



amco
RESIDENTIAL & COMMERCIAL
Letting & Management · Sales & Investments

76-80 Bury New Road, Prestwich, M25 0JU
Tel: 0161 773 3978 | Fax: 0161 773 3978
enquires@amcomanagement.com
www.amcomanagement.com

17 Saltire Gardens, Salford, M7

4 bed detached house

OFFERS OVER £400,000



- 4 bed detached in sought after location
- Parking for 2/3 cars
- Large gardens to 3 sides
- In need of modernisation
- Loads of scope for extension/development

We are pleased to offer this four bedroom detached property situated in this much sought after location. The property benefits from being on a large plot with gardens to 3 sides and parking for 2/3 cars. While it is in need of upgrading it provides plenty of scope for extension or redevelopment

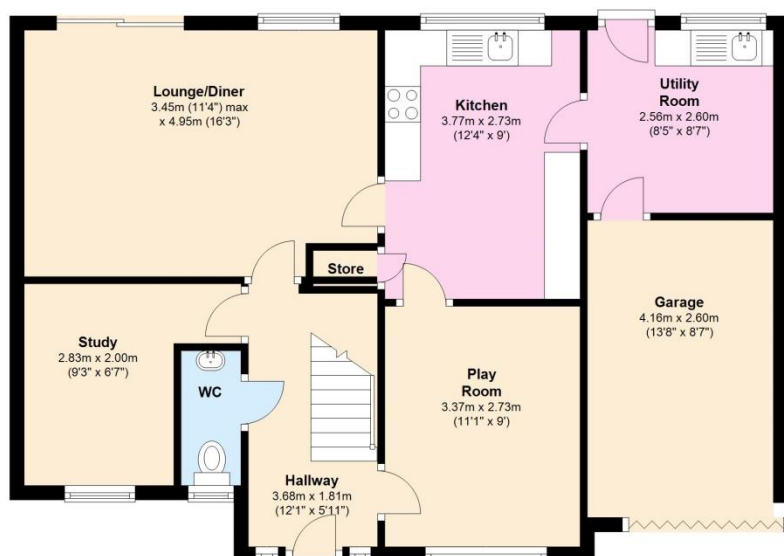
Viewings are highly recommended.

Telephone 0161 773 3978
www.amcomanagement.com

<u>Hall:</u>	Entrance hall with light wood laminate flooring. Leading to rooms as follows:
<u>WC:</u>	Downstairs WC and wash basin
<u>Study</u>	Space for desk and book shelves
<u>Playroom</u>	Space for playroom furniture
<u>Lounge/ Dining Room:</u>	Good size main lounge/dining room with large double glazed patio windows leading to back garden. Space for a lounge suite, dining suite and additional furniture.
<u>Kitchen:</u>	Eat in kitchen with a range of base and wall. Doors from kitchen leading play room and utility room.
<u>Utility Room</u>	Plumbing for washing machine and drier. Space for fridge and freezer. Door to internal garage. Door to back garden.
<u>Bedroom 1:</u>	Good sized master. Access to En-Suite
<u>En-Suite</u>	3 piece suite comprising bath WC and wash basin
<u>Bedroom 2:</u>	Good sized second double bedroom
<u>Bedroom 3:</u>	Good sized second double bedroom
<u>Bedroom 4:</u>	Good sized single bedroom
<u>Bathroom:</u>	3 piece suite comprising bath WC and wash basin
<u>Garage:</u>	Single integrated garage
<u>Parking:</u>	Off road parking for 2/3 cars
<u>Gardens:</u>	Gardens to 3 sides

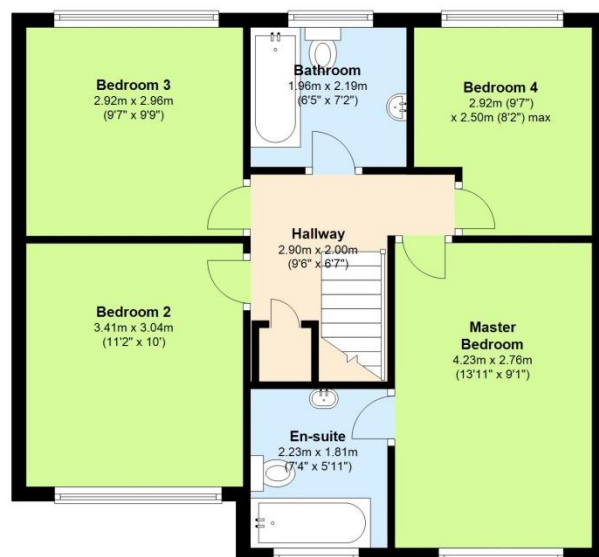
Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



Total area: approx. 126.5 sq. metres (1361.9 sq. feet)

17 Saltire Gardens