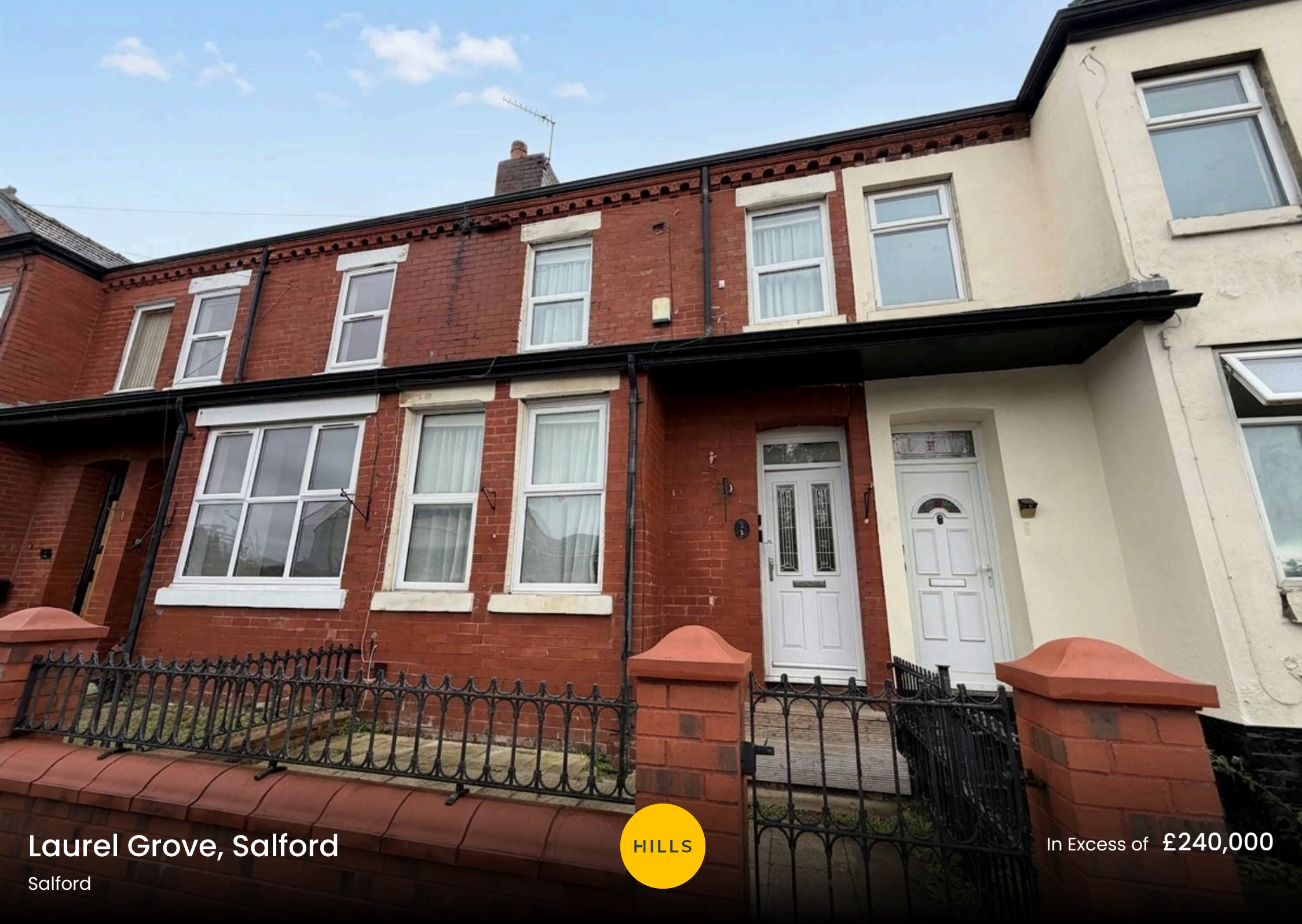




Laurel Grove, Salford

Salford

HILLS

In Excess of £240,000

Laurel Grove

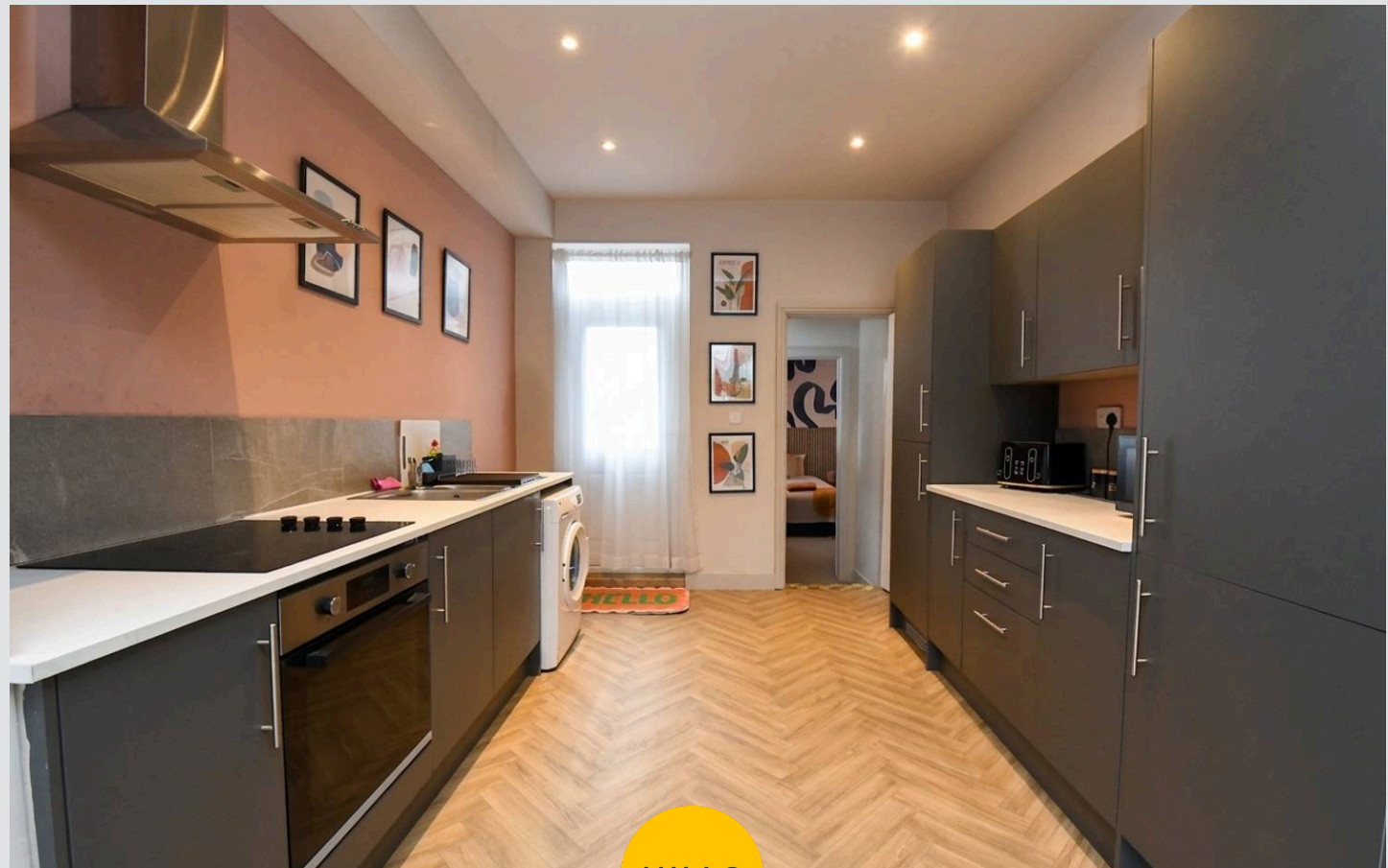
Salford

Take a look at this SPACIOUS, THREE BEDROOM TERRACED PROPERTY coming to the market CHAIN FREE! Situated on a quiet cul-de-sac and benefitting from THREE DOUBLE BEDROOMS, TWO EN-SUITES AND A MODERN KITCHEN!

