



Devonshire Road

Salford



In the region of £450,000

# Devonshire Road

Salford

Council Tax band: C

Tenure: Freehold

- Situated in a Prestigious Location, Offering a Generous Plot
- Well-Presented Bay-Fronted Reception Room and an Additional Spacious Reception Room to the Rear
- Benefits from a Cellar with the Potential for Further Development
- Beautiful Original Period Features Throughout
- Four Very Generously Sized Bedrooms
- Three Piece Family Bathroom Suite
- Additional Three Piece Bathroom Downstairs
- Off Road Parking For Multiple Cars
- Excellent Transport Links to Salford Quays, Media City and the City Centre
- Early Viewing Highly Advised!



**Entrance Hallway**

18' 0" x 4' 4" (5.48m x 1.33m)

**Reception Room One**

13' 2" x 15' 7" (4.02m x 4.74m)

**Reception Room Two**

18' 1" x 12' 3" (5.50m x 3.74m)

**Kitchen Diner**

16' 4" x 17' 6" (4.98m x 5.34m)

**Utility Room**

6' 0" x 4' 11" (1.84m x 1.50m)

**Bathroom One**

5' 5" x 5' 3" (1.65m x 1.61m)

**Landing**

**Bedroom One**

15' 7" x 17' 7" (4.76m x 5.35m)

**Bedroom Two**

13' 7" x 9' 2" (4.14m x 2.80m)

**Bedroom Three**

12' 0" x 12' 3" (3.66m x 3.73m)

**Bedroom Four**

9' 3" x 7' 2" (2.81m x 2.18m)

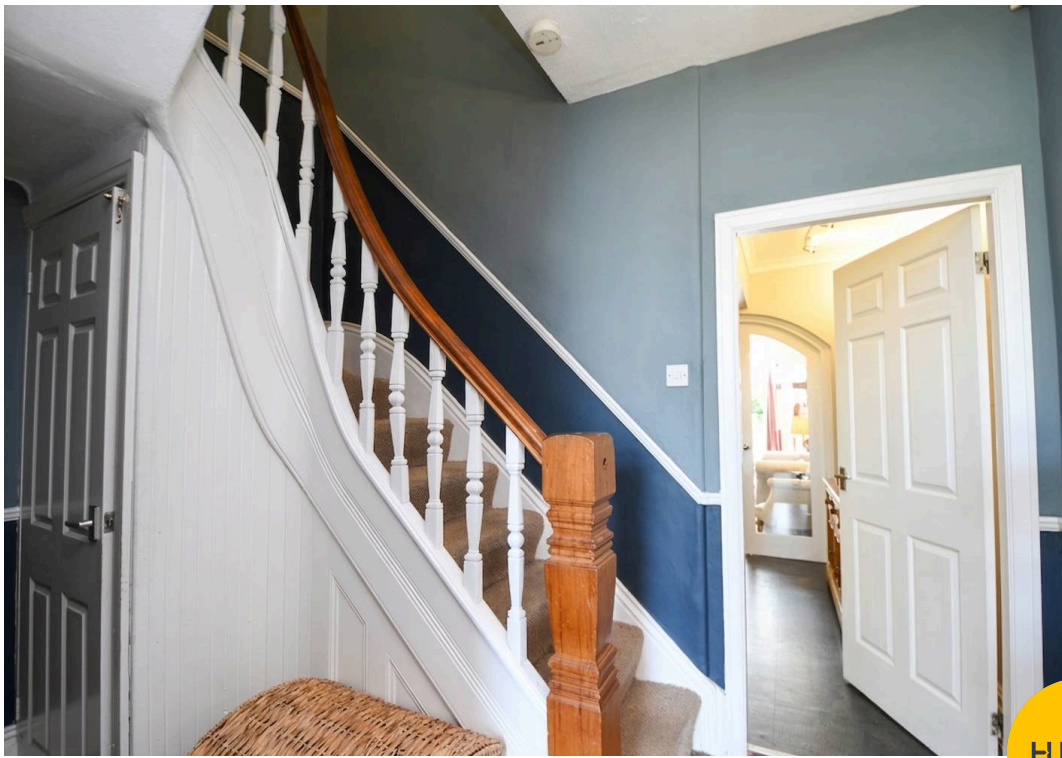
**Bathroom Two**

6' 2" x 6' 6" (1.88m x 1.99m)

