



Alresford Road

Salford



In Excess of **£310,000**

Alresford Road

Salford

****Beautiful Three Bedroom Period, Semi-Detached Property, Located in the Popular Irlam o' th' Heights! Tastefully Decorated Throughout, Featuring Two Large Reception Rooms and a Stunning Kitchen****
Council Tax band: B

Tenure: Leasehold

- Beautifully presented three bedroom semi-detached period property
- Located on the Popular Irlam o'th ' Heights, Close to Local Schooling and Several Well-Kept Parks
- Modern 15FT Kitchen and a Contemporary Three-Piece Family Bathroom
- Family lounge and separate dining room
- Large 17FT Master Bedroom, the property has the added benefit of three double bedrooms
- Tastefully Decorated Throughout
- Low maintenance courtyard gardens to the front and rear
- Ideal Family Location, Close to Good Local Schooling and Well-Kept Parks
- Nearby Excellent Transport Links to Salford Quays/Media City and the City Centre
- Early Viewing Essential, Properties of this Size and Standard are Sure to be Popular!



HILLS



Hallway

Lounge

14' 4" x 12' 6" (4.37m x 3.82m)

Dining Room

16' 6" x 11' 10" (5.02m x 3.61m)

Kitchen

15' 1" x 9' 7" (4.60m x 2.91m)

Landing

Bedroom One

17' 4" x 11' 9" (5.28m x 3.59m)

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.60m)

Bedroom Three

9' 9" x 6' 9" (2.98m x 2.06m)

Bathroom

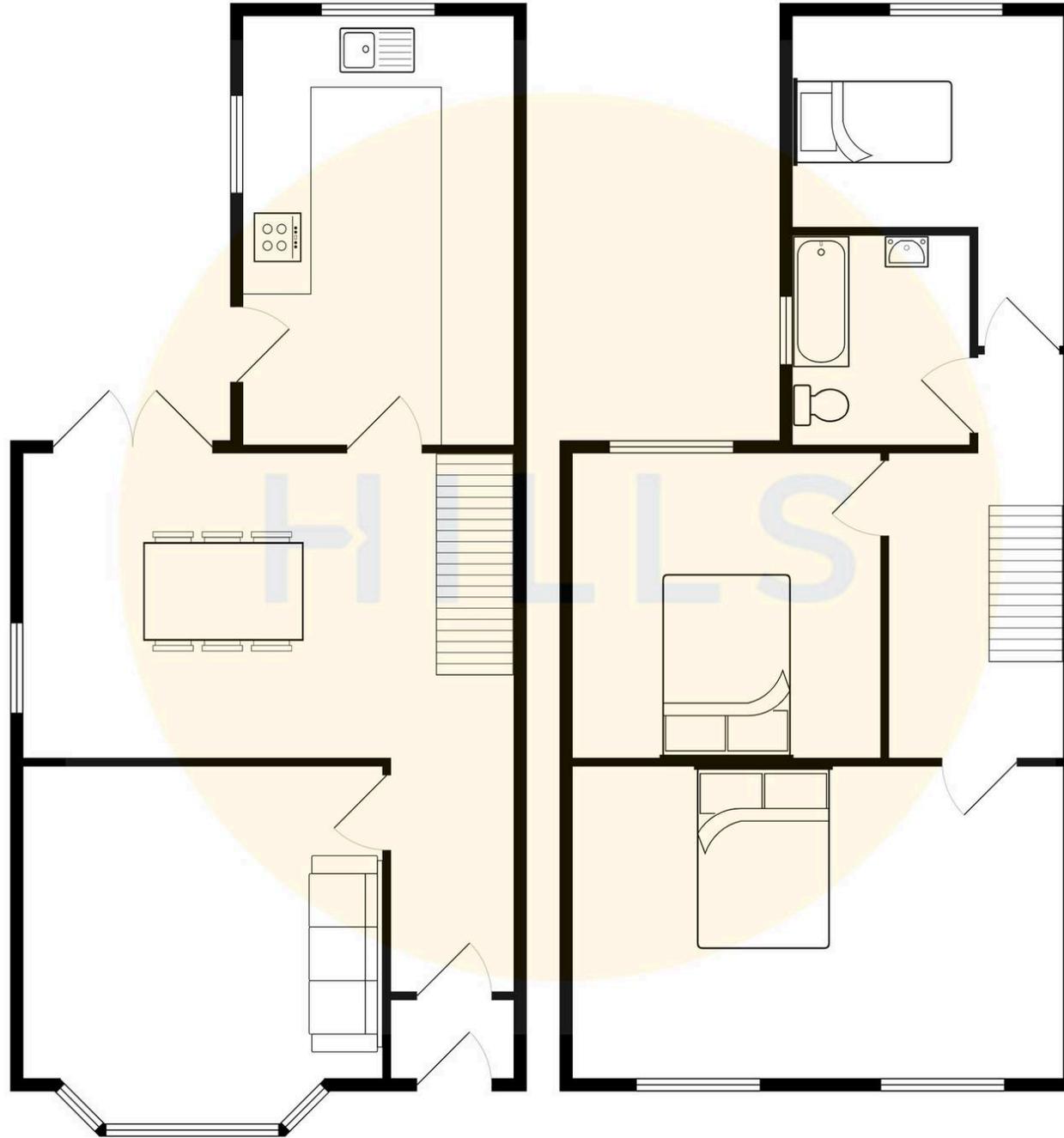
8' 2" x 6' 0" (2.48m x 1.84m)





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.