



Vauban Drive, Salford

Salford



In Excess of £325,000

Vauban Drive

Salford

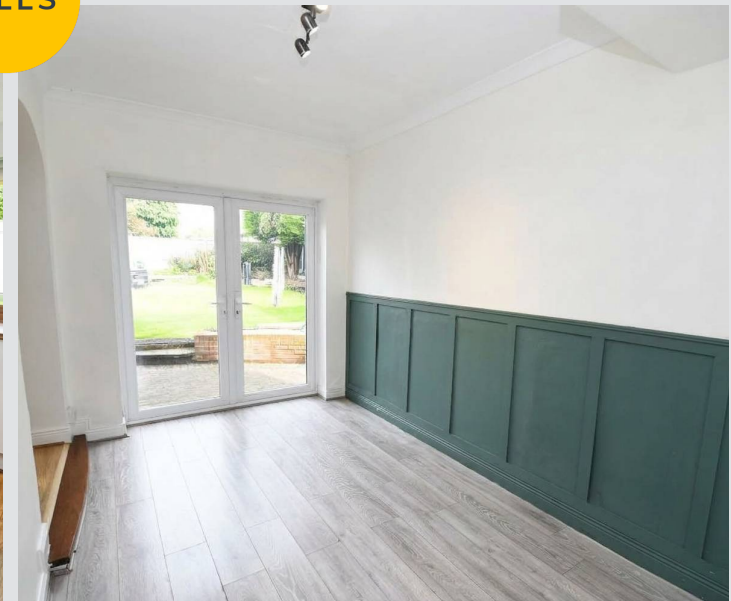
Council Tax band: C

Tenure: Freehold

- CHAIN FREE, EXTENDED three bedroom semi-detached property
- Situated on a generous plot, with a substantial rear garden
- Off-road parking and a detached garage to the side
- Modern, extended fitted kitchen with lovely views of the rear garden
- Two reception rooms
- Three generous sized bedrooms
- Modern bathroom suite with separate W.C.
- Added benefit of permit parking for home owners
- Ideal location, close to Salford Royal Hospital, excellent transport links, amenities and good local schooling
- Would make the ideal family home, viewing highly recommended



HILLS



Entrance Hallway

7' 9" x 8' 6" (2.36m x 2.59m)

Reception Room One

14' 9" x 11' 3" (4.50m x 3.43m)

Reception Room Two

12' 9" x 7' 9" (3.89m x 2.36m)

Kitchen

13' 2" x 15' 2" (4.01m x 4.62m)

Landing**Bedroom One**

12' 2" x 11' 9" (3.71m x 3.58m)

Bedroom Two

8' 6" x 11' 3" (2.59m x 3.43m)

Bedroom Three

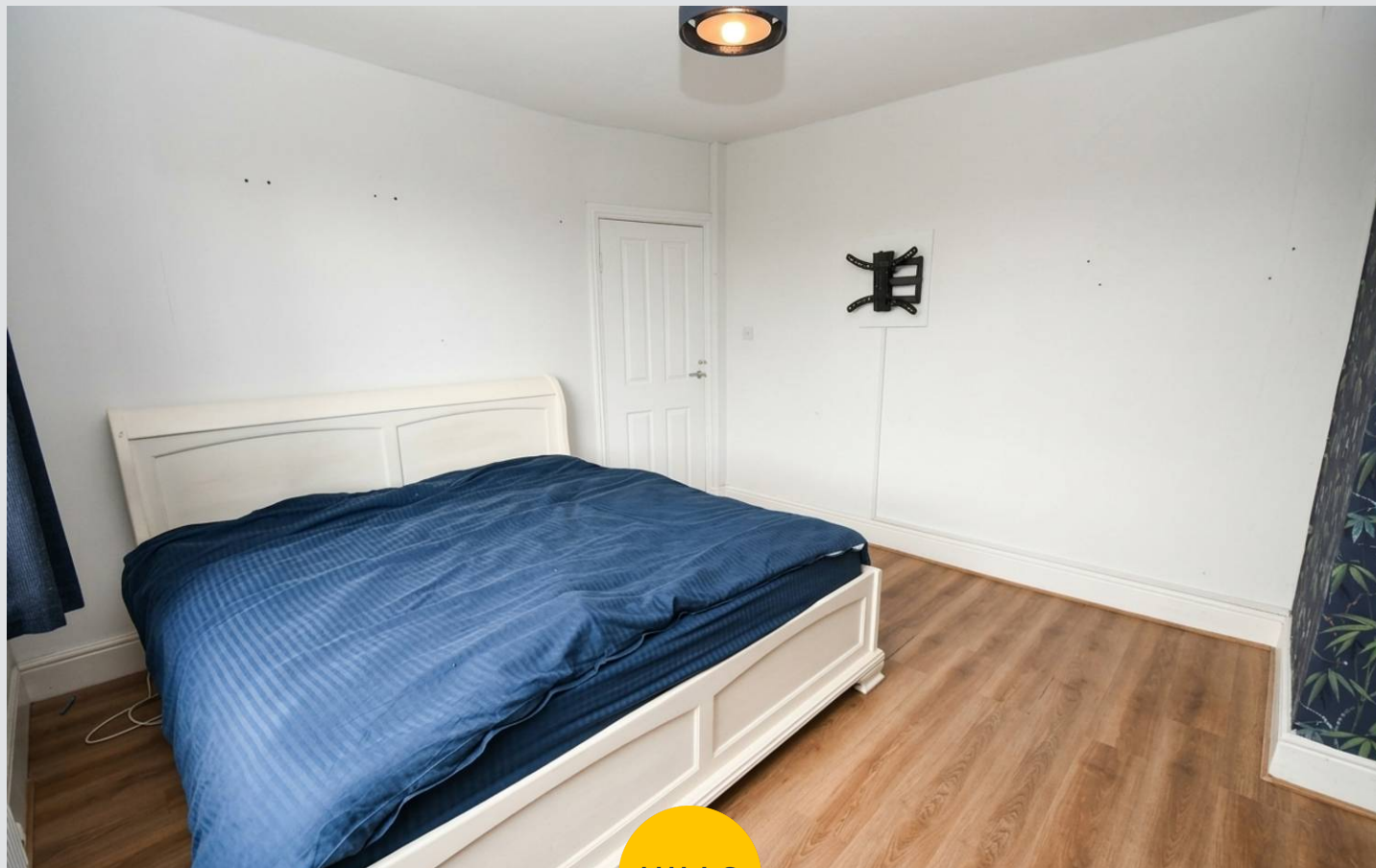
8' 0" x 5' 4" (2.44m x 1.63m)

