

# Burdale Drive

Salford

HILLS

In Excess of £350,000

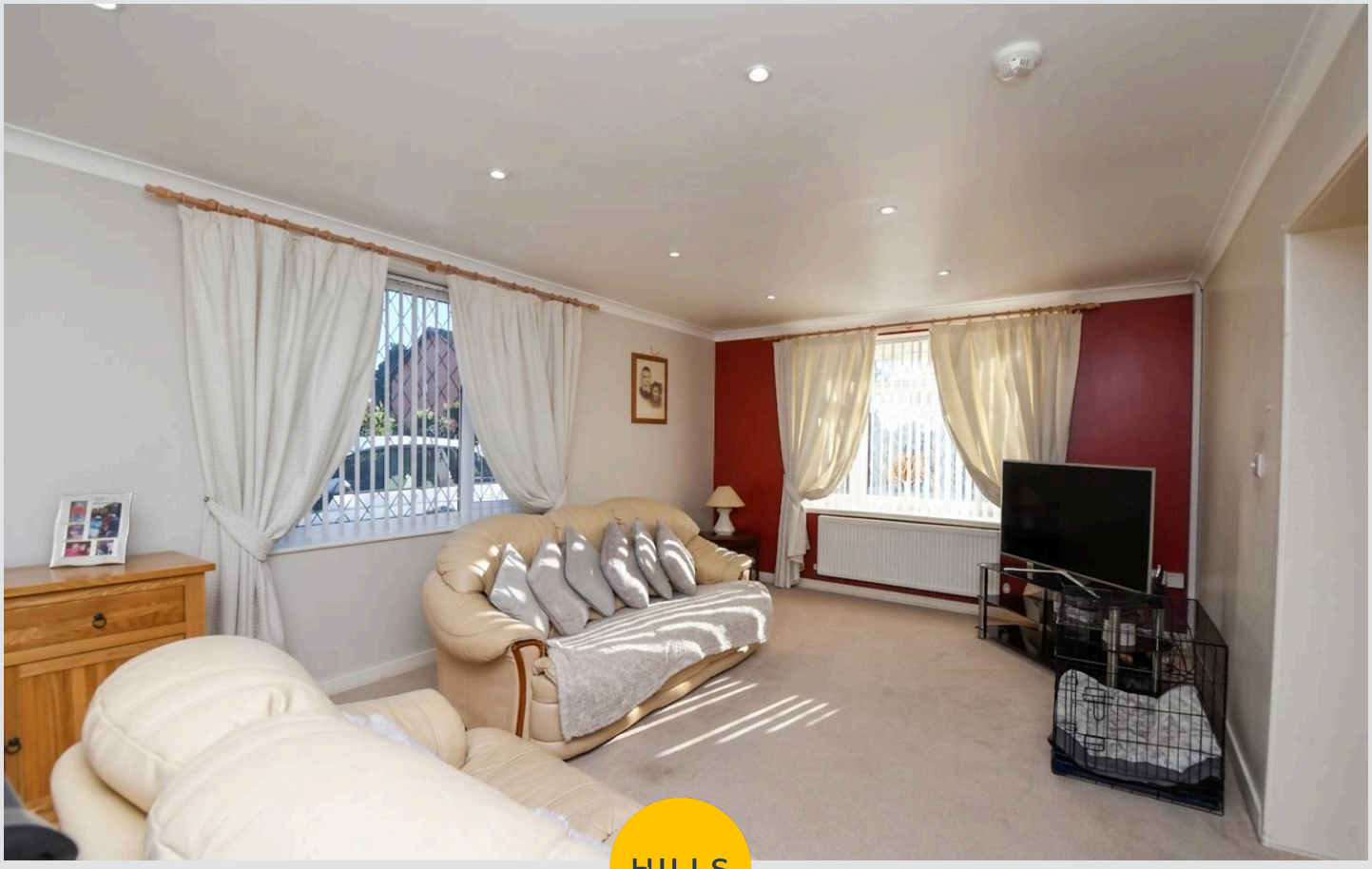
# Burdale Drive

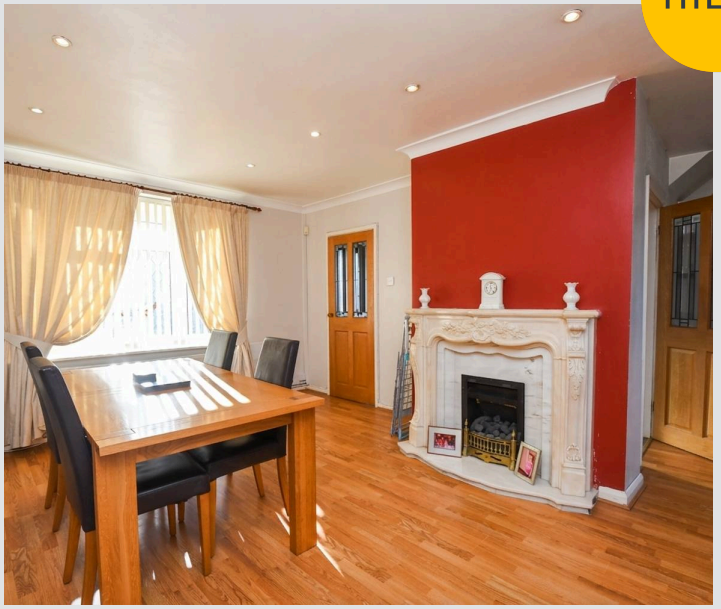
## Salford

Spacious, DOUBLE STORY EXTENDED FOUR BEDROOM Family Home! This fantastic FAMILY home comes complete with a TWO GENEROUS RECEPTION ROOMS, FOUR BEDROOMS and TWO BATHROOM SUITES! Located within WALKING DISTANCE TO SALFORD ROYAL HOSPITAL, close to good schooling, excellent transport links and well-kept local parks!
Council Tax band: A

Tenure: Freehold

- Spacious, Double Story Extended Four Bedroom Property
- Great location, close to Salford Royal Hospital, excellent transport links and good local schooling
- Two generously sized reception rooms
- Spacious kitchen with separate utility
- Four well proportioned bedrooms
- Three piece bathroom suite and en-suite shower room
- Situated on a generous plot
- Low maintenance rear garden with paving and laid-to-lawn grass
- Driveway for off-road parking
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre







