

Princeton Close, Salford

Salford

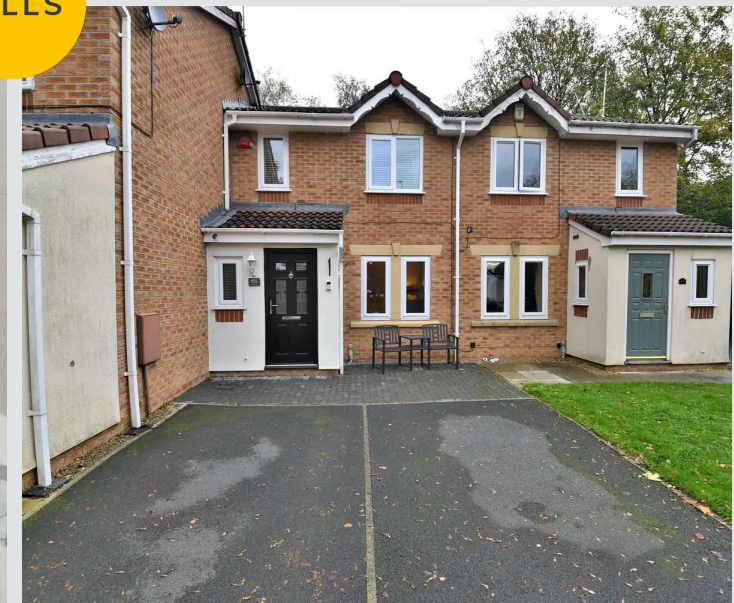


16 Princeton Close

Salford, Salford

****Views over Buile Hill Park to the Rear**** Tucked away in a quiet cul-de-sac, just a stone's throw from Buile Hill Park is this fantastic, modern three bedroom property! Well-presented throughout, boasting a modern kitchen diner and a generous garden, this property would be a great first time home or investment!

- Modern Three Bedroom Family Home
- Situated on a Quiet Cul-de-Sac with Views Over Buile Hill Park to the Rear
- Spacious Family Lounge and a Downstairs W/C
- Modern Kitchen Diner and a Three-Piece Family Bathroom
- Three Well-Proportioned Bedrooms
- Off-Road Parking to the Front
- Generous, Well-Presented Garden to the Rear
- Within Walking Distance of Salford Royal Hospital
- Close to Local Schooling, Well-Kept Parks and Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Ideal First Time Home or Investment, Viewing is Highly Recommended!



Entrance Hallway

Ceiling light point, access to the lounge and W.C

Bathroom

Fitted with a fantastic three piece white suite comprising of low level WC, hand wash basin set in vanity unit and bath with shower over and glass splash back screen. Tiled flooring and walls

Lounge

Dimensions: 15' 7" x 14' 6" (4.75m x 4.42m). A bright and welcoming lounge complete with high quality wood effect laminate flooring, electric fire point with feature surround, ceiling light point, wall mounted radiator curtains and staircase leading to first floor.

Kitchen

Dimensions: 14' 5" x 8' 3" (4.39m x 2.51m). Fitted with a stunning range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob and extractor. Built in fridge/freezer, with space and plumbing for a washing machine. Wood flooring. Patio doors leading to the rear garden.

WC

Fitted two piece white suite comprising of low level WC and pedestal hand wash basin. High quality wood effect laminate flooring and a heated towel rail

Landing

Ceiling light point and access to all rooms

Bedroom One

Dimensions: 13' 9" x 8' 4" (4.19m x 2.54m). Ceiling light point, wall mounted radiator and double glazed window to the front elevation. Fitted wardrobes

Bedroom Two

Dimensions: 10' 1" x 8' 4" (3.07m x 2.54m). Ceiling light point, wall mounted radiator and a double glazed window to the rear. Wood effect laminate flooring.

Bedroom Three

Dimensions: 7' 4" x 5' 10" (2.23m x 1.78m). Ceilina liiht point.



