



Elm Tree Road

Salford

Miller Metcalfe  
*Every step of the way*

# Elm Tree Road

Salford

Semi Detached



3



2

EPC Rating - B

\*\*\* Calling All First Time Buyers and To Let Investors - Internal Viewing A Must \*\*\*

Superb Modern End Town House With Exceptionally Well-Proportioned Living Space, Well Presented Throughout, Attractive Landscaped Gardens and Ample Driveway Parking, Situated within a Popular and Highly Convenient Location Within Easy Access to Manchester City Centre, Early Viewing Strongly Advised \*\*\*

Situated within a popular development in a highly convenient location, this wonderful home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, splendid spacious light and airy lounge, separate dining area a superb fitted kitchen with a host of integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms (master with its own en-suite shower room), plus an attractive three-piece bathroom completes the internal living space. Outside the property is garden fronted with a driveway providing ample off-road parking. The rear garden is tastefully landscaped, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Salford and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the Northwest.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE  
Leasehold  
250 Year Lease - 240 Years Remaining –  
Start Date - 15.03.2018 - End Date - 13.09.2266

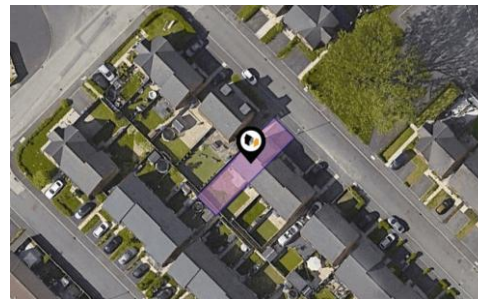
- SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin -Yes

- GROUND RENT/SERVICE CHARGE  
To Be Confirmed

LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band B - £2,180 Per Year

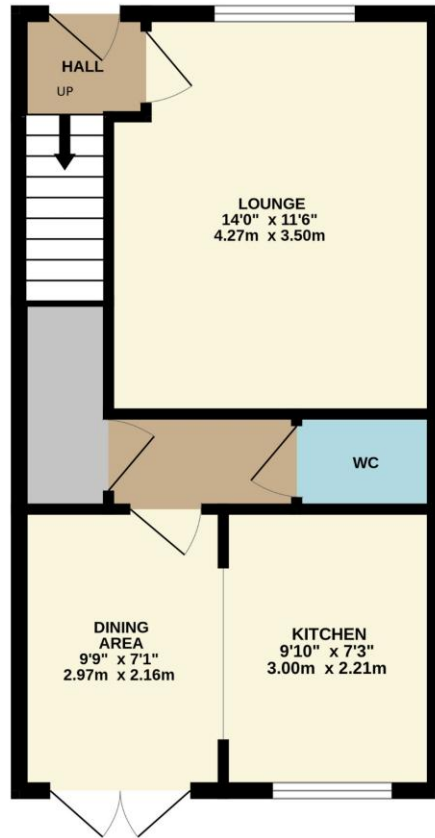
- FLOOD RISK  
Very Low

- BROADBAND  
Basic - 15 Mbps  
Superfast - 74 Mbps  
Ultrafast – 1,800 Mbps

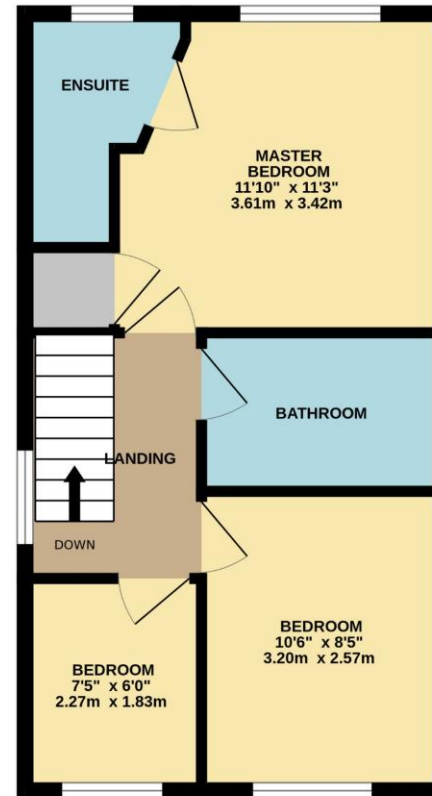




GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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