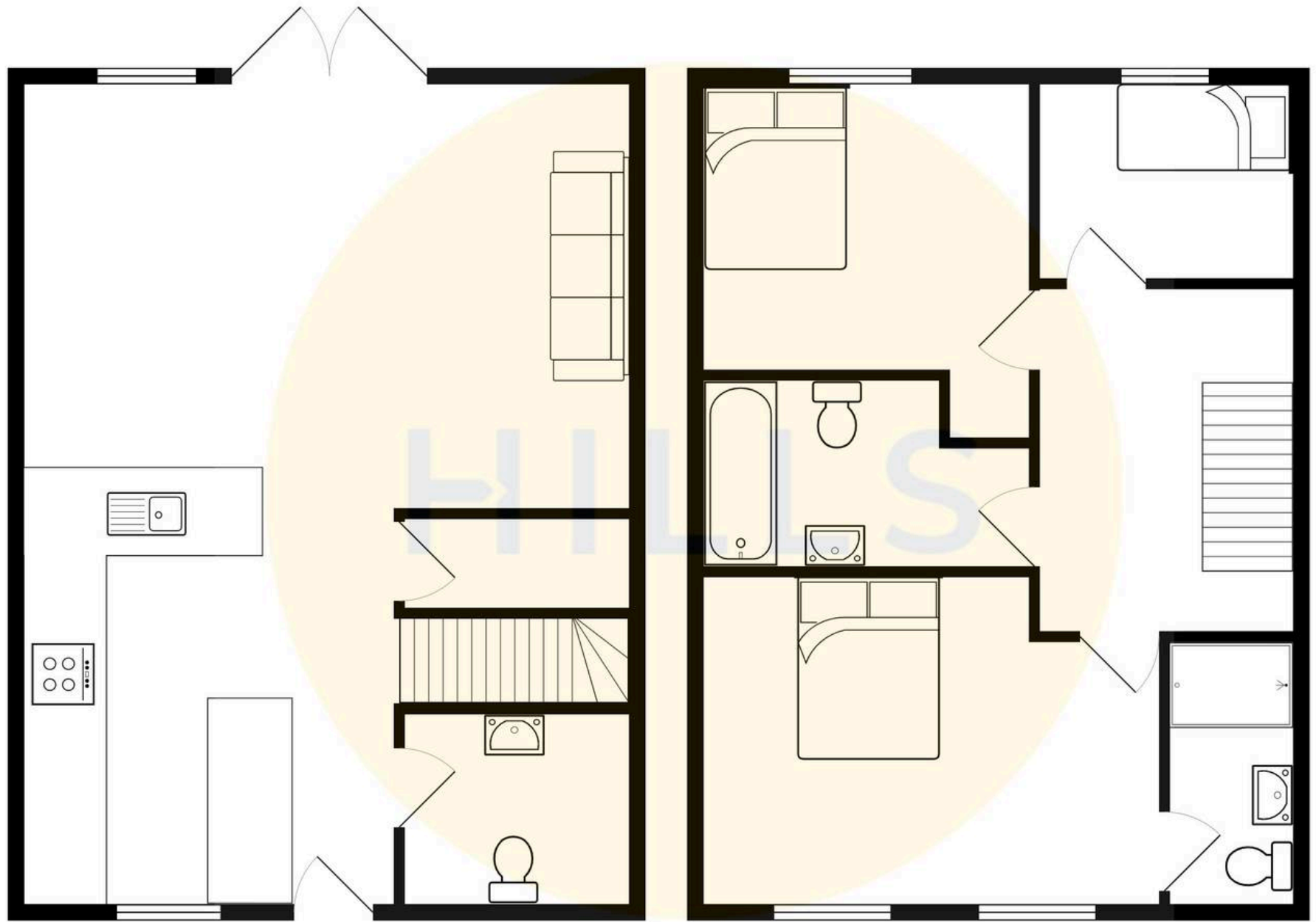
9' 5" x 6' 10" (2.86m x 2.09m)





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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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