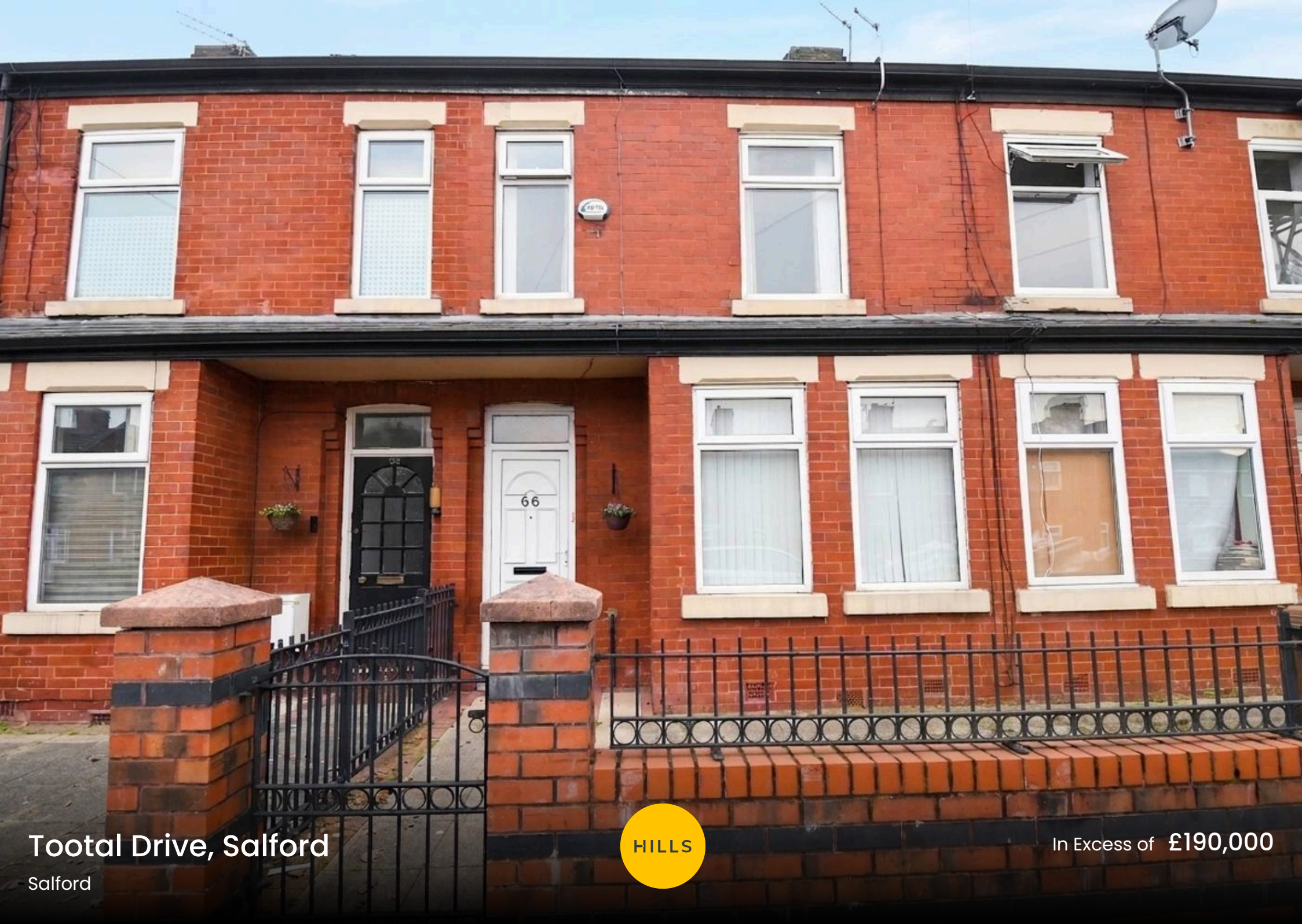


Tootal Drive, Salford

Salford

HILLS

In Excess of £190,000

Tootal Drive

Salford

CHAIN FREE Three Bedroom Terraced property, perfectly positioned within walking distance of Salford Royal Hospital, Buile Hill Park, excellent local schools, and the Weaste tram stop for direct links to Salford Quays, Media City, and Manchester City Centre!
Council Tax band: A

Tenure: Freehold

- CHAIN FREE, Three Bedroom Terraced Property
- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Local Schooling
- Within Walking Distance to Weaste Tram stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Through Lounge Diner
- Fitted Kitchen and Three-Piece Bathroom Suite
- Three Generously Sized Bedrooms
- Low Maintenance Front and Rear Courtyard Gardens
- Perfect First Time Buy!
- Viewing is Highly Recommended!