**Porch**
3' 10" x 6' 4" (1.16m x 1.92m)

**Entrance Hallway**
12' 6" x 7' 4" (3.81m x 2.23m)

**Dining room**
12' 9" x 16' 2" (3.88m x 4.92m)

**Kitchen**
13' 2" x 10' 3" (4.01m x 3.13m)

**Lounge**
13' 7" x 21' 5" (4.14m x 6.52m)

**Utility Room**
6' 9" x 6' 1" (2.06m x 1.85m)

**Landing**

**Bedroom One**
15' 9" x 11' 1" (4.80m x 3.38m)

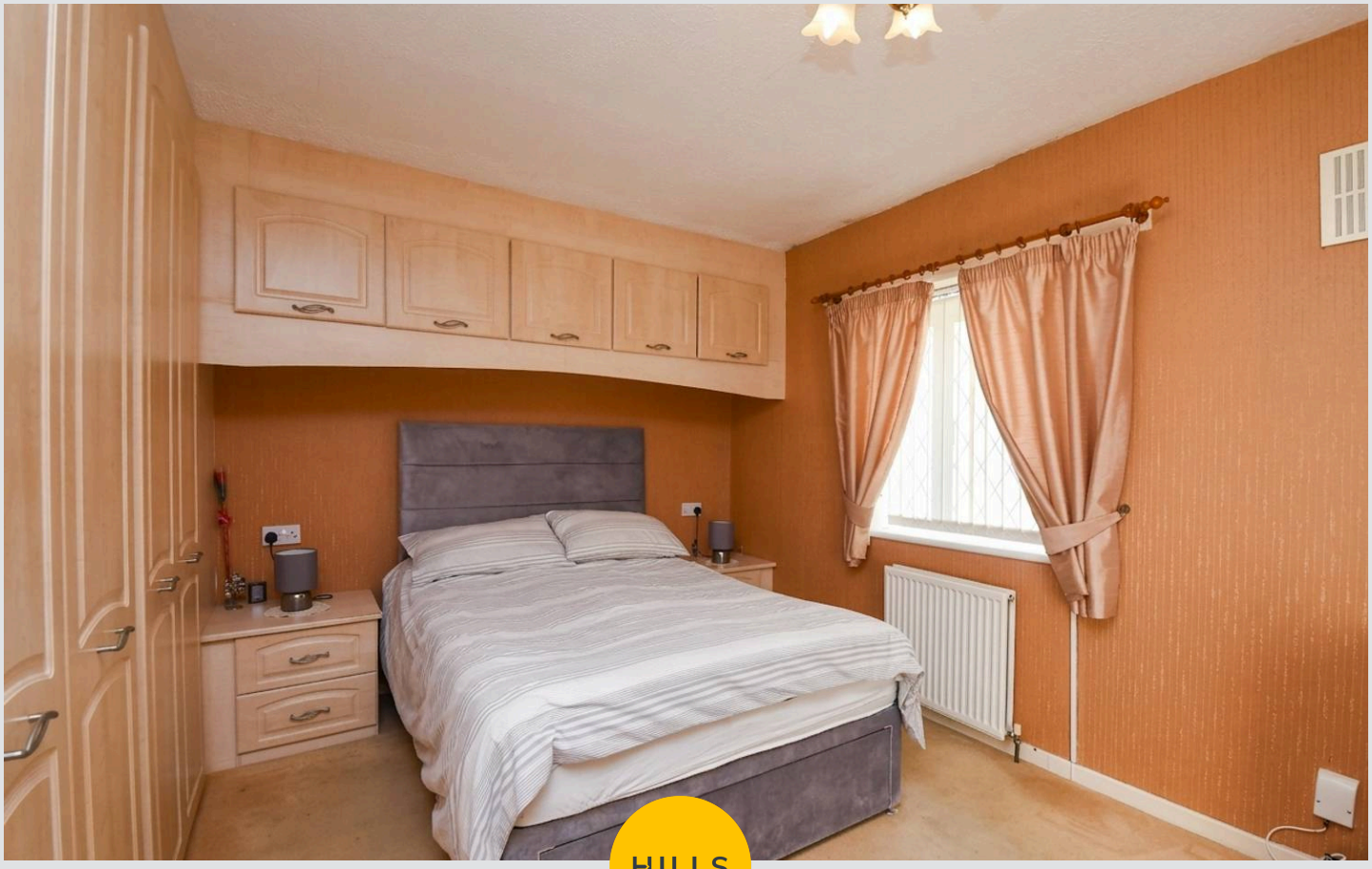
**En-Suite**
7' 8" x 8' 1" (2.34m x 2.47m)

**Bedroom Two**
12' 2" x 12' 0" (3.71m x 3.65m)

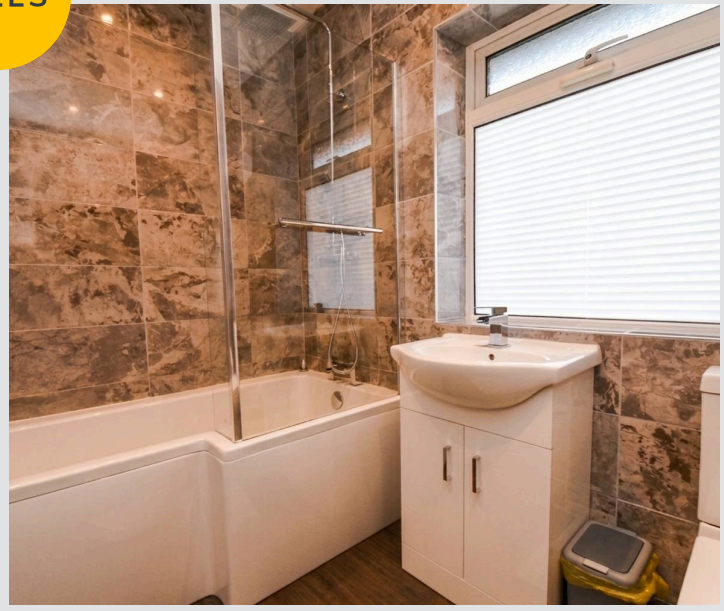
**Bedroom Three**
7' 3" x 12' 9" (2.22m x 3.88m)

