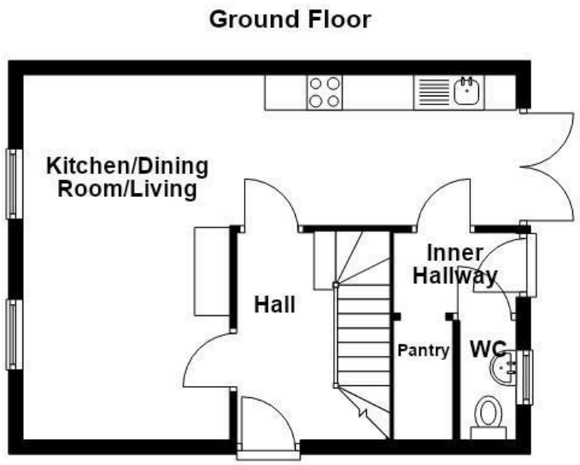
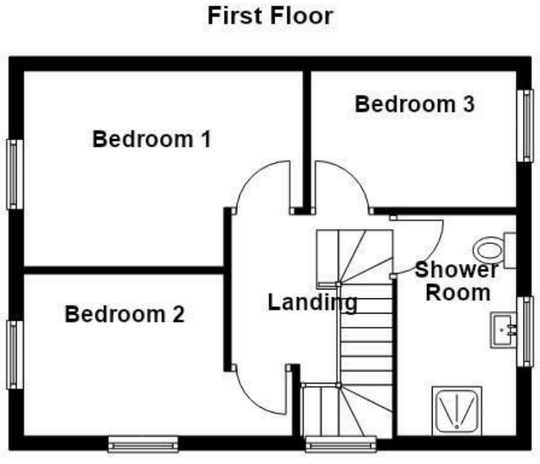
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# Meadowgate Road, Salford, M6 8DL

## £250,000

THREE BEDROOM MODERN HOME - IDEAL FOR FAMILIES OR FIRST TIME BUYERS

this delightful three-bedroom house offers a perfect blend of modern living and outdoor space. As you step inside, you will be greeted by a contemporary interior that has been thoughtfully designed to create a warm and inviting atmosphere. The spacious rooms provide ample space for relaxation and entertaining, making it an ideal home for families or those who enjoy hosting guests.

One of the standout features of this property is the wrap-around garden, which offers a wonderful outdoor retreat. Whether you wish to enjoy a quiet morning coffee in the sun or host summer barbecues with friends and family, this garden provides the perfect setting.

With its modern finishes and generous living areas, this home is not only aesthetically pleasing but also practical for everyday living. The location in Salford ensures that you are well-connected to local amenities, schools, and transport links, making it a convenient choice for both work and leisure.

This property is a true gem, combining comfort, style, and a lovely outdoor space. It presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of a modern home. Don't miss the chance to make this beautiful house your new home.

# Meadowgate Road, Salford, M6 8DL

## £250,000

3 1 1

- Fantastic Semi Detached Property
- Stylish Decor
- Off Road Parking
- Council Tax Band A
- Three Spacious Bedrooms
- Great Location Close To Amenities
- EPC TBC
- Open Plan Living Kitchen Area Great For Entertaining
- Enviable Family Home Ready To Move Into
- Tenure Freehold

## Ground Floor

### Entrance
UPVC double glazed door to hallway.

### Hallway
Central heating radiator, wood effect tiled floor, smoke alarm, doors to reception room and kitchen.

### Reception Room
17'9 x 10'5 (5.41m x 3.18m)

UPVC double glazed window, central heating radiator, decorative fireplace, wood effect tiled floor, open to kitchen.

### Kitchen
17'5 x 8'7 (5.31m x 2.62m)

UPVC double glazed window, central heating radiator, a range of panel wall and base units with a Corian surface tiled splashback, composite sink and drainer with mixer tap, four ring gas burner hob, electric oven, extractor hood, space for fridge freezer, plumbing for washing machine, coving, wood effect tiled floor, door to inner hall, UPVC double glazed French doors to rear.

### Inner Hall
Door to WC and pantry.

### WC
5'2 x 2'6 (1.57m x 0.76m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, lino flooring.

### Pantry
5 x 2'6 (1.52m x 0.76m )

## First Floor

### Landing
8'8 x 2'7 (2.64m x 0.79m )

UPVC double glazed window, wood effect laminate flooring, doors to shower room and three bedrooms.

### Bedroom One
16'7 x 8'3 (5.05m x 2.51m )

UPVC double glazed window, central heating radiator.

### Bedroom Two
13'8 x 6'4 (4.17m x 1.93m )

UPVC double glazed window, central heating radiator.

### Bedroom Three
8'8 x 8'3 (2.64m x 2.51m)

UPVC double glazed window, central heating radiator.

### Shower Room
9'1 x 5'5 (2.77m x 1.65m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, partially tiled elevations, spotlights, tiled floor.

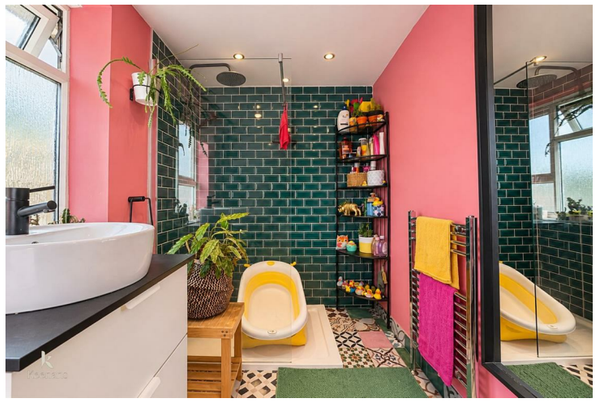
## External

### Rear
Enclosed stone flagged.

### Front
Concrete driveway, stone chippings, laid to lawn grass area and shrubs.







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