

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Heathland Road, Salford, M7 3GD

Offers Over £300,000

SPACIOUS DETACHED FAMILY HOME ON QUIET ESTATE

Welcome to this charming detached house located on Heathland Road in Salford. This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it an ideal choice for a growing family.

As you step inside, you'll be greeted by a spacious interior adorned with modern decor and appliances, creating a warm and inviting atmosphere throughout. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones.

One of the highlights of this property is its secluded rear garden, providing a peaceful retreat where you can unwind after a long day. Imagine enjoying a cup of tea or hosting a barbecue in this private outdoor space.

Conveniently situated close to local amenities, including shops, schools, and parks, this home offers both comfort and convenience. Whether you're looking to run errands or enjoy a leisurely stroll, everything you need is just a stone's throw away.

Heathland Road, Salford, M7 3GD

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- Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Four Piece Family Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: B

Ground Floor

Porch

9'8 x 2'6 (2.95m x 0.76m)

UPVC double glazed entrance door, UPVC double glazed window, tiled floor and UPVC door to hall.

Hall

13'9 x 6'7 (4.19m x 2.01m)

UPVC double glazed frosted window, central heating radiator, laminate flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

13' x 10'11 (3.96m x 3.33m)

UPVC double glazed bay window, UPVC double glazed frosted window, central heating radiator, coving, TV point and laminate flooring.

Reception Room Two

14' x 11'1 (4.27m x 3.38m)

Two UPVC double glazed windows, UPVC double glazed frosted window, coving, multi fuel burner, wood mantle, laminate flooring, open access to kitchen and UPVC French doors to rear.

Kitchen

7'9 x 6'1 (2.36m x 1.85m)

UPVC double glazed window, UPVC double glazed frosted window, mix of white wall and base units, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, space for fridge freezer, plumbing for washing machine, space for dryer, laminate floor and UPVC double glazed door to rear.

First Floor

Landing

7'7 x 7'2 (2.31m x 2.18m)

UPVC double glazed frosted window and doors to three bedrooms and bathroom.

Bedroom One

13'7 x 10'6 (4.14m x 3.20m)

UPVC double glazed bay window, UPVC double glazed frosted window and central heating radiator.

Bedroom Two

12'10 x 10'11 (3.91m x 3.33m)

UPVC double glazed bay window, two UPVC double glazed frosted windows and central heating radiator.

Bedroom Three

6'8 x 6'7 (2.03m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 7'6 (2.39m x 2.29m)

UPVC double glazed frosted window, central heated towel rail, low level WC, pedestal wash basin with traditional taps, freestanding slipper bath with mixer taps and rinse head, direct feed shower and rinse head in corner enclosure, extractor fan, part tiled elevation and tiled floor.

External

Front

Laid to lawn garden, mature hedges and tarmac drive for off road parking.

Rear

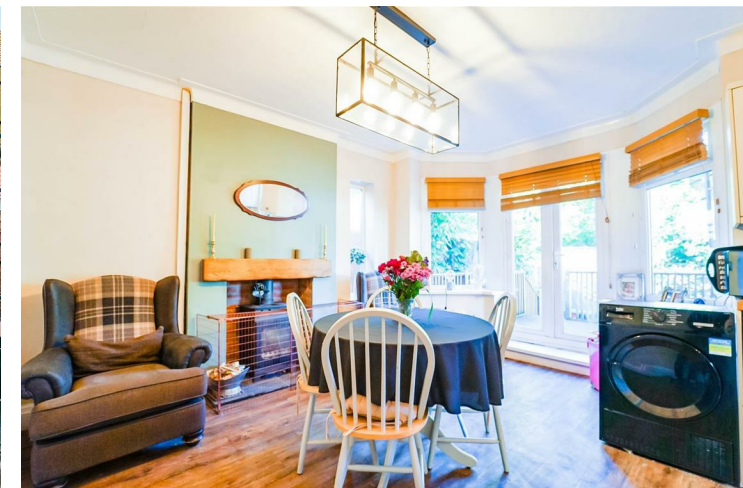
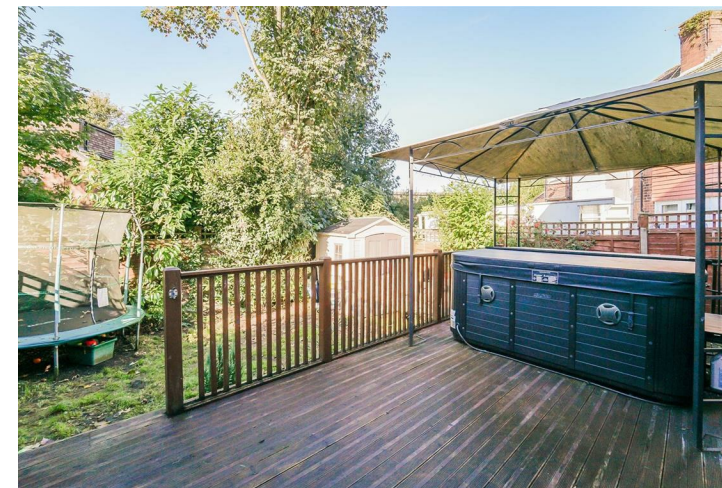
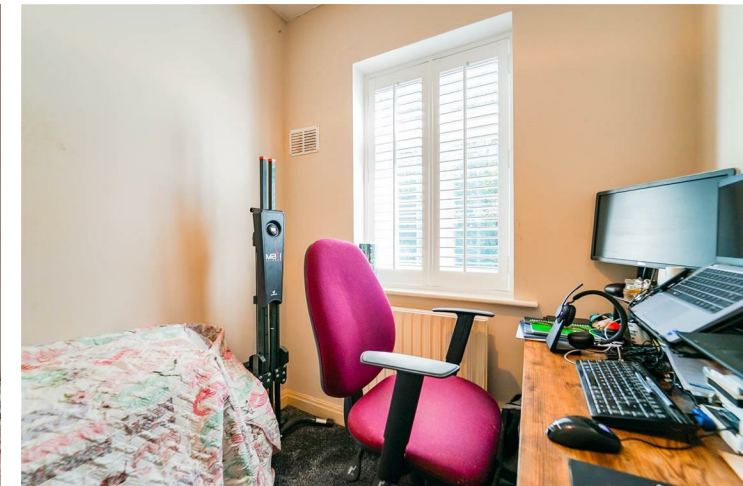
Raised decking, enclosed laid to lawn garden and raised stone chip bedding areas.

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