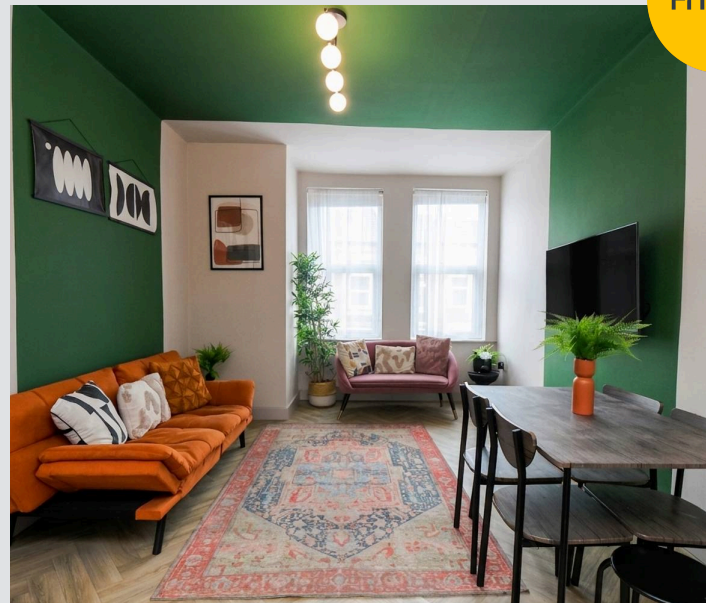
Council Tax band: TBD

Tenure: Freehold

- STUNNING Three Bedroom Terraced Property Coming To The Market CHAIN FREE!
- Open Plan Modern Kitchen Diner/Lounge
- Additional Reception Room To The Ground Floor, Currently Used As A Bedroom
- Low Maintenance Courtyard Gardens To The Front And Rear
- Three Double Bedrooms To The First Floor
- Two En-suites and A Modern Three-Piece Bathroom Suite
- Within Walking Distance Of Salford Royal Hospital
- Perfect First Time Buy or Potential Investment!
- Beautifully Presented Throughout!



HILLS



Entrance Hallway

23' 5" x 4' 8" (7.14m x 1.41m)

Lounge

15' 2" x 11' 3" (4.62m x 3.43m)

Kitchen

12' 6" x 10' 1" (3.82m x 3.07m)

Dining Room / bedroom four

16' 3" x 9' 7" (4.95m x 2.91m)

Landing**Bedroom One**

12' 0" x 14' 10" (3.66m x 4.52m)

En-Suite

3' 11" x 8' 2" (1.20m x 2.48m)

