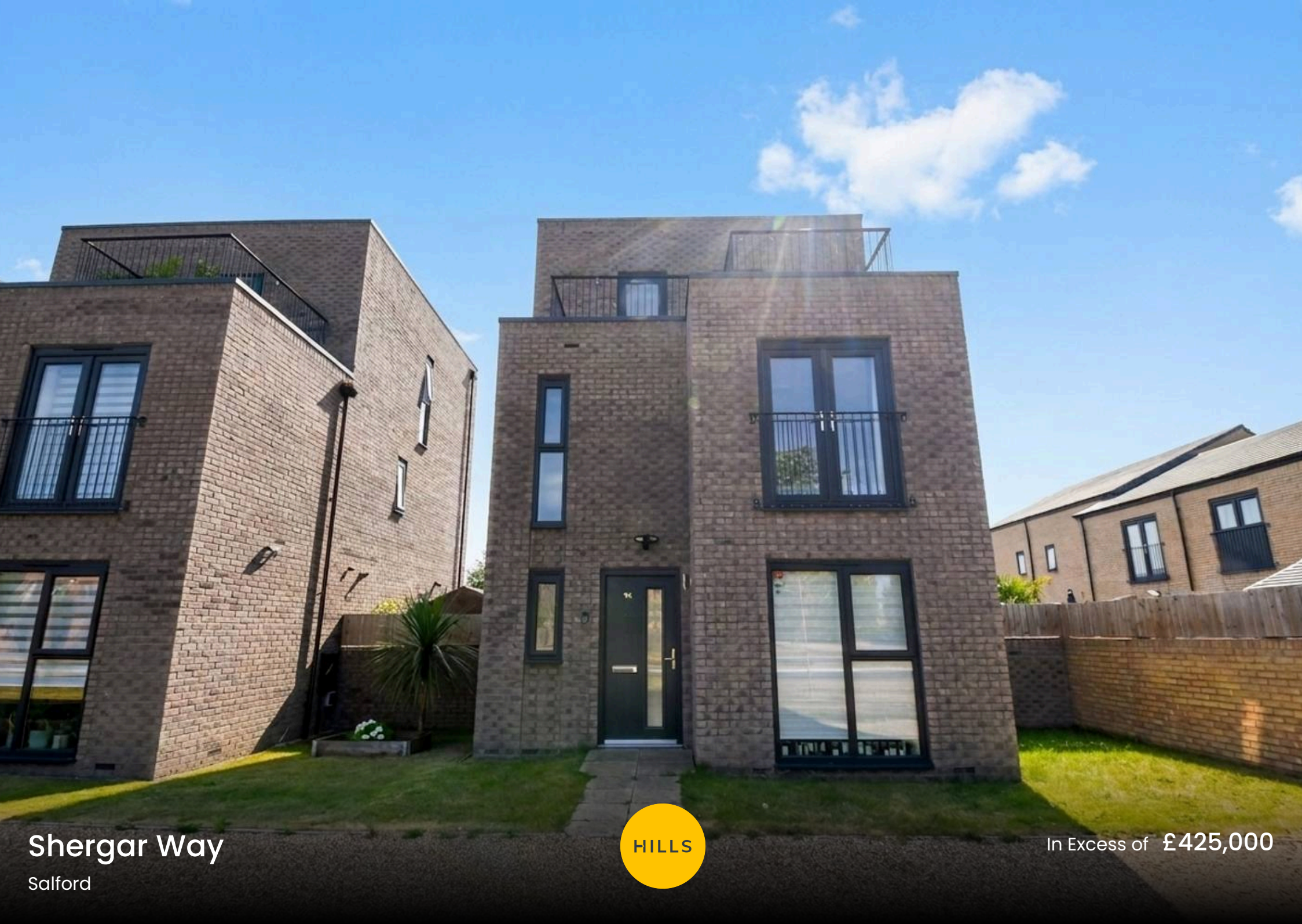




Shergar Way

Salford



In Excess of £425,000

Shergar Way

Salford

Located on the Popular Castle Irwell Development is this CHAIN FREE Four Bedroom Detached Property. Featuring Ensuites to Two of the Bedrooms and a Private Balcony to the Main Bedroom!