W.C.

4' 5" x 2' 6" (1.35m x 0.76m)

Bathroom

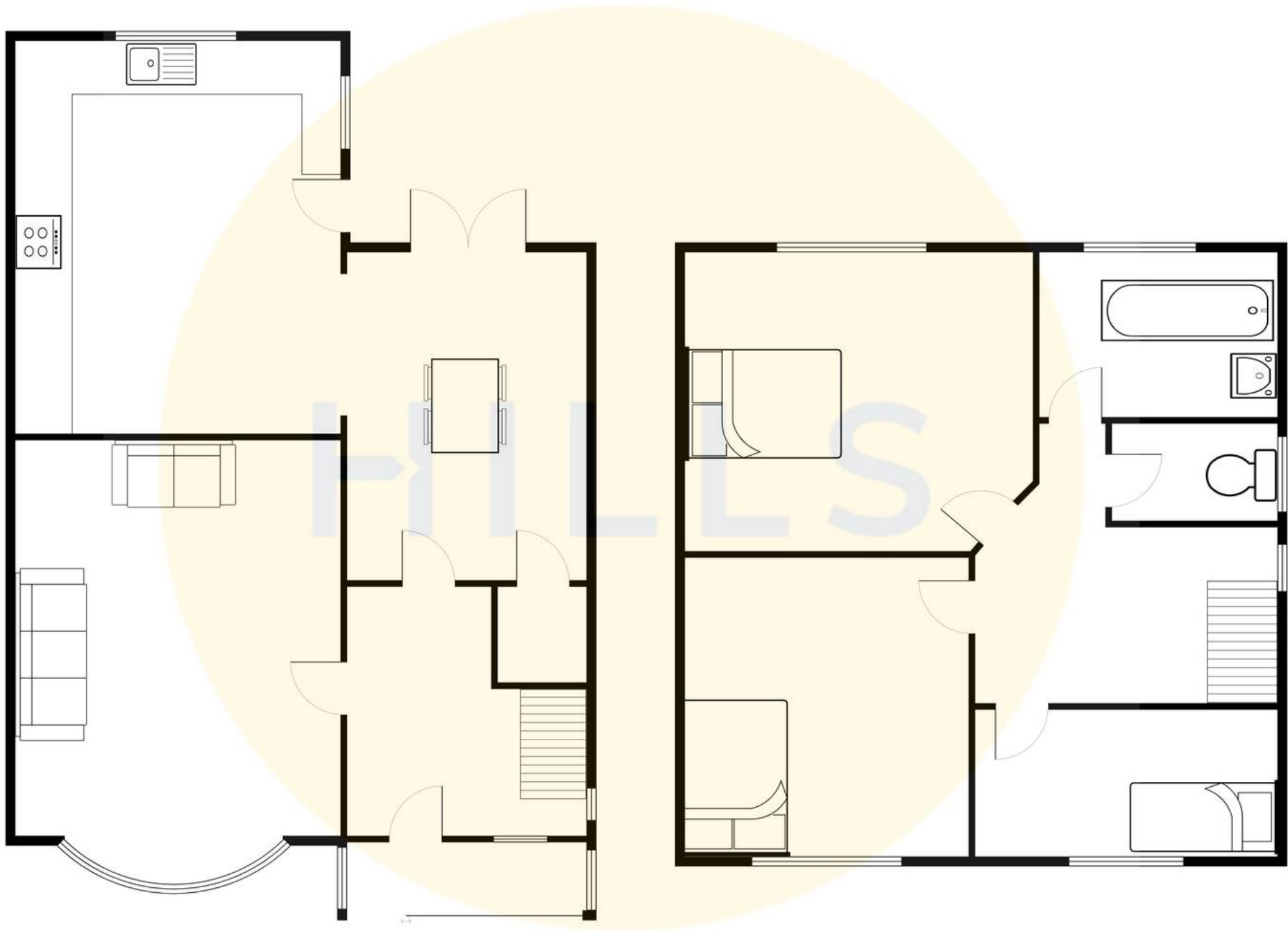
6' 6" x 5' 8" (1.98m x 1.73m)





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.