



Velour Close, Trinity Riverside, Salford, M3

Offers Over: £280,000

Leasehold

Velour Close, Trinity Riverside, Salford, M3

Offered for sale with NO ONWARD CHAIN, this well-presented three-bedroom semi-detached home provides spacious and practical accommodation, ideal for first-time buyers, families and investors alike. Conveniently positioned within easy reach of Manchester City Centre, the property has recently been repainted and newly carpeted, creating a fresh and welcoming home ready for its next owners to move straight into.

To the front, a generous driveway provides off-road parking for several vehicles, while the entrance opens into a welcoming hallway with access to the ground-floor accommodation.

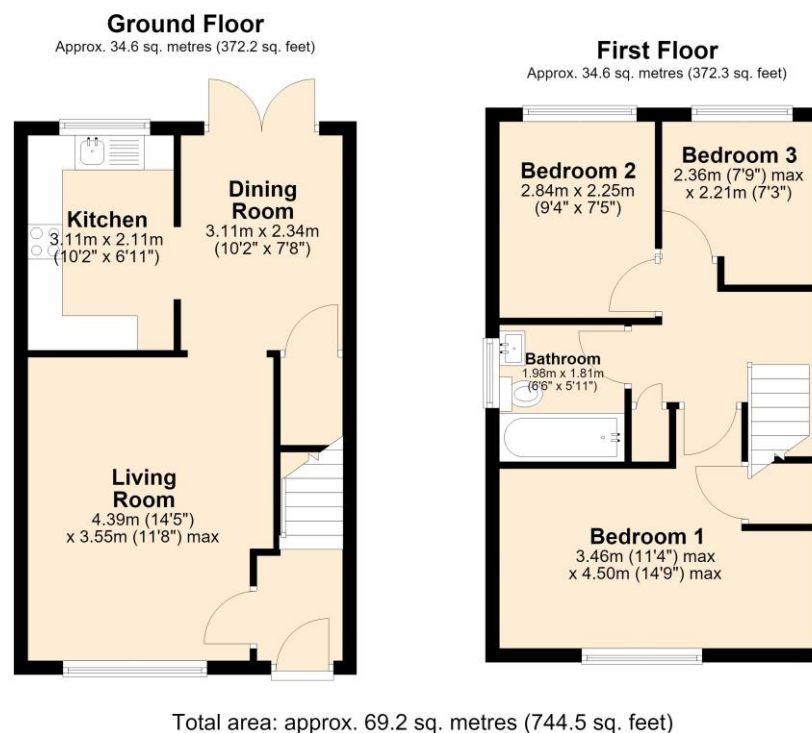
Positioned to the left of the hallway is a well-proportioned living room, featuring a large window overlooking the front aspect and allowing plenty of natural light into the room. An attractive archway creates a natural flow through to the adjoining dining area, providing an excellent space for both everyday family life and entertaining. Patio doors open directly onto the rear garden, while a further archway leads conveniently into the kitchen.

The kitchen is fitted with a range of base and eye-level units providing ample storage and worktop space, together with a selection of fitted and freestanding appliances.

To the first floor are three bedrooms, with the generous main bedroom benefiting from fitted wardrobes and a large storage cupboard. The remaining bedrooms provide versatile accommodation and could equally be utilised as children's rooms, guest accommodation or a home office. Completing the first floor is the family bathroom, fitted with a modern three-piece suite.

Externally, the property benefits from a good-sized enclosed rear garden, predominantly laid to lawn and offering plenty of space for children, pets and outdoor entertaining.

- EPC C
- Leasehold
- 999 years (less 10 days) from 10 July 1992
- Ground Rent - Peppercorn
- Council Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Property Man

102A School Road

Sale

Cheshire

M33 7XB

T: 01615198855

E: sales@thepropertyman.co.uk

www.thepropertyman.co.uk

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

Disclaimer

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