**Bedroom Four**
8' 2" x 10' 8" (2.48m x 3.25m)

**Bathroom**
7' 3" x 7' 11" (2.21m x 2.42m)







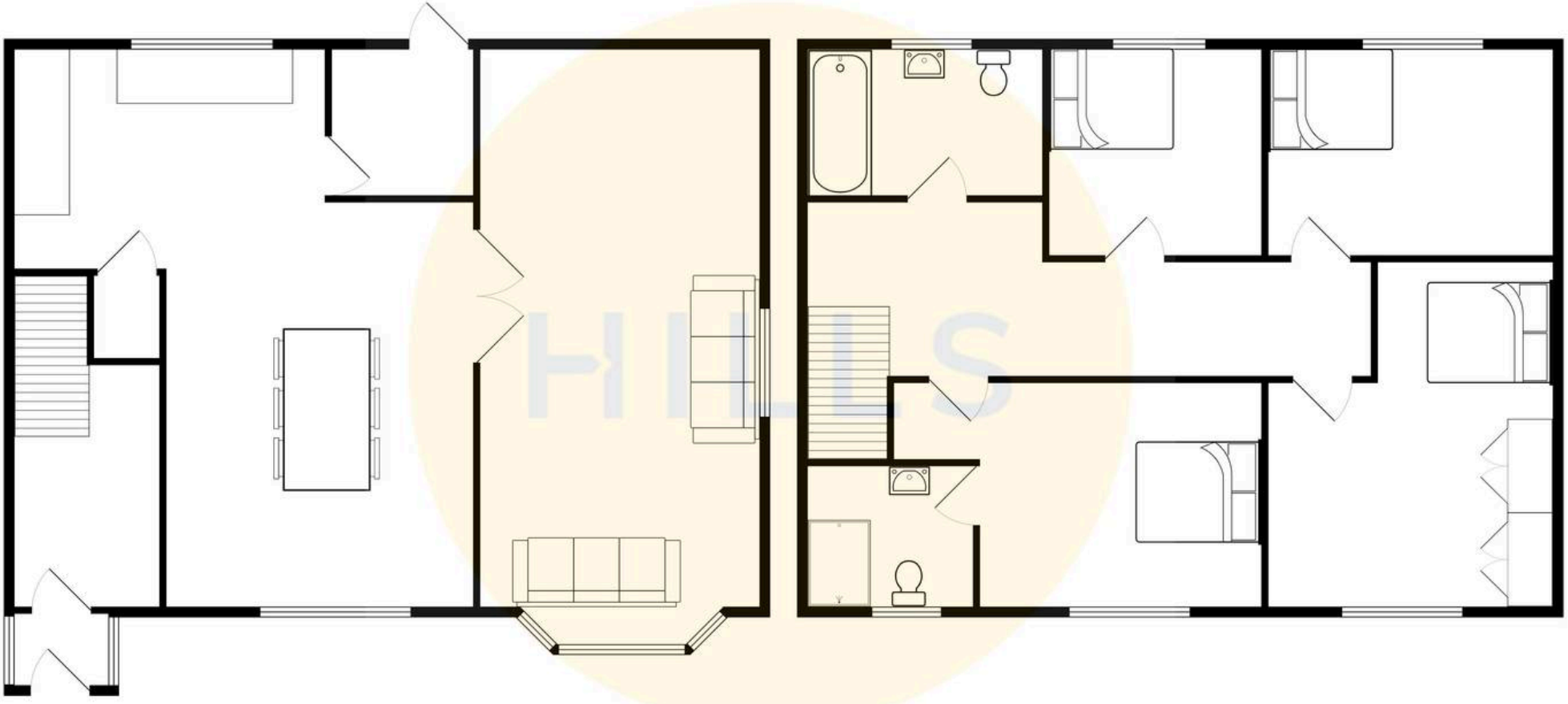




HILLS










# Hills | Salfords Estate Agent

**Sentinel House, Albert Street, Eccles, Manchester - M30 0SS**

0161 707 4900

sales@hills.agency

www.hills.agency/

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.