

Trenant Road

Salford



In Excess of £260,000

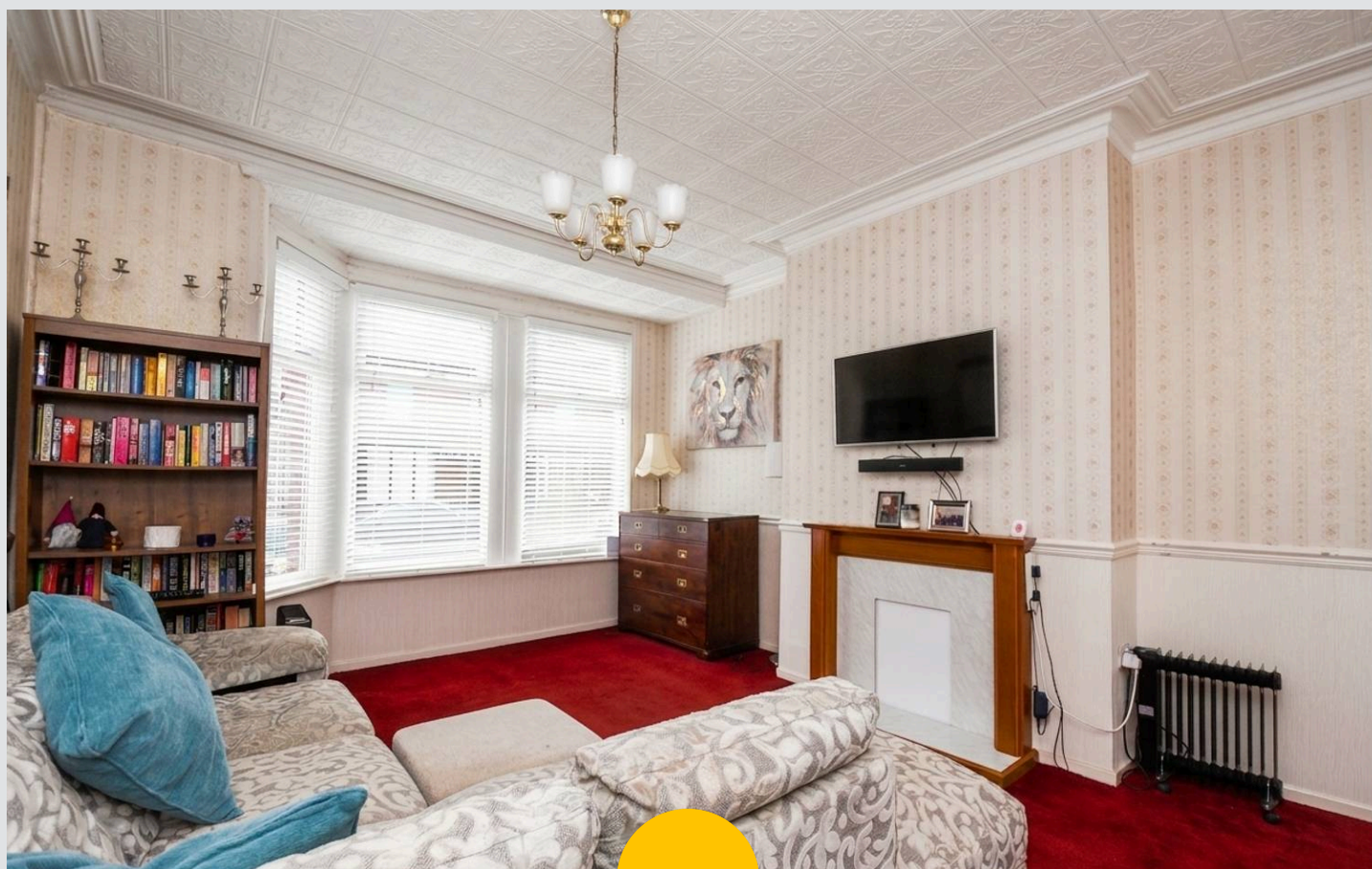
Trenant Road

Salford

Spacious, CHAIN FREE three-bedroom terraced home in the sought-after Irlam o' Th Height area! Offering generous living spaces, modern upgrades, and unbeatable access to Salford Royal Hospital. Council Tax band: B

Tenure: Leasehold

- Spacious three bedroom period terraced property coming to the market CHAIN FREE!
- Situated in the popular Irlam o' Th Height area
- Within easy access of Salford Royal Hospital, several well kept parks and local schooling
- Bay-fronted lounge and a separate dining room
- Spacious newly fitted wren kitchen, with Bosch appliances and an integrated pantry
- Three double bedrooms and a Three-piece bathroom suite
- Benefitting from solar panels with battery storage
- Featuring a cellar which is used for storage and a utility space
- Low maintenance courtyard gardens to the front and rear
- Close to excellent transport links into Salford Quays, Media City and Manchester City Centre



HILLS



Porch

3' 6" x 2' 2" (1.07m x 0.66m)

