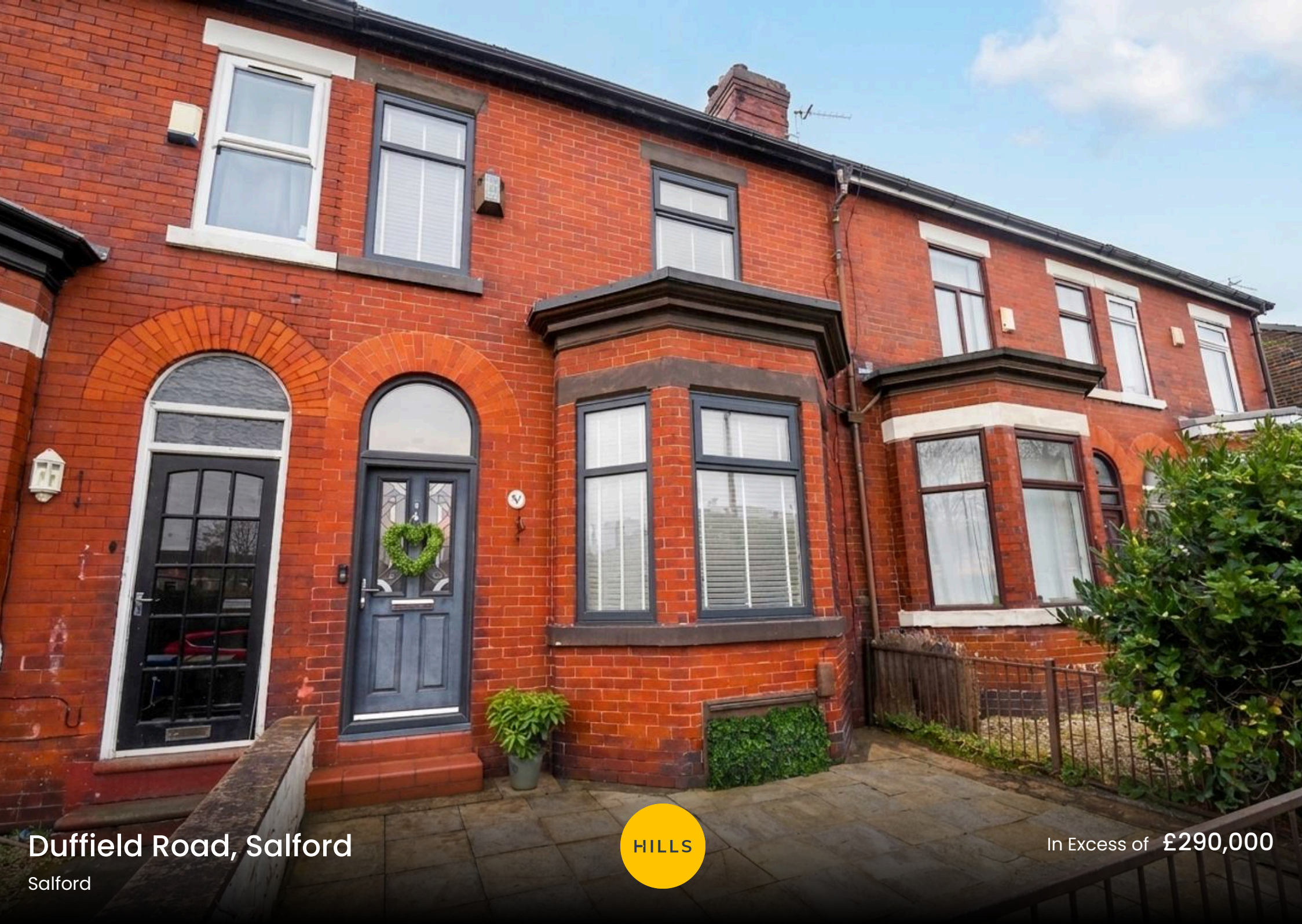


Duffield Road, Salford

Salford

HILLS

In Excess of £290,000

Duffield Road

Salford

Immaculately Presented, Three Bedroom Period Property Located in the Popular Irlam o' th' Heights! Featuring a stunning modern kitchen, bathroom and two reception rooms!
Council Tax band: A