Entrance Hallway
13' 0" x 3' 7" (3.97m x 1.08m)

Lounge
13' 11" x 10' 5" (4.25m x 3.17m)

Dining Room
11' 4" x 13' 10" (3.45m x 4.21m)

Kitchen
15' 2" x 9' 5" (4.63m x 2.88m)

Landing

Bedroom One
14' 6" x 11' 9" (4.43m x 3.58m)

Bedroom Two
9' 1" x 12' 9" (2.76m x 3.89m)

Bedroom Three
9' 4" x 9' 1" (2.85m x 2.77m)

Bathroom
6' 0" x 6' 6" (1.84m x 1.97m)







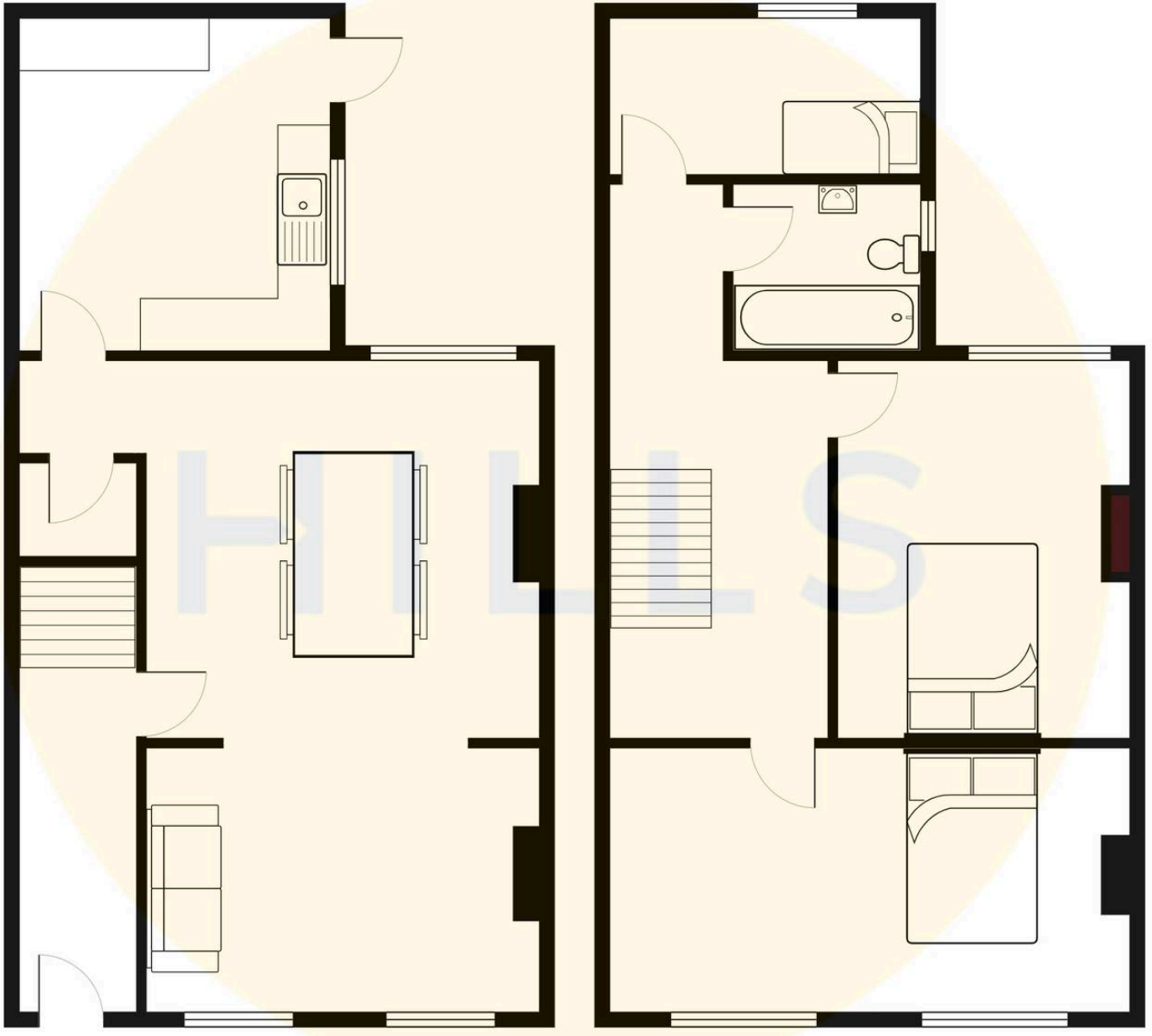




HILLS









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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.