



**Deacons Drive
Salford, M6 7LG**

Guide Price £310,000

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MAIN FEATURES:

- **Beautifully Presented Semi Detached House Benefitting from an Entrance Porch**
- **Modern Fitted Kitchen/Diner with Separate Utility Room**
- **Lounge**
- **Three Bedrooms & Modern Family Showerroom/WC**
- **Well Maintained & Good Size Rear Garden**
- **Ample Off Road Parking**

Situated on the ever-popular Deacons Drive, this beautifully presented semi-detached home offers stylish, well-balanced accommodation ideal for families and first-time buyers alike. The property welcomes you via an entrance porch into a bright and inviting interior. The spacious lounge provides a comfortable setting for relaxing and entertaining, while the modern fitted kitchen/diner forms the true heart of the home – thoughtfully designed with ample storage and workspace, perfect for everyday living and hosting guests. A separate utility room adds valuable practicality and keeps the main kitchen area clutter-free. Upstairs, there are three well-proportioned bedrooms, offering flexible space for growing families, home working or guest accommodation. The contemporary family shower room/WC has been finished to a high standard, complementing the overall presentation of the property. Externally, the home continues to impress. To the rear, a well-maintained and generously sized garden provides a wonderful outdoor retreat, ideal for children, pets or summer gatherings. To the front, ample off-road parking ensures convenience for multiple vehicles.

Deacons Drive is ideally positioned within easy reach of local shops, reputable schools and excellent transport links, including convenient access to Manchester city centre and the motorway network. Nearby parks and green spaces further enhance the appeal, making this a superb location for families and commuters alike. Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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