Bedroom Two

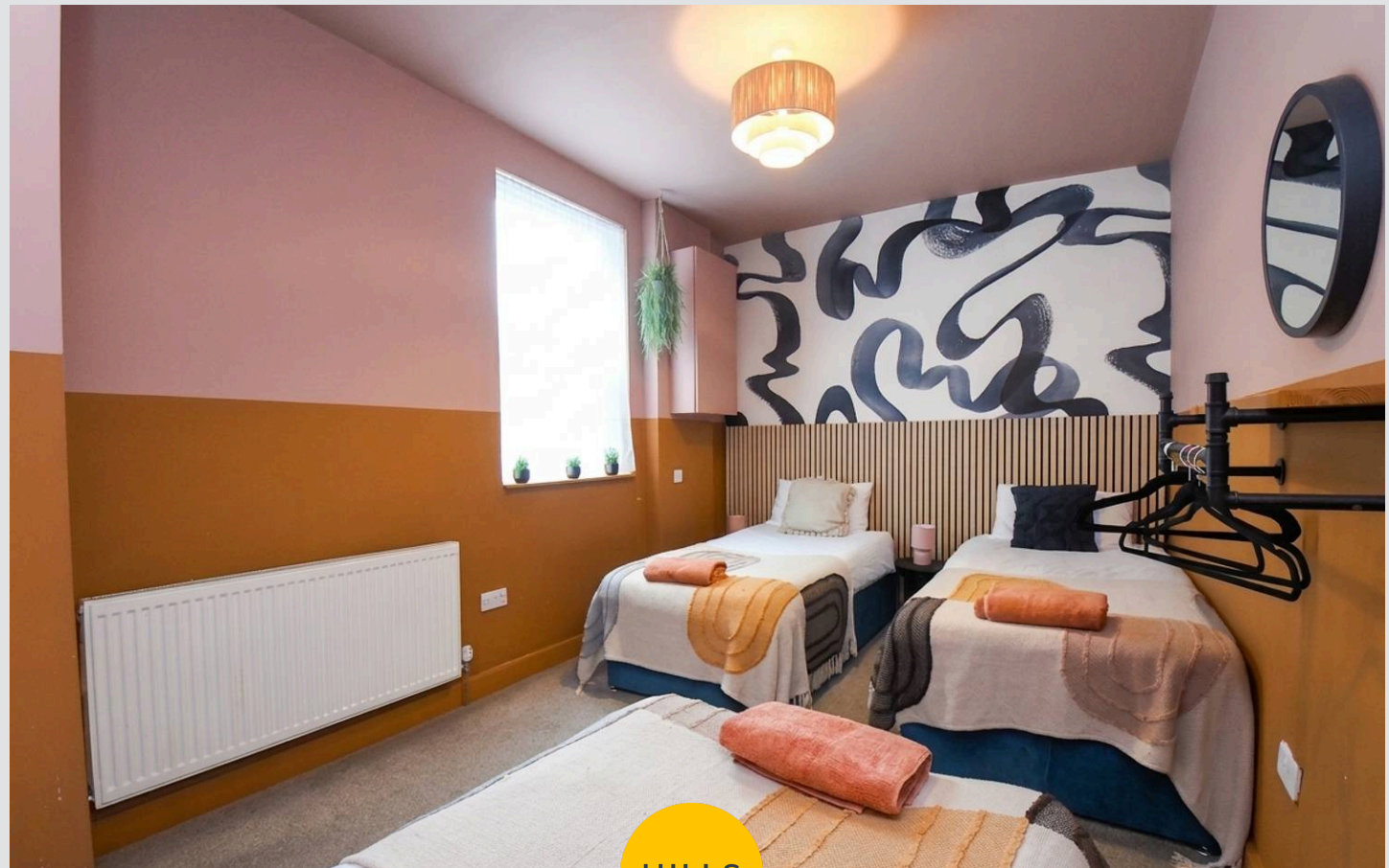
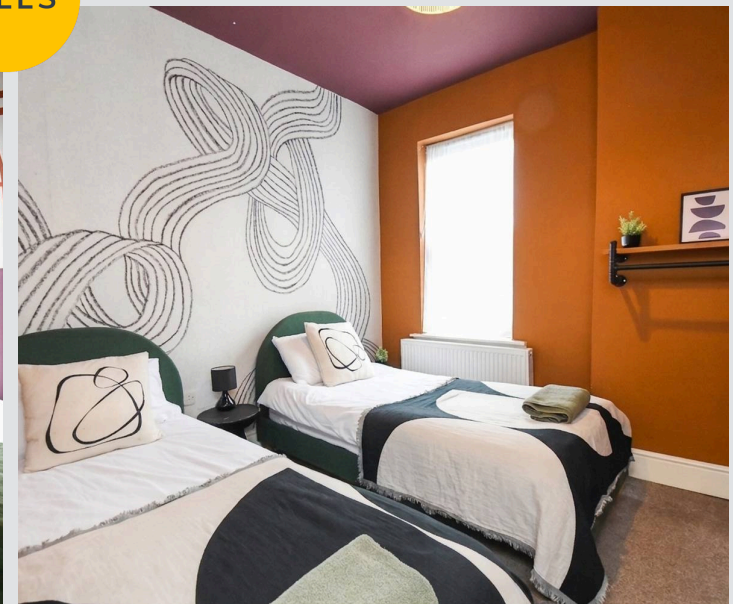
11' 0" x 11' 11" (3.36m x 3.63m)

Bedroom Three

9' 5" x 9' 7" (2.88m x 2.92m)