Entrance Hallway

24' 0" x 4' 10" (7.32m x 1.47m)

Reception Room One

15' 7" x 12' 6" (4.75m x 3.81m)

Reception Room Two

14' 4" x 11' 4" (4.37m x 3.45m)

Kitchen

13' 5" x 10' 10" (4.09m x 3.30m)

Cellar Room One

13' 4" x 3' 6" (4.06m x 1.07m)

Cellar Room Two

15' 5" x 12' 3" (4.70m x 3.73m)

Landing

Bedroom One

16' 8" x 12' 11" (5.08m x 3.94m)

Bedroom Two

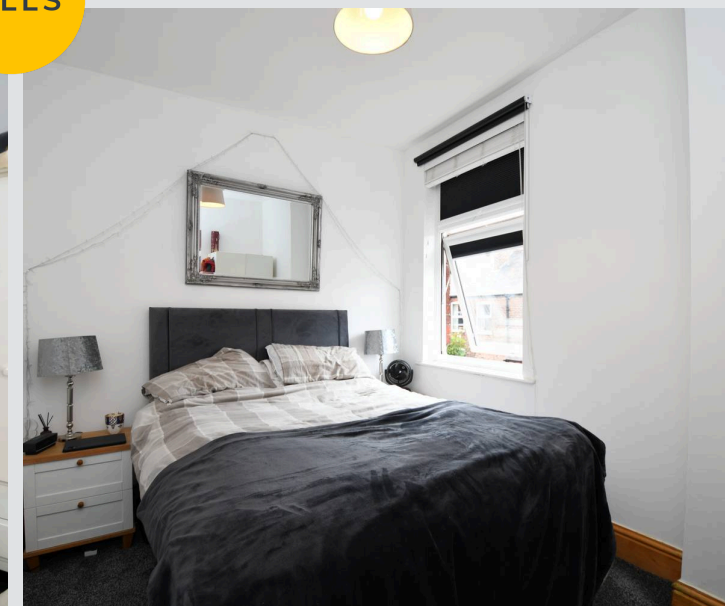
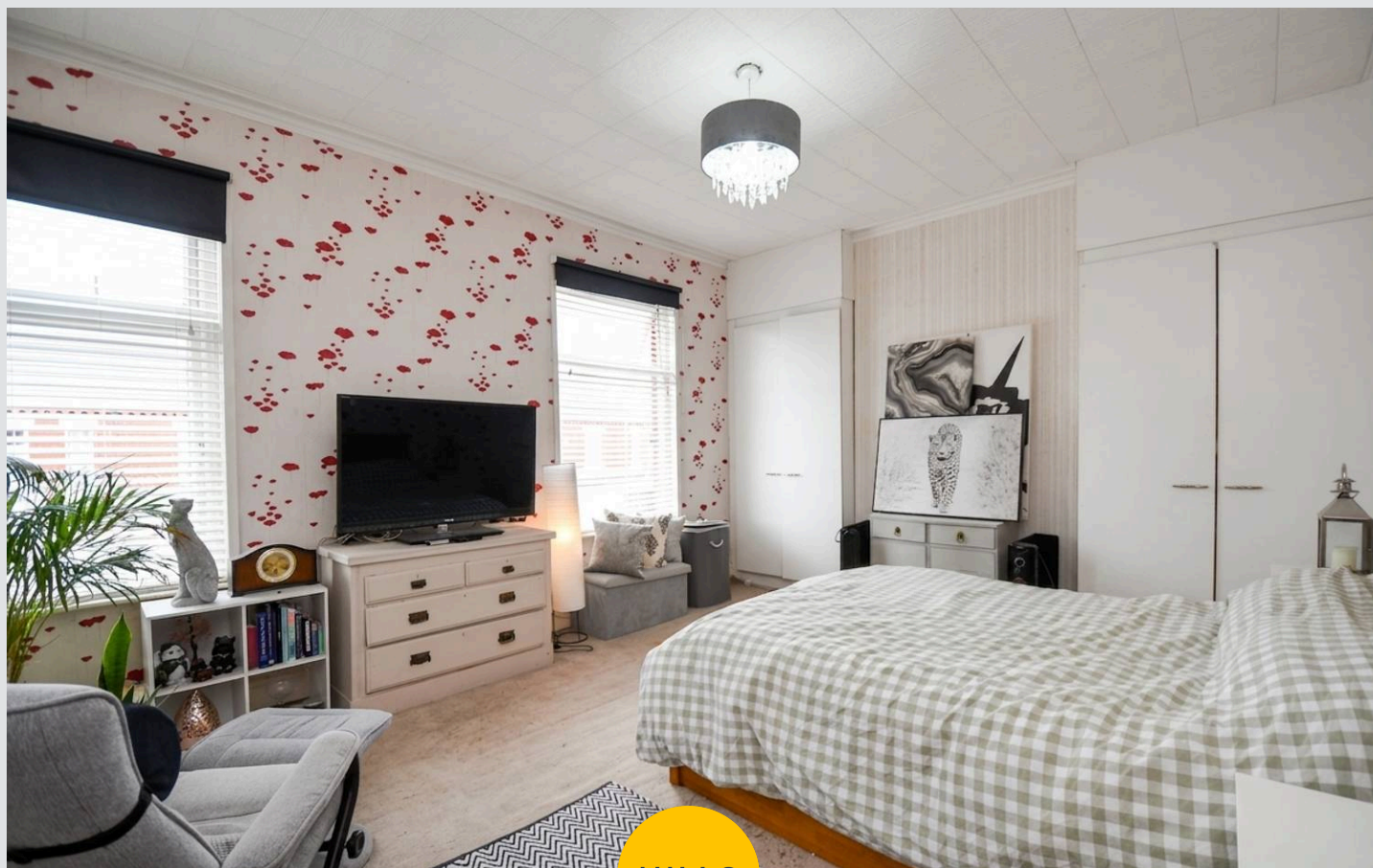
12' 10" x 11' 5" (3.91m x 3.48m)

