



62 Gerald Road, Salford

Offers Over £280,000

Miller Metcalfe
Every step of the way

62 Gerald Road

Salford

* No Chain Involved - Early Viewing Strongly Advised - Beautifully Presented Larger Than Average Extended End Town House With Wonderful Well Proportioned Living Space, Generous Corner Plot with Gardens to Three Sides, Situated Within a Popular and Highly Convenient Setting, Internal Inspection Essential to Fully Appreciate *

Situated within the popular area of Salford on the outskirts of Manchester, this fabulous home has been extensively extended to the side and now offers exceptionally well-proportioned and versatile living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated. The accommodation comprises an inviting entrance hall, generous lounge, separate sitting/dining room, a superb fitted kitchen with integrated appliances and a cloakroom/wc to the ground floor. On the first floor there is a landing, three good sized double bedrooms (master with a walk in dressing area) a modern luxury three piece bathroom/wc and a further three piece luxury shower room which completes the internal living space. Outside the property is situated upon a large corner plot with gardens the three sides that offer excellent space for children's play, relaxing and al-fresco entertaining.

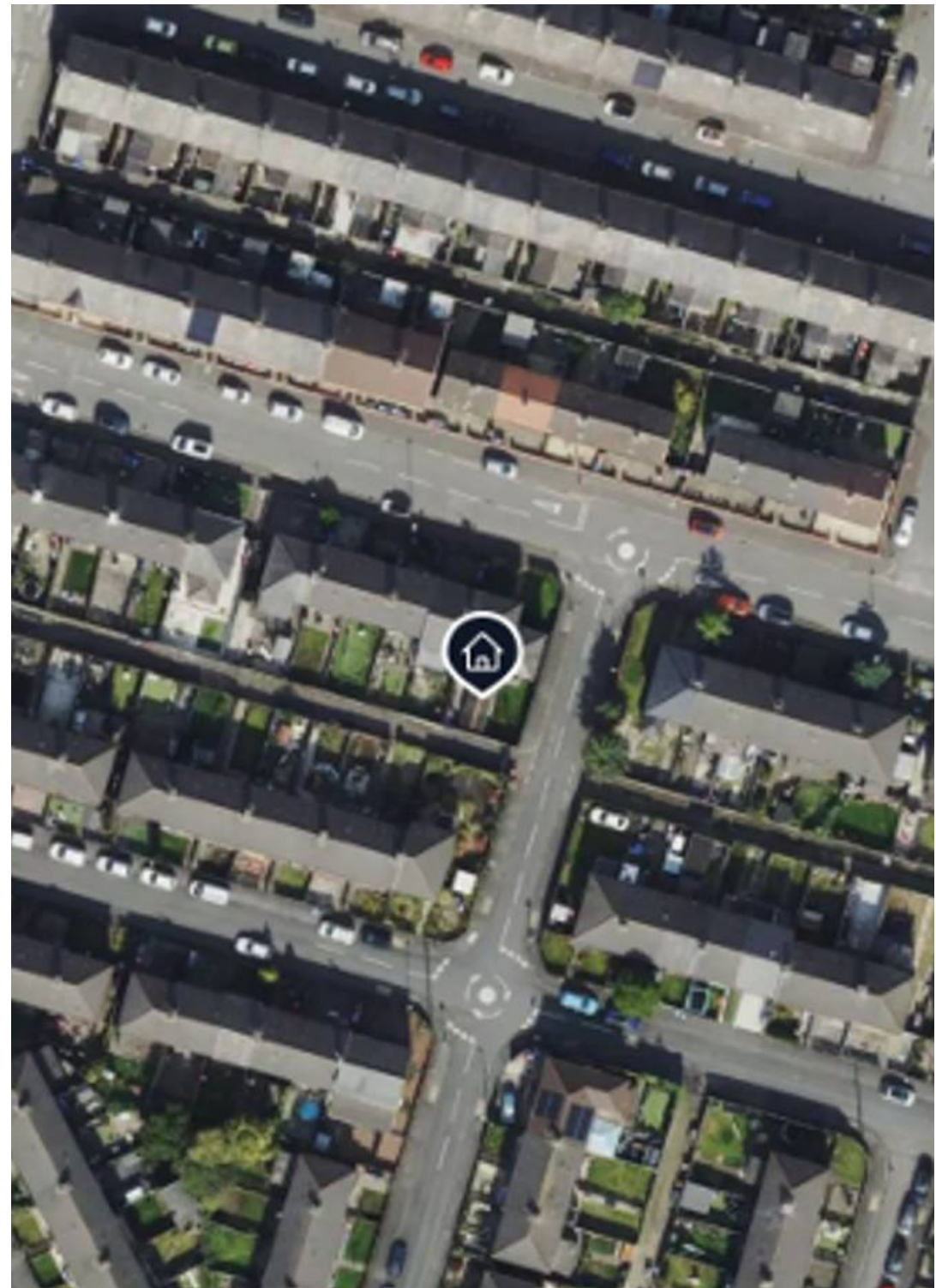
The location is within easy access to the many shops and amenities Salford and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the North West. Properties like this make an excellent first time or second time buy but also make excellent buy to let investment and rarely remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC E n/a



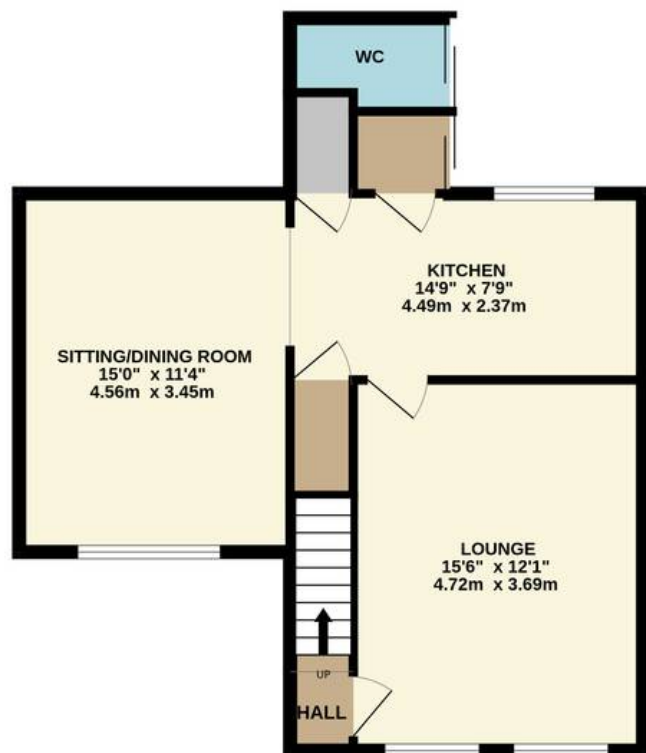








GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



GARAGE/STORE
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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