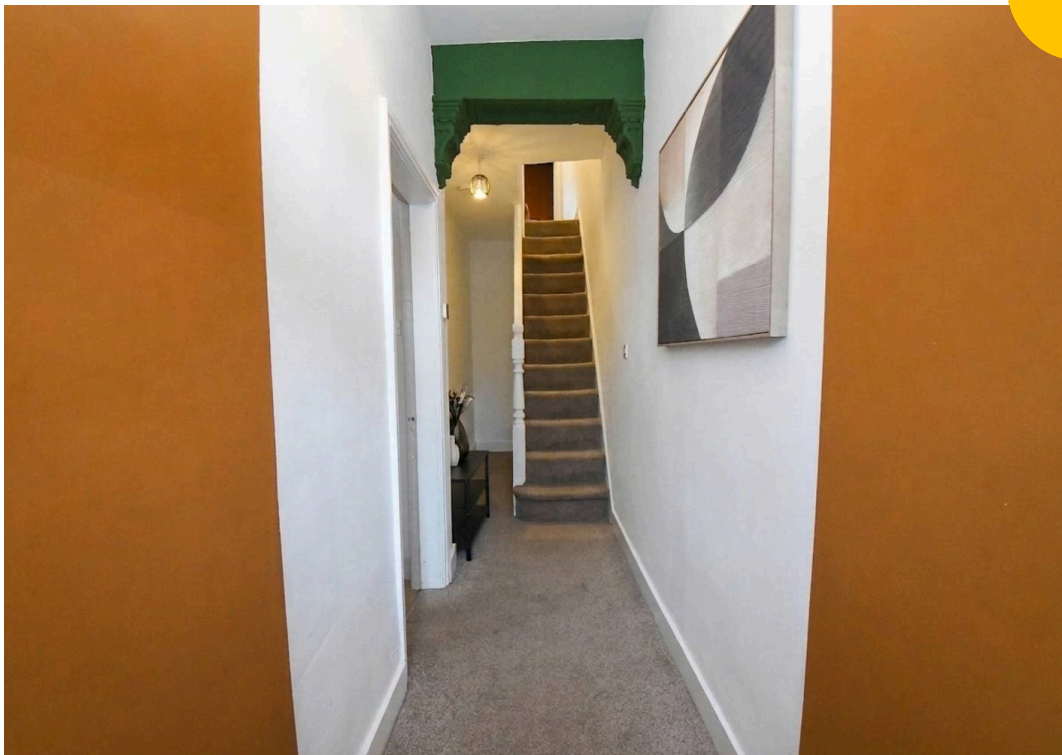
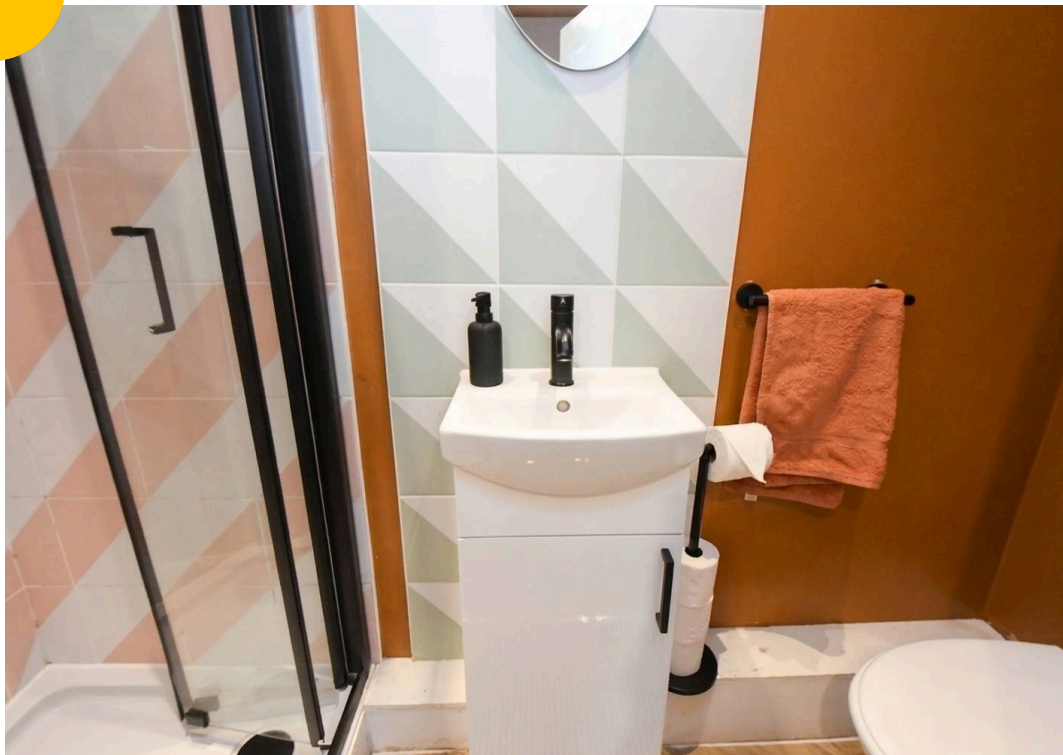
Bathroom

