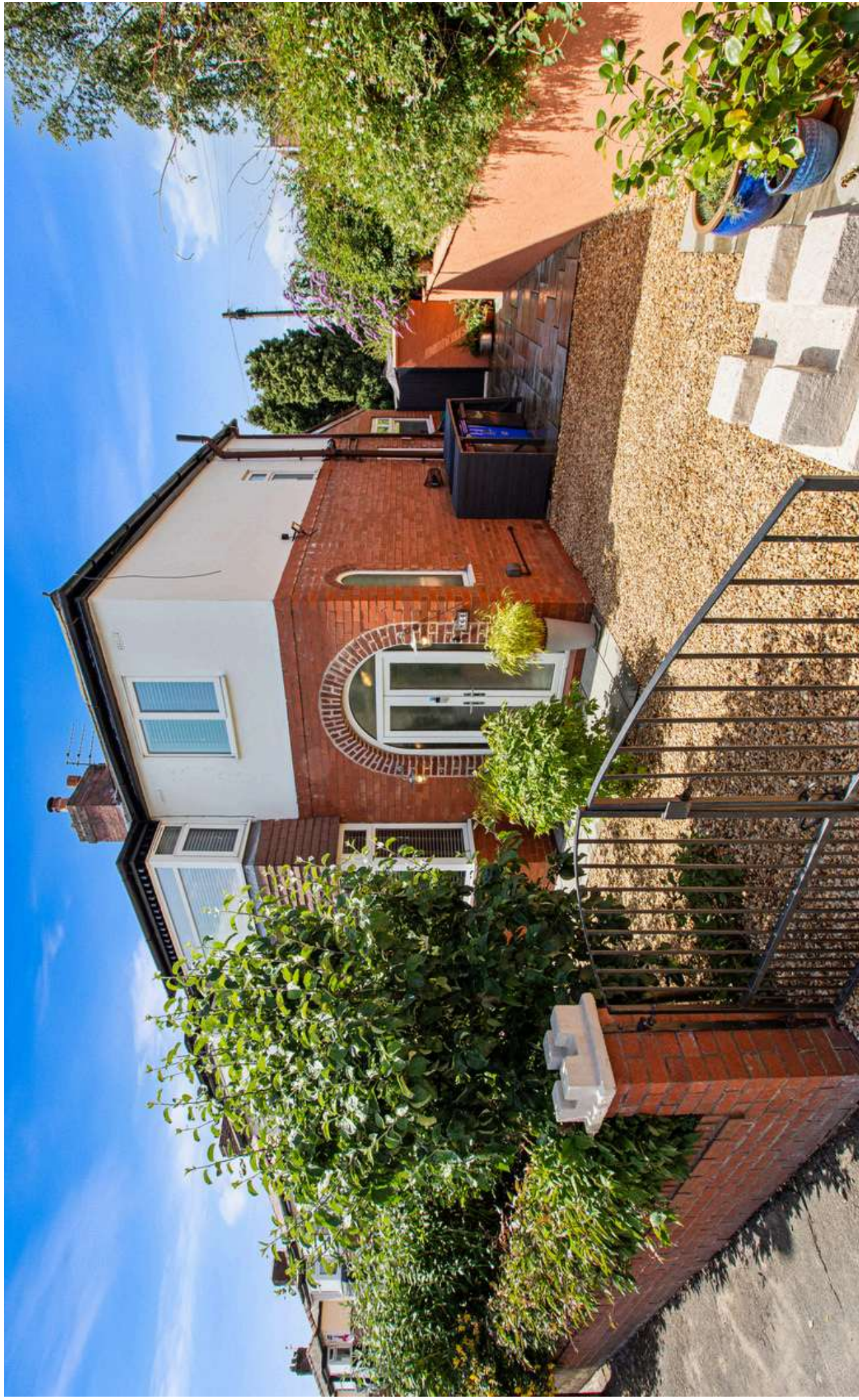




Seedley Park Road, Salford, M6

Guide Price £310,000



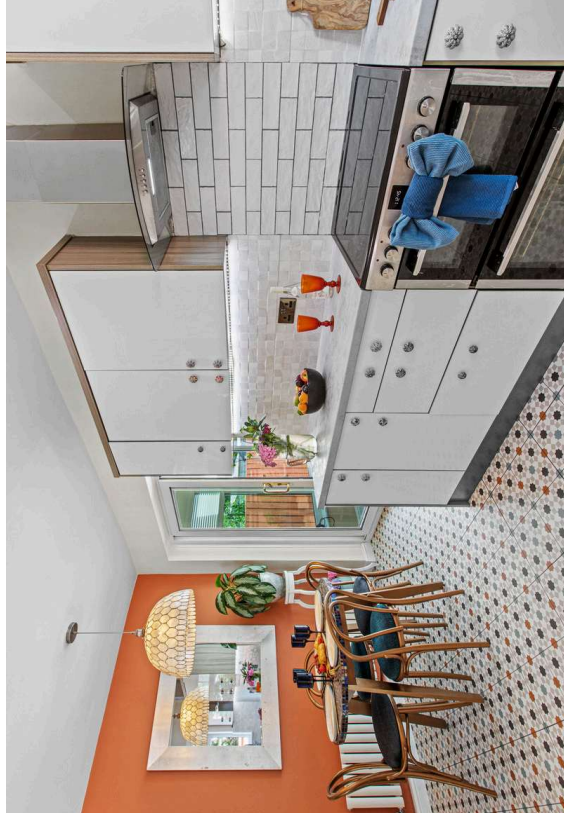
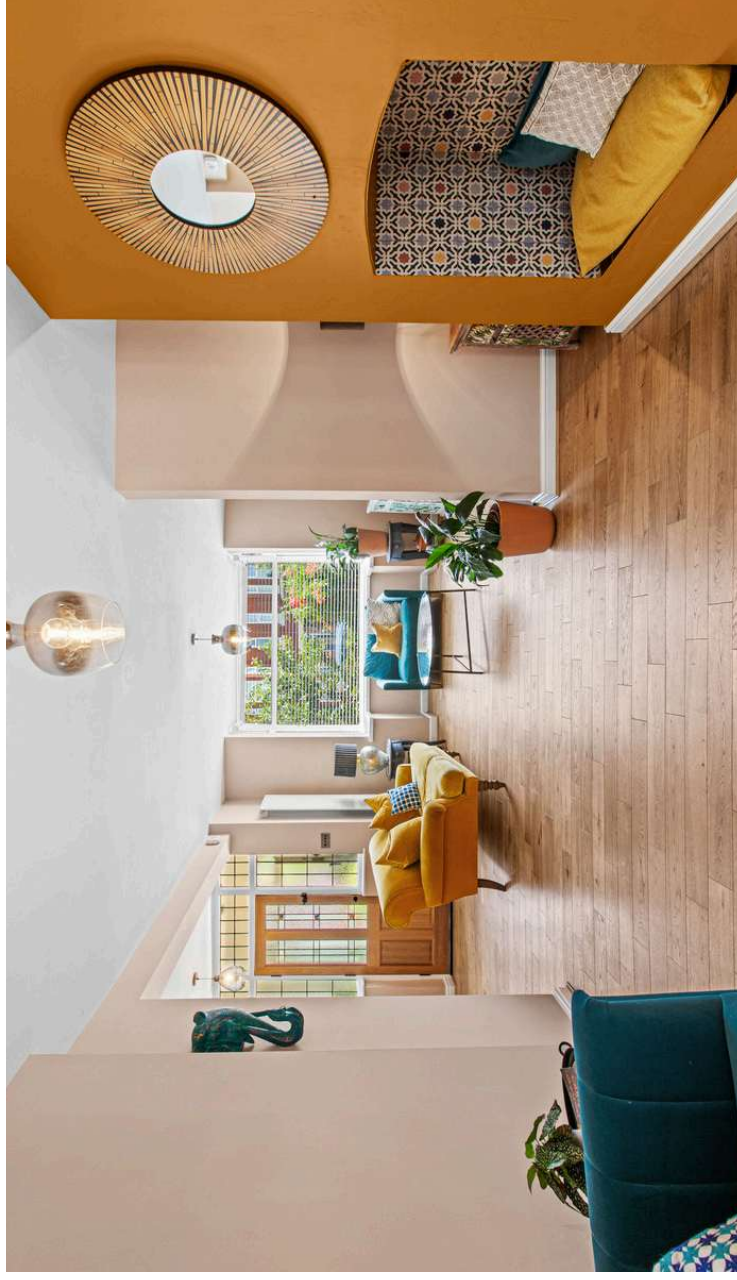
Wow! This is a beautifully presented extended three-bedroom semi-detached home of 1,081 sq ft, with open-plan kitchen, dining and family space, bay-fronted lounge, conservatory, modern bathroom, driveway and private landscaped garden. Close to