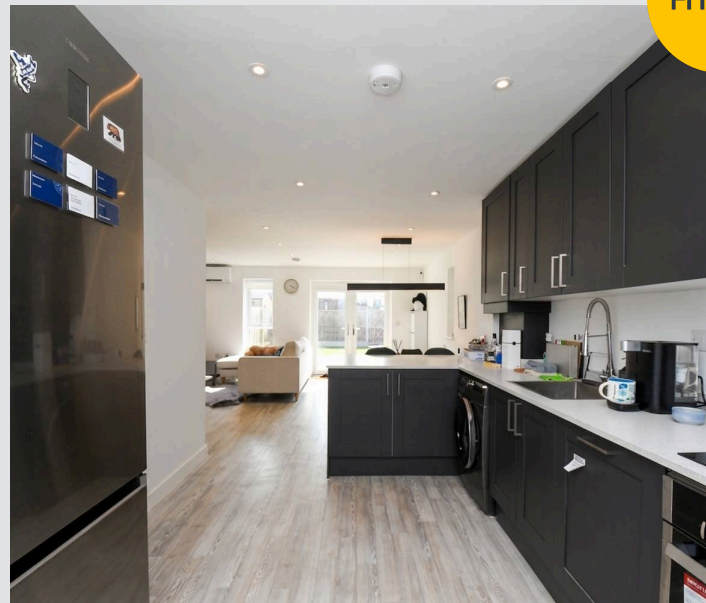
Council Tax band: D

Tenure: Freehold

- Prestigious, Modern Four Bedroom Detached Property Coming To The Market CHAIN FREE!
- Located on the Popular Castle Irwell Development
- Bright and Airy Kitchen Diner with Modern Units and Patio Doors to the Rear
- Large Main Bedroom with an Ensuite and Access to a Balcony
- Secure Off-Road Parking to the rear, Accessed Via a Private Gated Driveway within a Gated Car Park
- Spacious family lounge
- Four Generously-Sized Bedrooms, Second Bedroom Benefits from an Ensuite and a Juliette Balcony
- Air-conditioning Installed in the Lounge, Study, and Master Bedroom, Delivering Both Heating and Cooling All Year Round
- Stylish Three-Piece Family Bathroom and a Downstairs W/C
- South facing, landscaped Garden to the Rear



HILLS



Entrance Hallway

Lounge / Kitchen

28' 3" x 16' 5" (8.60m x 5.00m)

Downstairs W.C.

Landing

Bedroom Two

10' 3" x 8' 1" (3.13m x 2.46m)

En suite

6' 6" x 6' 2" (1.97m x 1.87m)

Bedroom Three

10' 11" x 7' 5" (3.33m x 2.25m)

Bathroom

8' 2" x 6' 7" (2.50m x 2.00m)