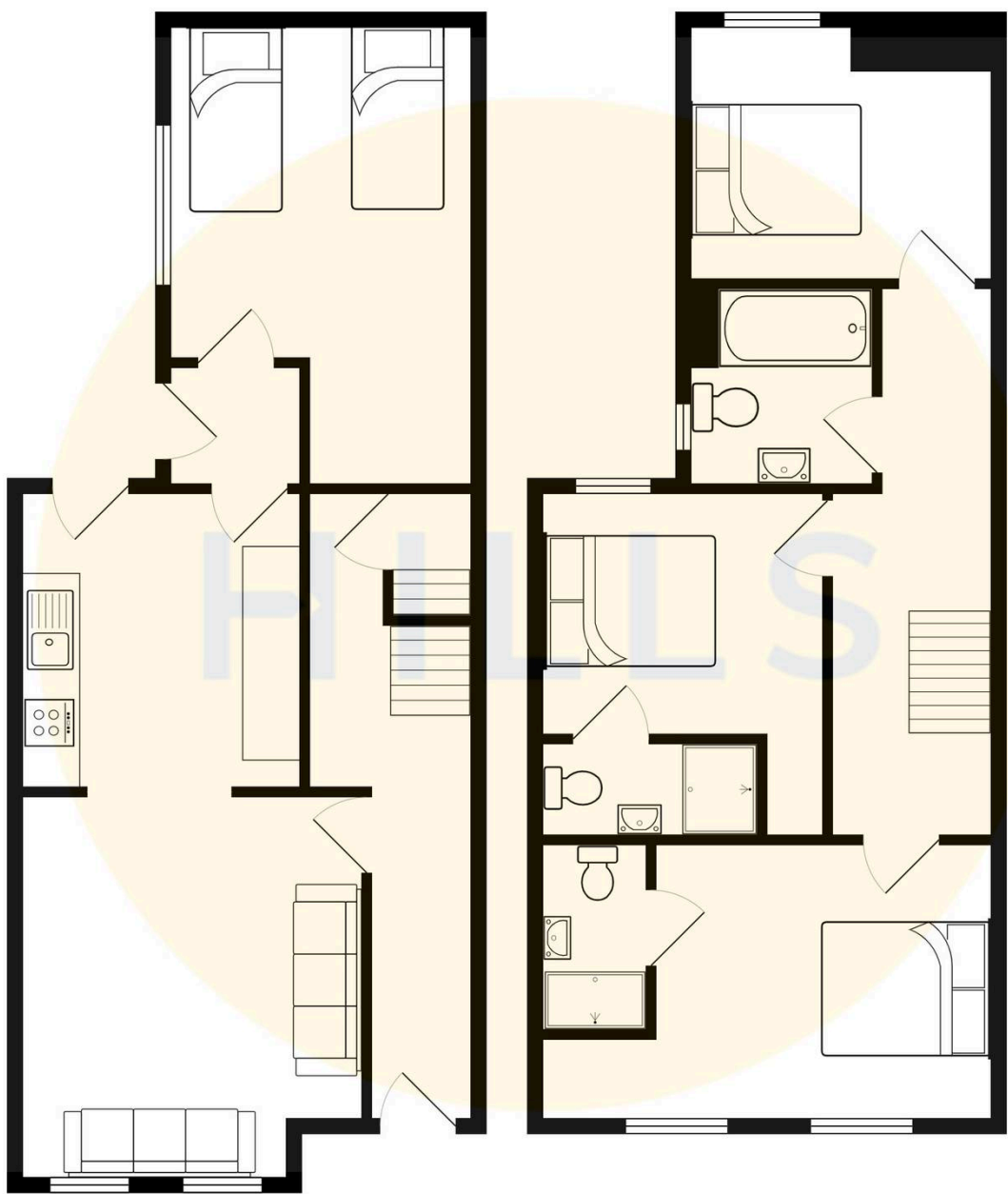
7' 10" x 6' 2" (2.40m x 1.89m)





HILLS







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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.