Tenure: Leasehold

- Beautifully Presented Three Bedroom Bay-Fronted Period Property
- Renovated Throughout to a High Standard
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Fitted Kitchen Complete With A Breakfast Bar and Separate Utility
- Three Double Bedrooms
- Contemporary Three-Piece Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Cellar, Currently Used For Storage
- Within Easy Access of Local Schooling, Several Well-Kept Parks and Salford Royal Hospital







Entrance Hallway

Lounge
12' 4" x 12' 0" (3.77m x 3.67m)

Dining Room
10' 9" x 13' 3" (3.28m x 4.03m)

Kitchen
12' 0" x 13' 3" (3.65m x 4.03m)

Utility Room
6' 10" x 9' 3" (2.09m x 2.82m)

W.C.
2' 6" x 9' 4" (0.77m x 2.85m)

Cellar

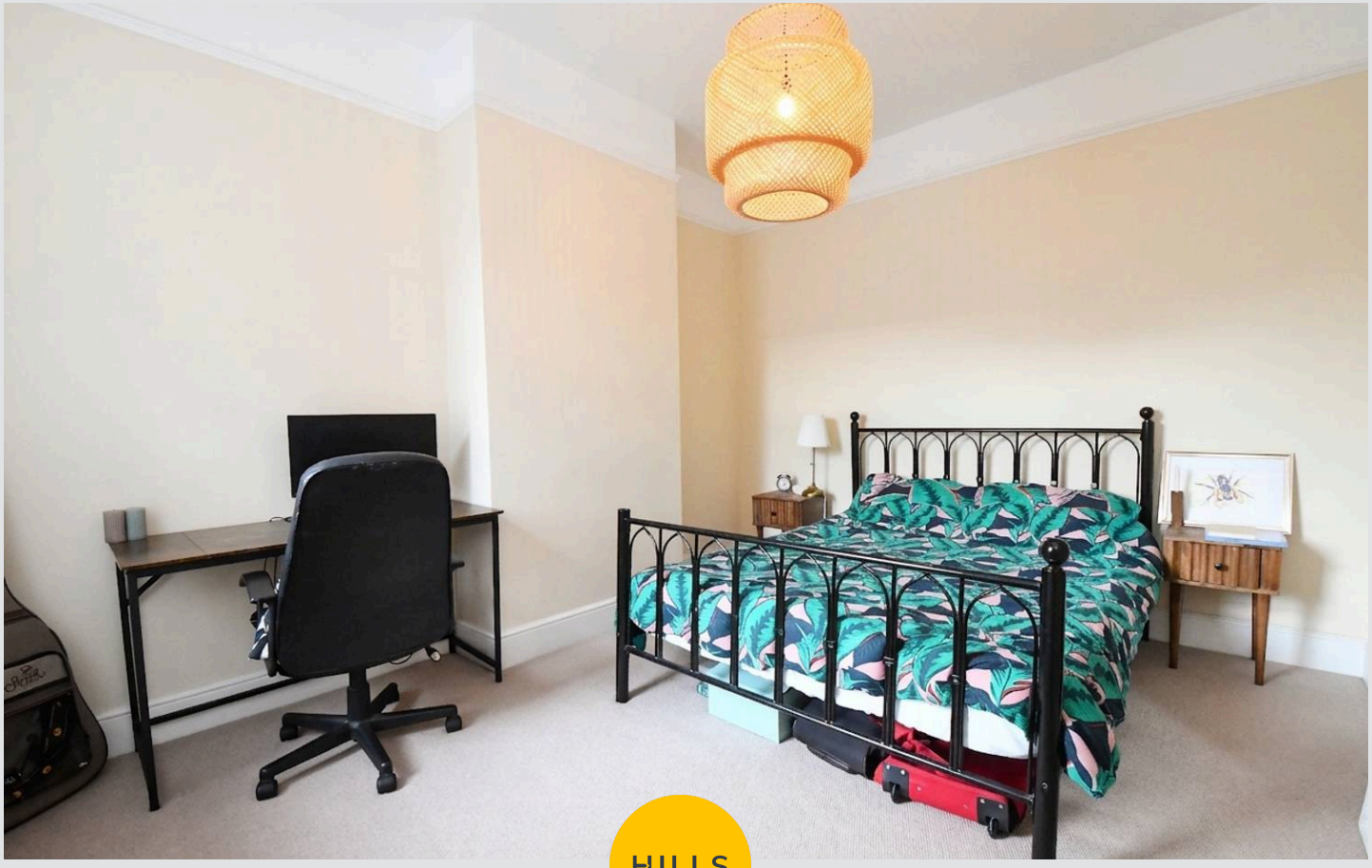
Landing

Bedroom One
12' 0" x 16' 8" (3.66m x 5.09m)