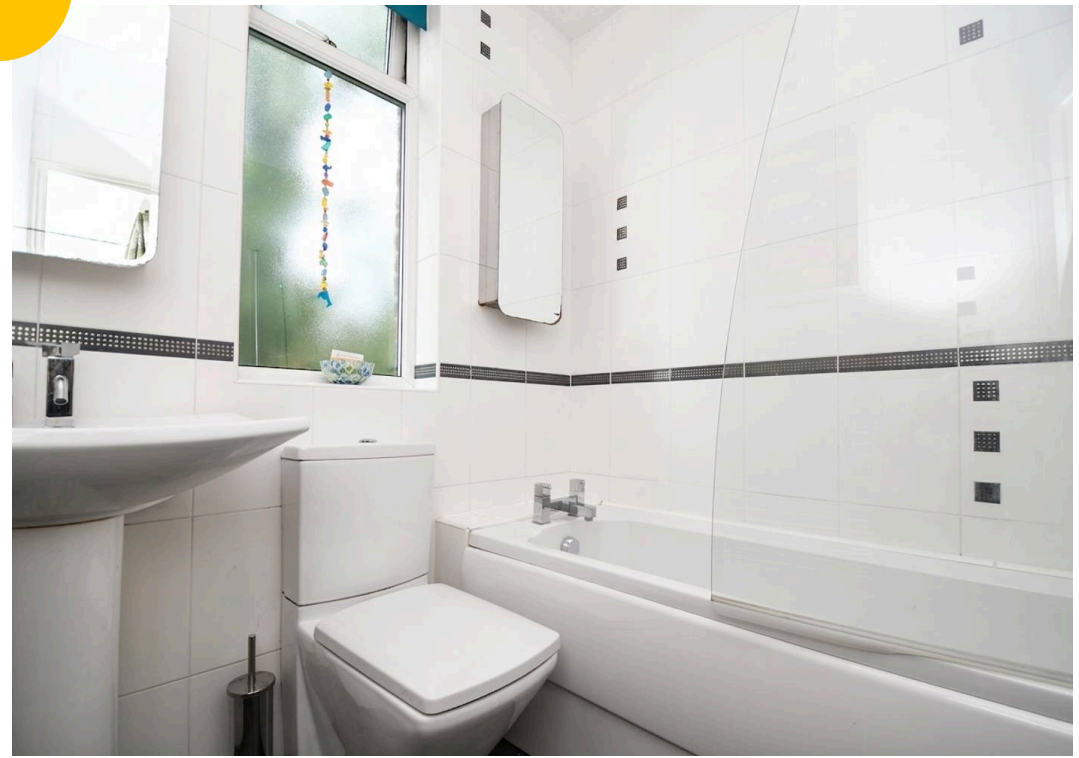
**Cellar**

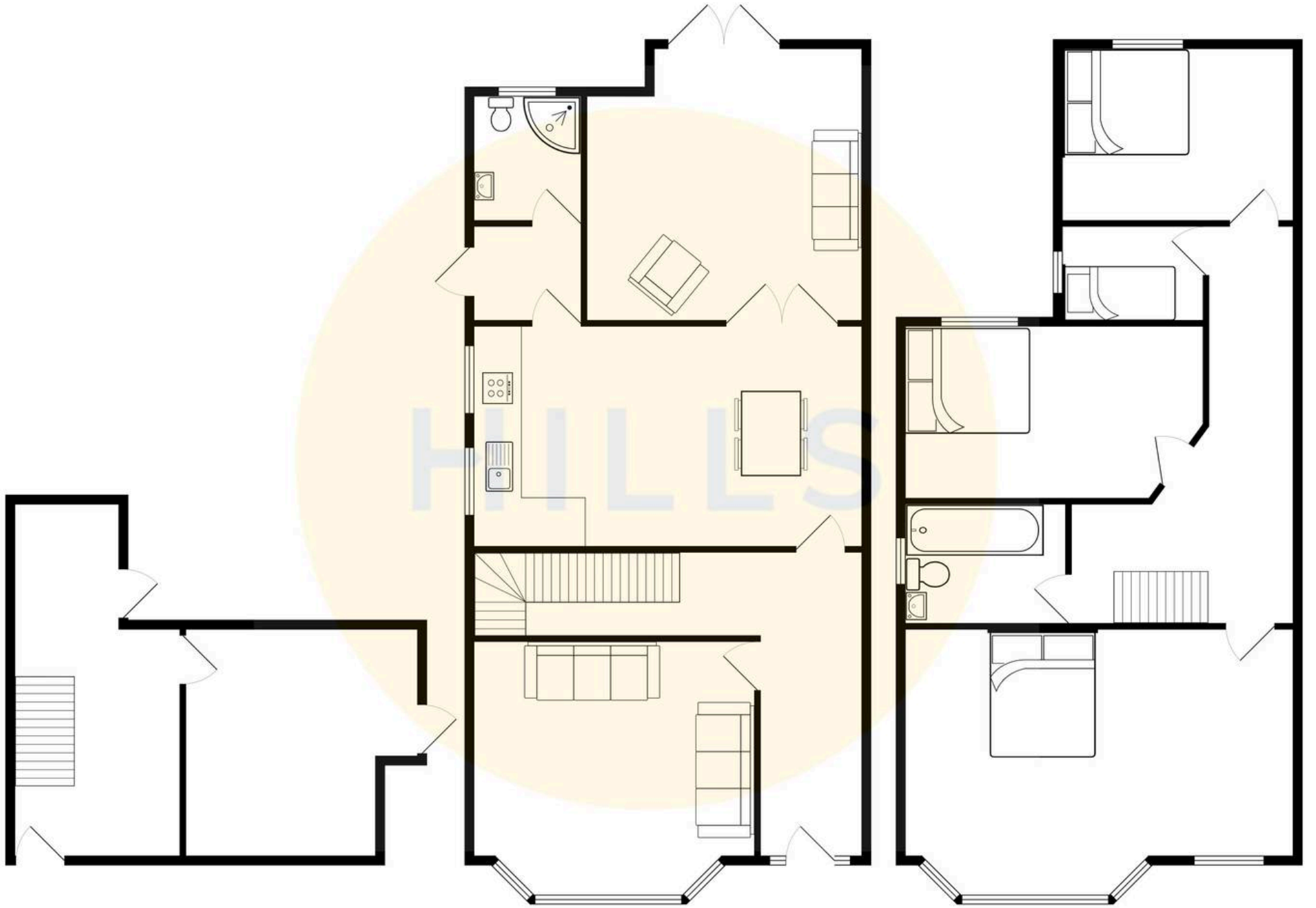
15' 2" x 11' 6" (4.62m x 3.50m)





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.