Bedroom Three

11' 1" x 8' 7" (3.38m x 2.62m)

Shower Room

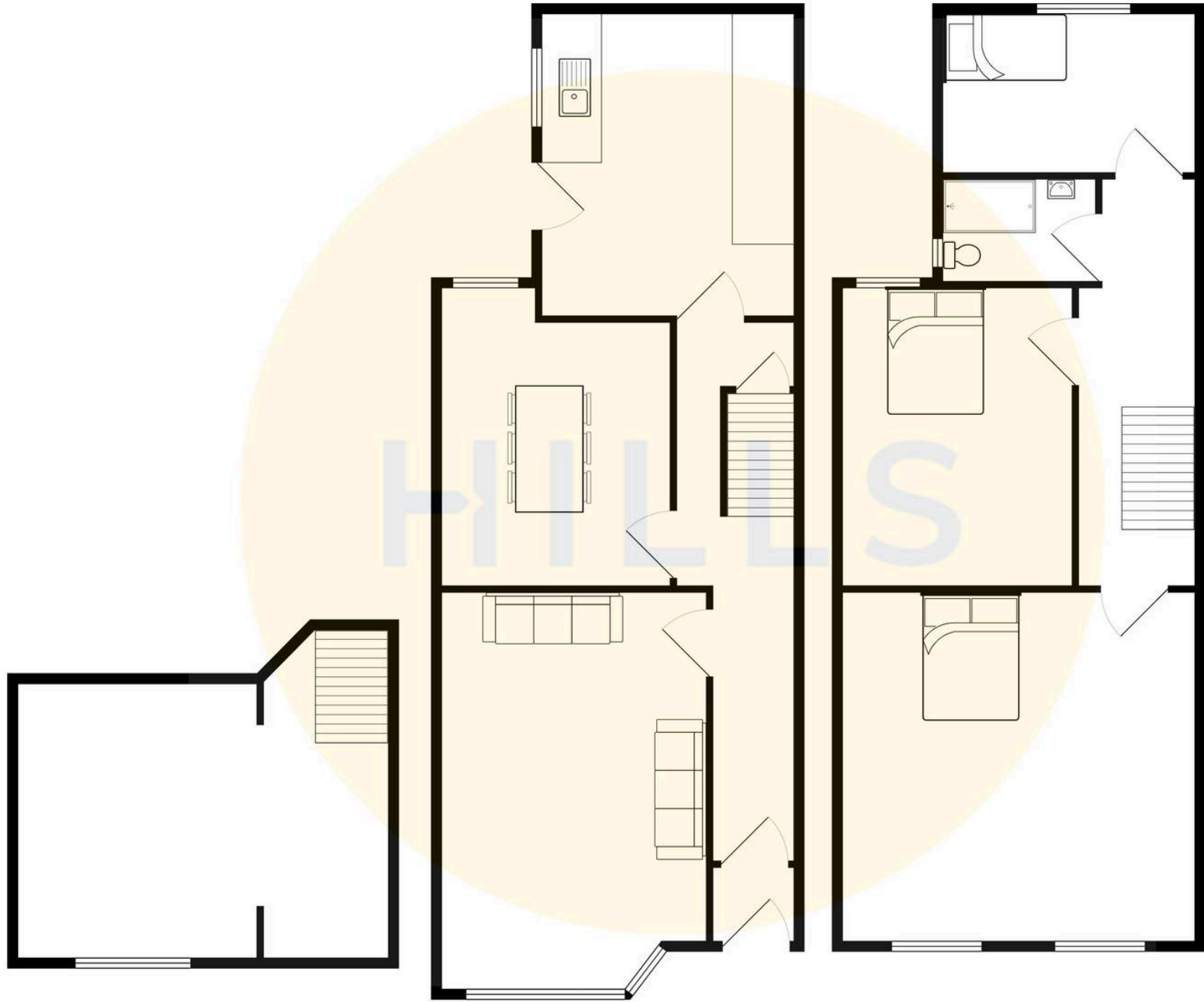
7' 10" x 4' 4" (2.39m x 1.32m)





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

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.