Buile Hill Park and MediaCityUK

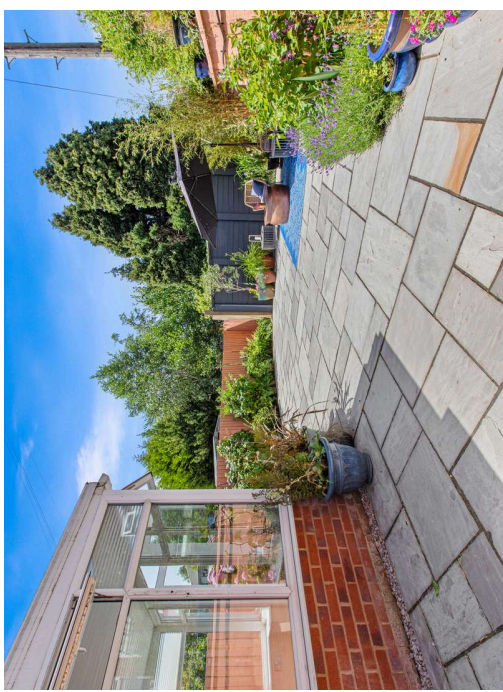


Key Features

- Extended three-bedroom semi-detached home
- No Chain
- Impressive open-plan kitchen, dining and family space
- Approximately 1,081 sq ft of accommodation
- Stylish contemporary family bathroom
- Bright conservatory overlooking the garden
- Generous driveway with off-road parking
- Boarded loft with Velux window
- Private, landscaped low-maintenance garden, with fruit trees
- Excellent access to Buile Hill Park, Weaste Metrolink and MediaCityUK







•••Quote Ref: 814609 when calling•••

Presenting this three-bedroom semi-detached property on Seedley Park Road, occupying a generous 1,081 sq ft of internal accommodation, in one of Salford's most convenient residential locations, this beautifully presented three-bedroom semi-detached home perfectly combines modern family living with stylish interiors and exceptional outdoor space and is to be sold with no onward chain. Situated within walking distance of Buile Hill Park, Weaste Metrolink station and MediaCityUK, with Manchester city centre just a short commute away, this is a home that offers both lifestyle and location.

From the moment you arrive, the property makes an excellent first impression with its attractive stone driveway, providing ample off-road parking to the front and side and a lovely cherry and apple tree.

Stepping inside, you are welcomed by a bright entrance hallway leading to a beautiful bay-fronted lounge, flooded with natural light and offering a cosy yet elegant living space. To the rear, the home opens into a stunning open-plan kitchen, dining and family area, thoughtfully designed for modern living. The contemporary kitchen wraps seamlessly around the living and dining space, creating the perfect environment for entertaining guests or spending quality time with family. A spacious conservatory further enhances the accommodation, providing an additional reception room overlooking the rear garden.

Upstairs, the property offers three well-proportioned bedrooms together with a beautifully appointed modern family bathroom finished to a high standard.