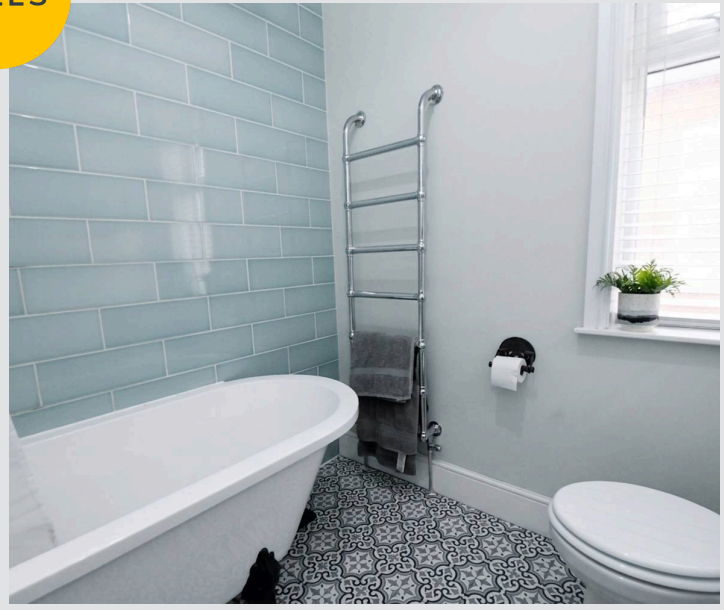
Bedroom Two
13' 4" x 10' 10" (4.07m x 3.30m)

Bedroom Three
8' 10" x 10' 4" (2.68m x 3.14m)

Bathroom
7' 9" x 7' 1" (2.36m x 2.15m)





