



**10 Tuscany View, Salford  
M7 3TX**

**Offers In Excess Of £530,000**

Hyde Estates are delighted to offer this extended, detached family home with four bedrooms for sale. This Freehold property offers spacious, well-appointed living accommodation throughout and features a fabulous open plan kitchen/family room with bifolding doors opening to a private, secluded rear garden with space for all the family to enjoy! Benefits off street parking for at least three vehicles and a detached garage which can be utilised to suit. An early viewing is highly recommended.

Situated at the bottom of Vine Street, Tuscany View is a quiet cul de sac in a sought after position conveniently located on the doorstep of Kersal Moor and Kersal Wetlands, perfect for leisurely walks and enjoying nature. The property also has excellent links to both Prestwich and Manchester City Centre and their abundance of amenities via Bury New Road (A56).



## Accommodation

Briefly comprising; entrance hall fitted with Karndean flooring, stairs to the first floor and understairs storage cupboard, guest wc with tiled walls and frosted window. The first of three reception rooms is a spacious dual aspect lounge with feature fireplace, iSense carpet and sliding glazed doors to the extended family room. Accessed from the entrance hall via a further set of glazed sliding doors is a cosy TV/playroom with stained glass porthole window. The modern island kitchen features a breakfast bar and is fitted with a range of grey gloss wall & base units with quartz worktops and tiled splashbacks. Inset 1.5 sink unit with mixer tap and insinkerator with integral appliances including two eye-level ovens, six ring gas hob, extractor hood and integrated dishwasher with space for a freestanding 'American Style' fridge freezer, dryer and plumbing for a washing machine. Includes separate utility space with inset sink unit and mixer tap. Fully opening to the extended family room which has space for both lounge and dining furniture, three velux windows with motorised open/shut function and bifolding doors opening to the rear garden.

From the first floor landing are four fitted bedrooms with the main, front facing double room including an iSense carpet and walk in wardrobe opening to a contemporary, fully tiled ensuite shower room fitted with a modern suite of; wc, washbasin with storage drawers and walk in mains operated double shower with rainfall shower head. Complete with frosted, stained glass porthole window, heated chrome towel rail, extractor fan and fitted mirror. Both the second and third bedrooms benefit from fitted furniture and can comfortably accommodate a double bed whilst the fourth bedroom features a built in desk, wardrobe and space for a single bed. The family bathroom is fitted with a combined wc and washbasin unit and bath with overhead mains operated shower and includes; tiled walls, frosted window, extractor fan and built in cupboard.

## Room Measurements

Guest W.C.

Lounge: 20'10" x 11'9"

TV/Playroom: 10'1" x 8'3"

Family Room: 25'1" x 11'7"

Kitchen: 16'2" x 11'7"

Bedroom 1: 11'7" x 11'3" plus walk in wardrobe.

Ensuite: 9'2" x 5'5"

Bedroom 2: 11'9" x 9'3" plus door recess

Bedroom 3: 11'1" x 10'1" at extremes.

Bedroom 4: 8'9" x 8'7"

Bathroom: 6'11" x 5'6"

## Garage

Detached garage with pitched roof and electrical power. Ideal for storage with side access door from the garden.

## Gardens

The private rear garden is generously proportioned and features a large paved patio, accessed via bifolding doors from the kitchen/family room extension, ideal for entertaining and outside dining in the summer months. Steps lead to a raised lawn which includes a timber play jungle, mature trees and shrubbery borders. Gated to both sides with access to the garage and electric power points servicing the patio area.

## Parking

To the side of the property there is a driveway with space for two cars, which has an Electric Vehicle charging point and leads to the detached garage. A further space for off street parking is located to the front of the house.

## Additional Information

The property is fully alarmed, serviced by a wall mounted combi boiler and is predominantly fitted with uPVC double glazed windows.

## Tenure

We understand from the vendor that the property is FREEHOLD.

## Council Tax

Salford City Council, Band E.

## Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

## Viewings

Viewings are highly recommended and can be arranged via Hyde Estate and Letting Agents 0161 773 4583

## Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		76	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

1 St. Margarets Road, Prestwich, Manchester, M25 2QB