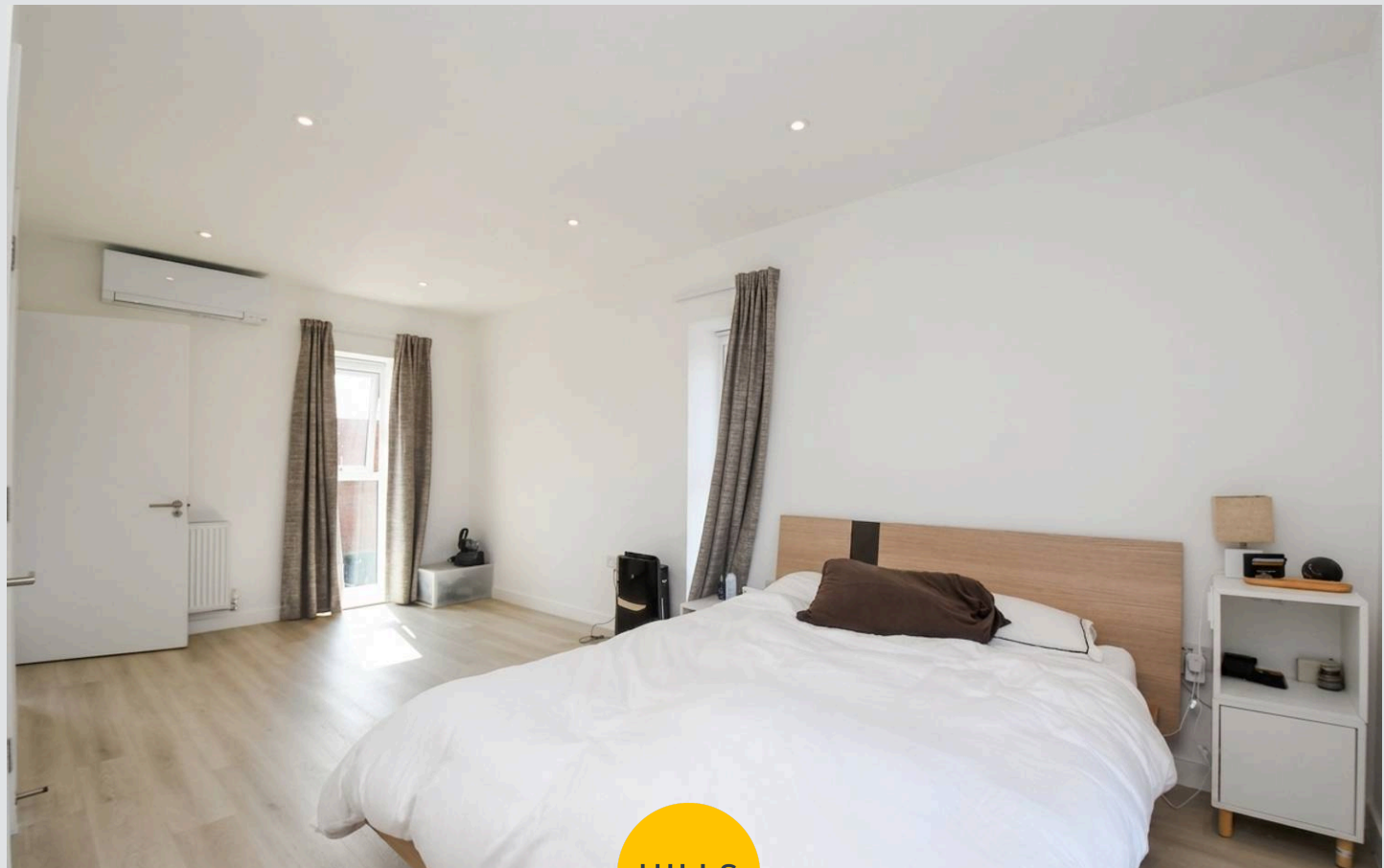
Landing

Bedroom One

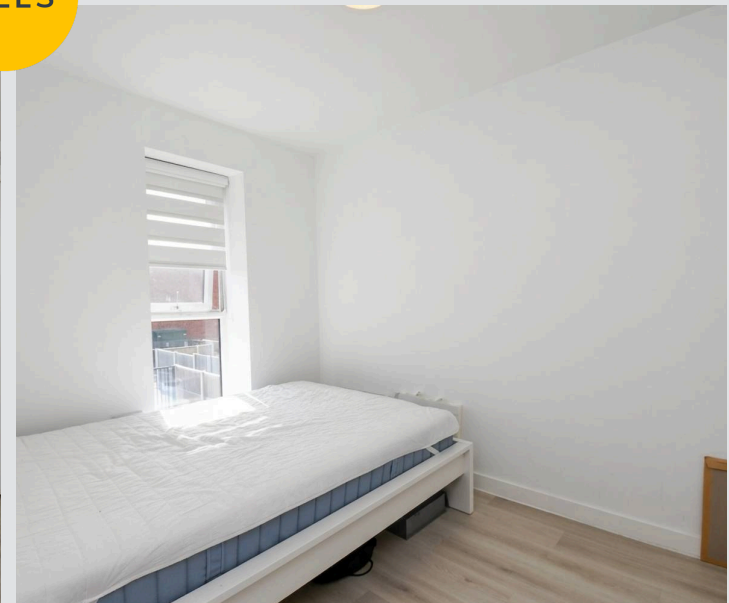
18' 10" x 13' 1" (5.73m x 3.99m)

En suite

7' 2" x 6' 9" (2.19m x 2.05m)



HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – 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.