

**Tootal Grove, Salford**

Salford



Offers Over **£220,000**

# Tootal Grove

Salford

Council Tax band: A

Tenure: Freehold

- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Local Schooling, and Weaste Tram stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Large Family Lounge and Modern Fitted Kitchen Diner
- 17FT Master Bedroom
- Three Generously Sized Bedrooms
- Off Road Parking To The Front
- Private Sun Drenched Rear Garden
- Benefits From a Downstairs WC
- Ample Storage Throughout
- Viewing is Highly Recommended!



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**Entrance Hallway**

**Lounge**

17' 0" x 12' 0" (5.18m x 3.66m)

**Kitchen**

17' 0" x 8' 5" (5.18m x 2.57m)

**Downstairs W.C.**

4' 2" x 2' 6" (1.27m x 0.76m)

**Landing**

**Bedroom One**

17' 0" x 10' 2" (5.18m x 3.10m)

**Bedroom Two**

13' 7" x 8' 2" (4.14m x 2.49m)

**Bedroom Three**

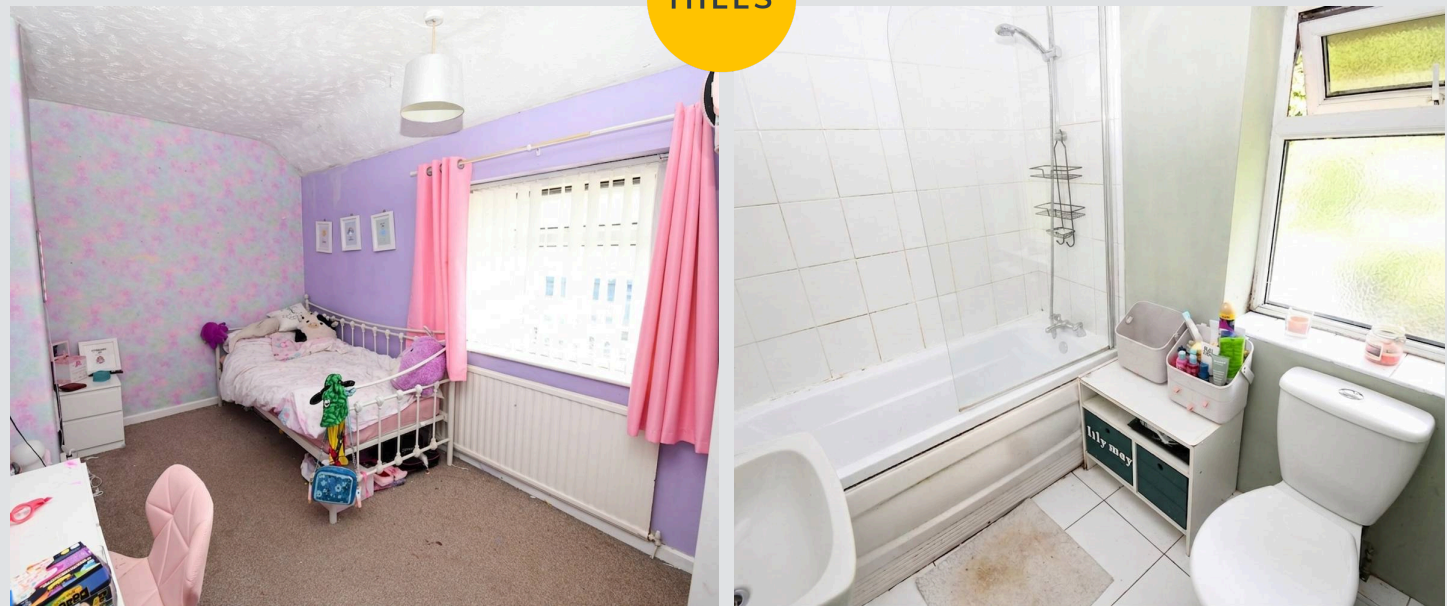
8' 5" x 5' 5" (2.57m x 1.65m)

**Bathroom**

7' 2" x 5' 5" (2.18m x 1.65m)



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