The boarded loft, accessed by a loft ladder and fitted with a Velux window, provides excellent storage and a useful hobby or occasional workspace.

Externally, the rear garden has been thoughtfully landscaped to create an attractive yet low-maintenance outdoor space, featuring an Indian stone patio, established flower borders, productive soft-fruit planting and several seating areas, creating a private setting to enjoy throughout the seasons.

Ideally positioned within easy reach of excellent local amenities, highly regarded schools, Buile Hill Park, MediaCityUK, Salford Quays and Weaste Metrolink station, the property also benefits from superb transport links into Manchester city centre and convenient access to the region's motorway network.

Combining contemporary open-plan living, immaculate presentation and an outstanding location, this exceptional home is ready to move straight into and is certain to appeal to first-time buyers, professionals and growing families alike.

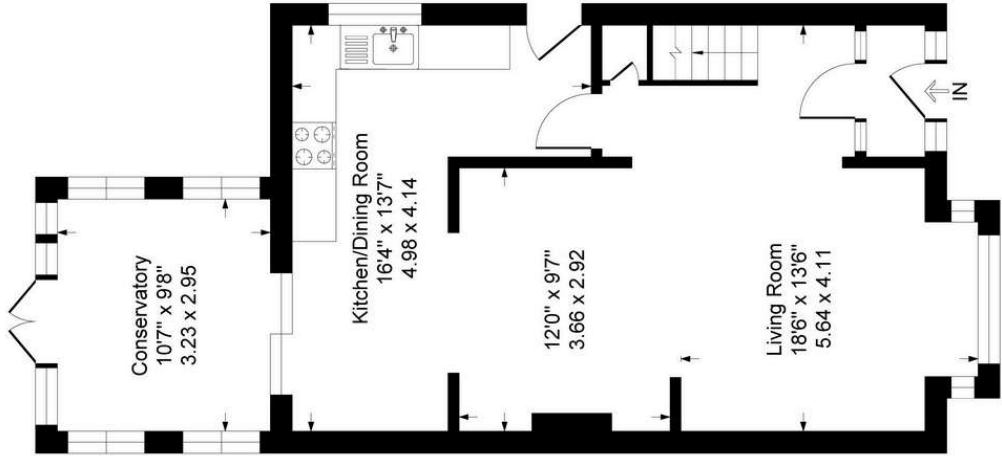
••Early viewing is highly recommended to fully appreciate everything this beautiful home has to offer.••





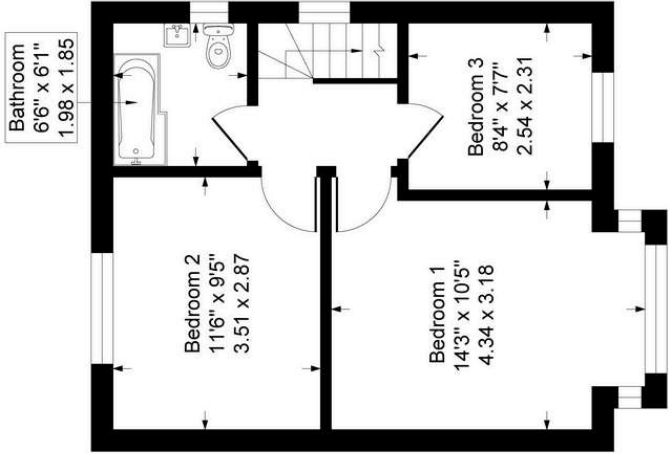
64 Seedley Park Road

Approximate Gross Internal Floor Area = 100.4 sq m / 1081 sq ft

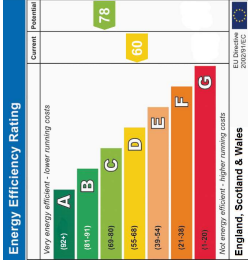


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



First Floor



Tenure Type: Leasehold
Council Tax Band: B
Council Authority: Salford City