



St. Georges Crescent

Salford



£525,000

# St. Georges Crescent

Salford

A prestigious, four bedroom family home located on a sought-after road within walking distance of Salford Royal Hospital. Extensively extended, the property has a wealth of space!

Council Tax band: D

Tenure: Freehold

- Prestigious Four Bedroom Semi-Detached Family Home
- Situated on a Popular Road in a Sought After Area, Within Catchment of Ellesmere Park High School
- Within Walking Distance of Salford Royal Hospital
- Interior Professionally Designed and Decorated to a High Standard
- Open Plan, Contemporary, 23FT Living, Dining and Kitchen Area, Complete with a Kitchen Island and Velux Windows
- Benefits from a Utility Room and a Downstairs W/C
- Four Double Bedrooms, with a 25FT Main Bedroom that Comes Complete with a Stylish Ensuite Shower Room
- Contemporary, Four-Piece Family Bathroom
- Driveway to the Front Providing Off-Road Parking for Several Cars, and an Integral Garage which is Currently in Use as a Gym/Storage Room
- Beautifully Presented, Large Rear Garden with Paving and Laid-to-Lawn Grass



HILLS



**Entrance Hallway**

**Lounge**

12' 0" x 11' 4" (3.67m x 3.46m)

**Kitchen / Diner**

23' 5" x 16' 10" (7.15m x 5.12m)

**W.C.**

4' 2" x 2' 6" (1.26m x 0.75m)

**Utility**

11' 1" x 5' 9" (3.38m x 1.74m)

**Landing**

**Bedroom One**

25' 6" x 10' 11" (7.78m x 3.32m)

**En-suite**

8' 1" x 5' 5" (2.46m x 1.64m)

**Bedroom Two**

12' 5" x 10' 10" (3.78m x 3.30m)

**Bedroom Three**

12' 11" x 10' 7" (3.94m x 3.22m)

**Bedroom Four**

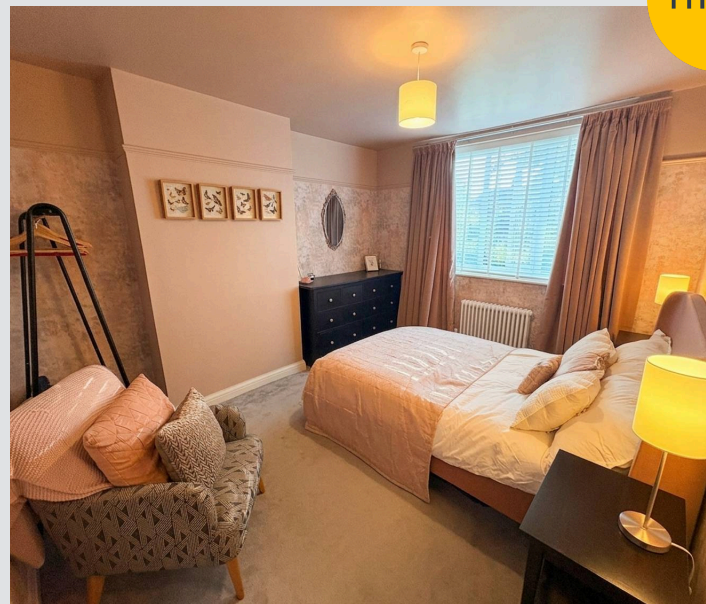
11' 4" x 8' 0" (3.45m x 2.43m)

**Bathroom**

8' 0" x 7' 2" (2.43m x 2.19m)

**Garage**

19' 3" x 11' 3" (5.86m x 3.42m)





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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.