



 **3**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are delighted to present this spacious and well-maintained three-bedroom mid-terrace home, ideally located on Barnett Drive, Salford, M3. To the ground floor, the property briefly comprises an entrance vestibule leading into a bright and generously sized L-shaped living and dining area. There is an inner hallway with useful under-stairs storage and a well-proportioned kitchen to the rear. To the first floor, you will find two spacious double bedrooms, a well-sized third bedroom ideal for a child's room, guest room or home office, and a three-piece family bathroom suite. Externally, the property benefits from gated driveway parking to the front and a substantial rear garden, offering excellent outdoor space.

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The property is superbly positioned within walking distance of Manchester City Centre, Spinningfields, Deansgate, Salford University and Salford Central Station. Two primary schools and a GP surgery are located just moments away, with local shops and larger supermarkets all within easy reach.

Early viewing is highly recommended to appreciate the size and location this fantastic home has to offer.

Vestibule

Entrance door with laminate wood flooring, door to-

L-Shaped Lounge/Diner *5.53m x 4.87m (18' 2" x 16')*

L-shaped room, wood laminate flooring, ceiling light point, radiators, tv point, double glazed window to front aspect.

Inner Hallway *3.71m x 2.30m (12' 2" x 7' 7")*

Understair storage space, laminate flooring, back door, staircase to the first floor.

Kitchen

Upvc double glazed window to rear aspect. Kitchen comprises of range of wall and base units, one and a half sink unit, space for cooker, washing machine and freestanding fridge freezer.

Bedroom One *3.17m x 4.34m (10' 5" x 14' 3")*

Upvc double glazed window. Laminate flooring, ceiling light point.

Bedroom Two *3.51m x 3.04m (11' 6" x 10')*

Upvc double glazed window. Laminate flooring, ceiling light point.

Bedroom Three *2.87m x 2.38m (9' 5" x 7' 10")*

Upvc double glazed window. Laminate flooring, ceiling light point. Storage cupboard.

Bathroom *1.82m x 2.31m (6' x 7' 7")*

Upvc double glazed window. Three piece suite with electric shower over the bath, wash hand basin and w.c. Part tiled walls and floor.

Externally

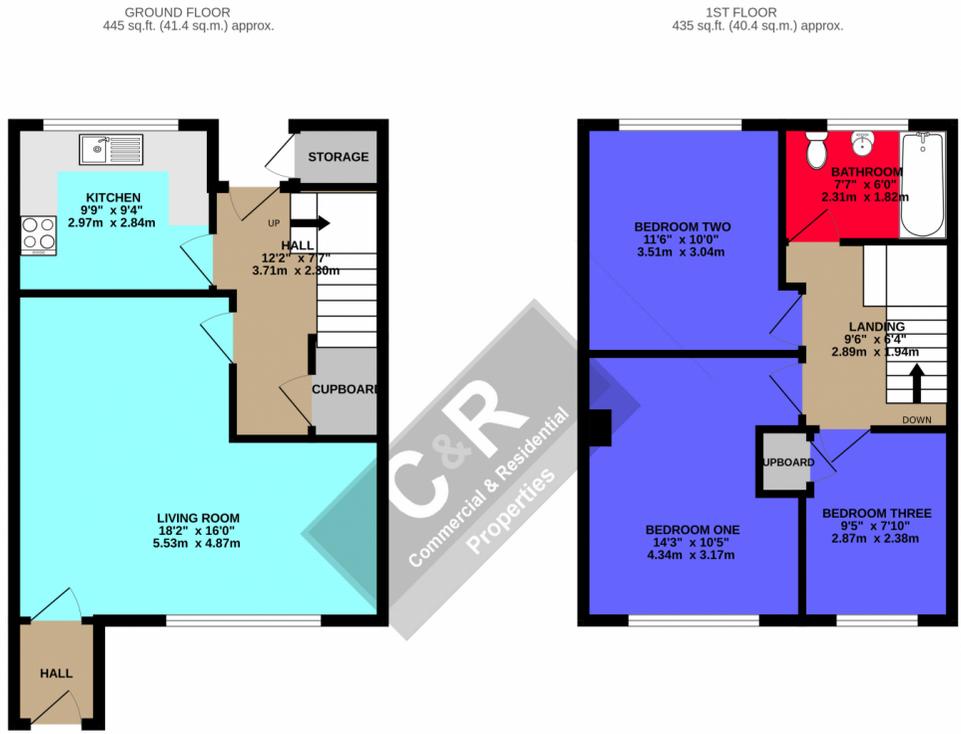
To the front of the property you will find a well maintained driveway accessed via double gates. To the rear you will find a spacious garden which is part paved part lawn area.

General Information

Tenure: Freehold. Council Tax Band: A. EPC Rating: C.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



C & R PROPERTIES
 TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Barnett Drive, Salford, M3 6WH