Entrance Hallway

Ceiling light point, access to the lounge and W.C

Bathroom

Fitted with a fantastic three piece white suite comprising of low level WC, hand wash basin set in vanity unit and bath with shower over and glass splash back screen. Tiled flooring and walls

Lounge

Dimensions: 15' 7" x 14' 6" (4.75m x 4.42m). A bright and welcoming lounge complete with high quality wood effect laminate flooring, electric fire point with feature surround, ceiling light point, wall mounted radiator curtains and staircase leading to first floor.

Kitchen

Dimensions: 14' 5" x 8' 3" (4.39m x 2.51m). Fitted with a stunning range of wall and base units with complementary work surfaces and an integral sink and drainer unit. Integrated oven, hob and extractor. Built in fridge/freezer, with space and plumbing for a washing machine. Wood flooring. Patio doors leading to the rear garden.

WC

Fitted two piece white suite comprising of low level WC and pedestal hand wash basin. High quality wood effect laminate flooring and a heated towel rail

Landing

Ceiling light point and access to all rooms

Bedroom One

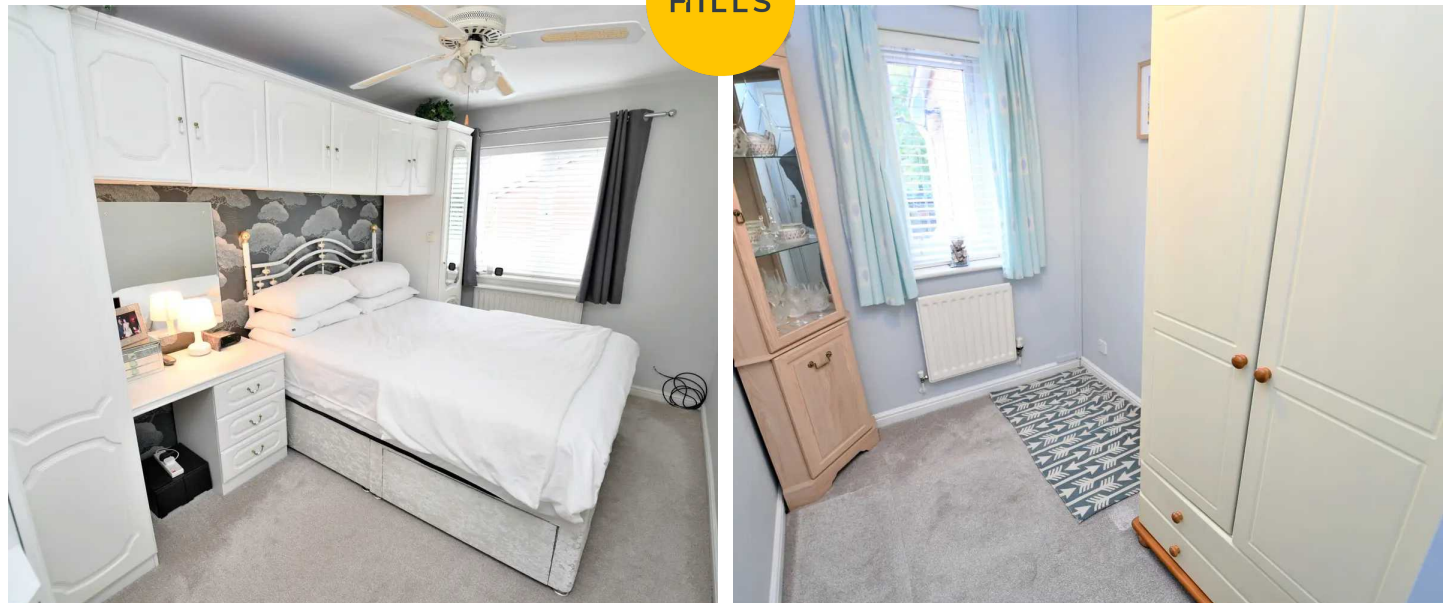
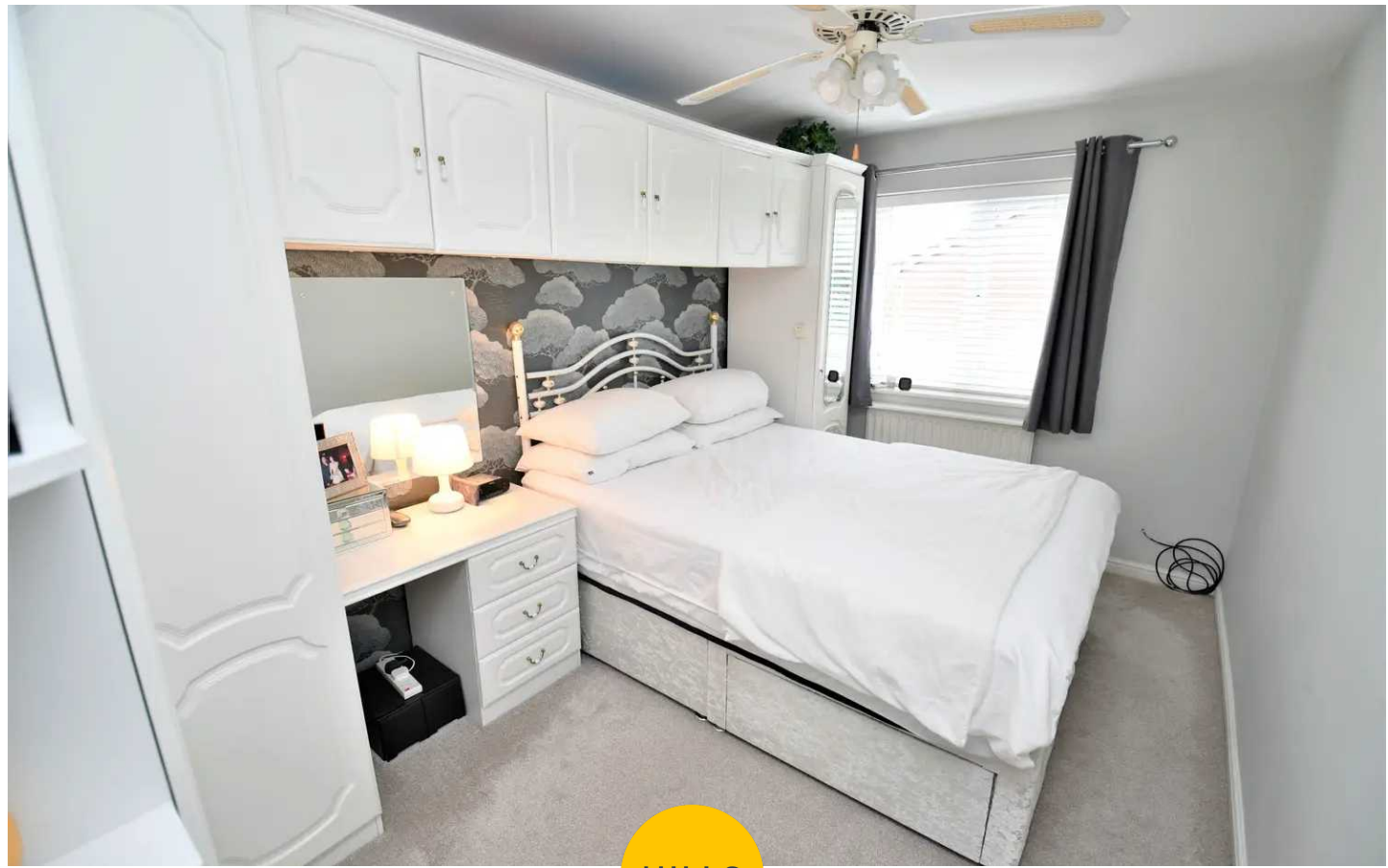
Dimensions: 13' 9" x 8' 4" (4.19m x 2.54m). Ceiling light point, wall mounted radiator and double glazed window to the front elevation. Fitted wardrobes

Bedroom Two

Dimensions: 10' 1" x 8' 4" (3.07m x 2.54m). Ceiling light point, wall mounted radiator and a double glazed window to the rear. Wood effect laminate flooring.

Bedroom Three

Dimensions: 7' 4" x 5' 10" (2.23m x 1.78m). Ceiling light point.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution 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. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.