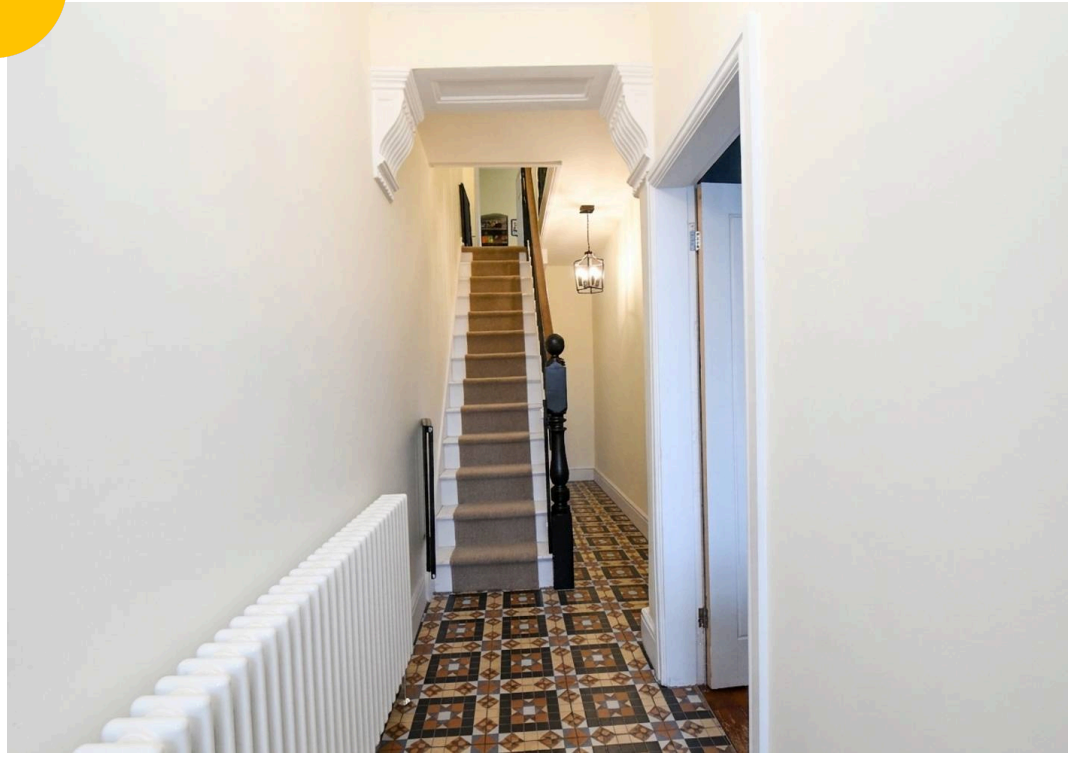


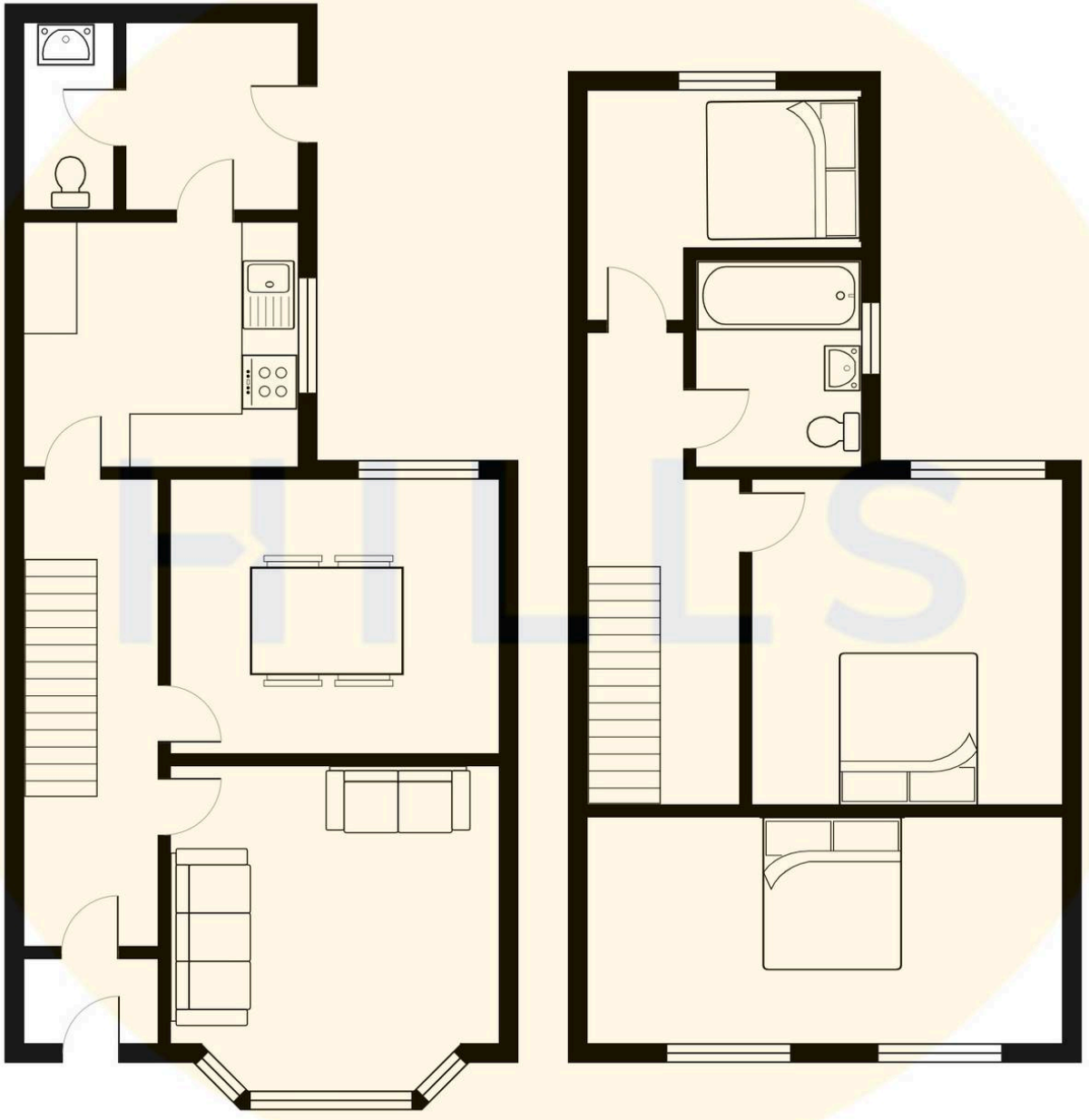




HILLS









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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.