



Orient Road, Salford

Salford



£325,000

# Orient Road

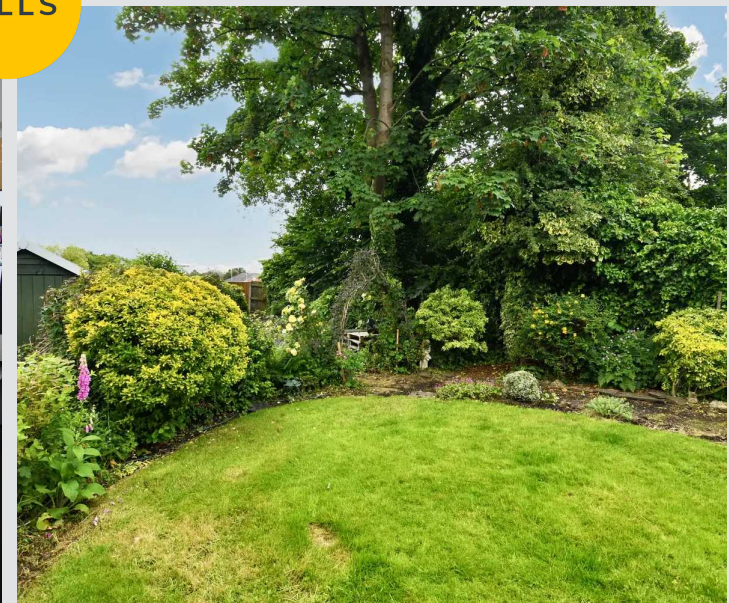
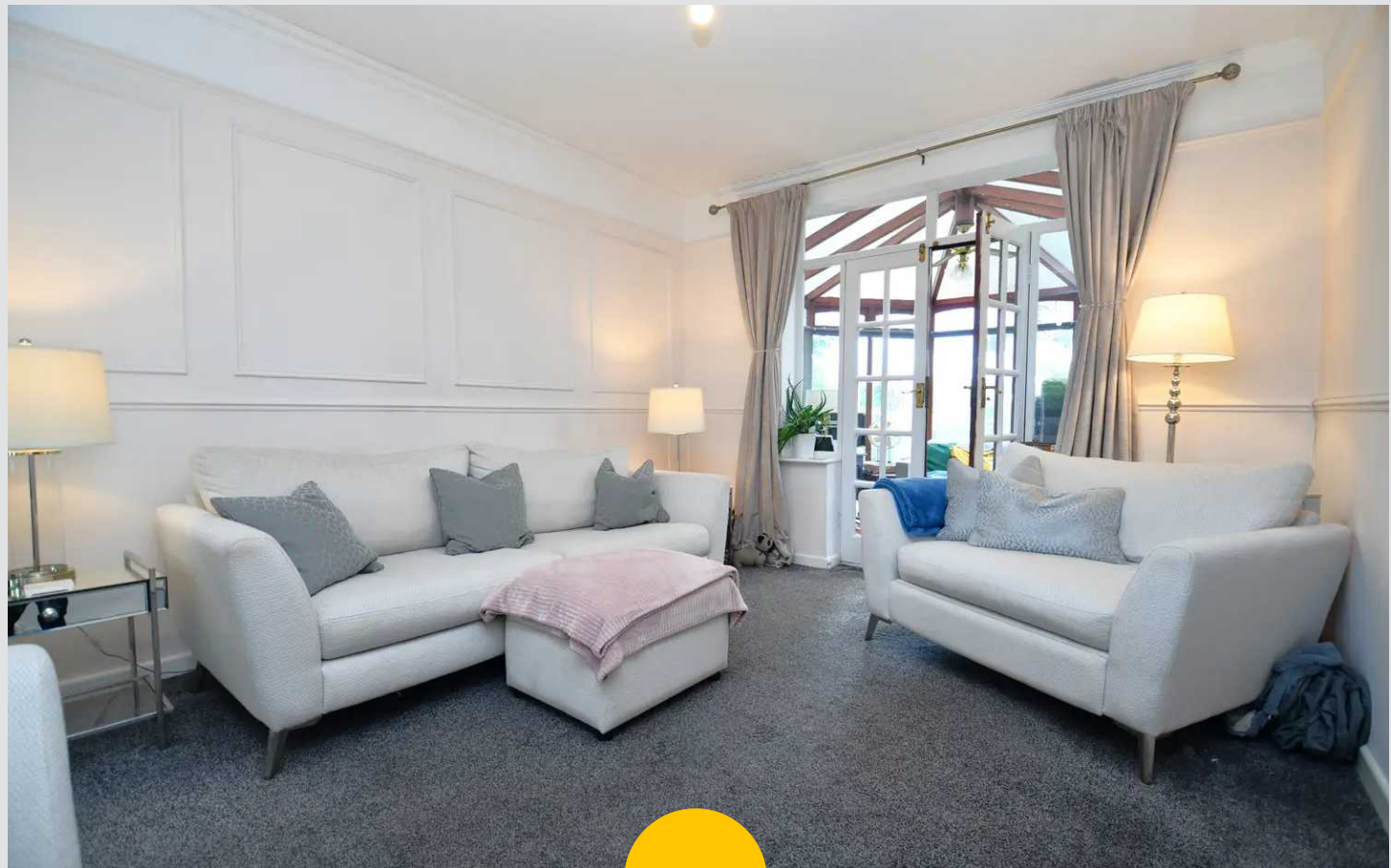
## Salford

Nestled in the sought-after 'O-Zone' area, this extended three-bedroom semi-detached family home offers a prime location overlooking De La Salle Playing Fields to the rear. Situated on a generous plot, with a large garden to the rear that has been beautifully maintained

Council Tax band: C

Tenure: Leasehold

- Extended Three Bedroom Semi-Detached Family Home
- Overlooking De La Salle Playing Fields to the Rear
- Located in the Popular 'O-Zone', Within Walking Distance of Salford Royal Hospital
- Within Catchment of Ellesmere Park High School and Close to Several Well-Kept Parks
- Bay-Fronted Lounge Diner and a Conservatory
- Spacious Fitted Kitchen and a Three-Piece Family Bathroom
- Driveway for Off-Road Parking
- Large Garden to the Rear, Beautifully Maintained with Laid-to-Lawn Grass and Mature Plants
- Three Well-Proportioned Bedrooms
- Viewing is Highly Recommended!



## Porch

### Entrance Hallway

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Lounge / Diner

25' 4" x 11' 4" (7.72m x 3.46m)

A spacious lounge diner complete with two ceiling light points, double glazed bay window and two wall mounted radiators. Fitted with carpet flooring.

### Kitchen

15' 3" x 11' 2" (4.65m x 3.41m)

Featuring complementary fitted units with space for a range cooker, washer and dryer. Complete with ceiling spotlights, two double glazed windows and tiled flooring.

### Conservatory

11' 8" x 11' 7" (3.56m x 3.54m)

Complete with a ceiling light point, wall mounted radiator and tiled flooring.

### Landing

Complete with a ceiling light point, double glazed window and wall mounted radiator.

### Bedroom One

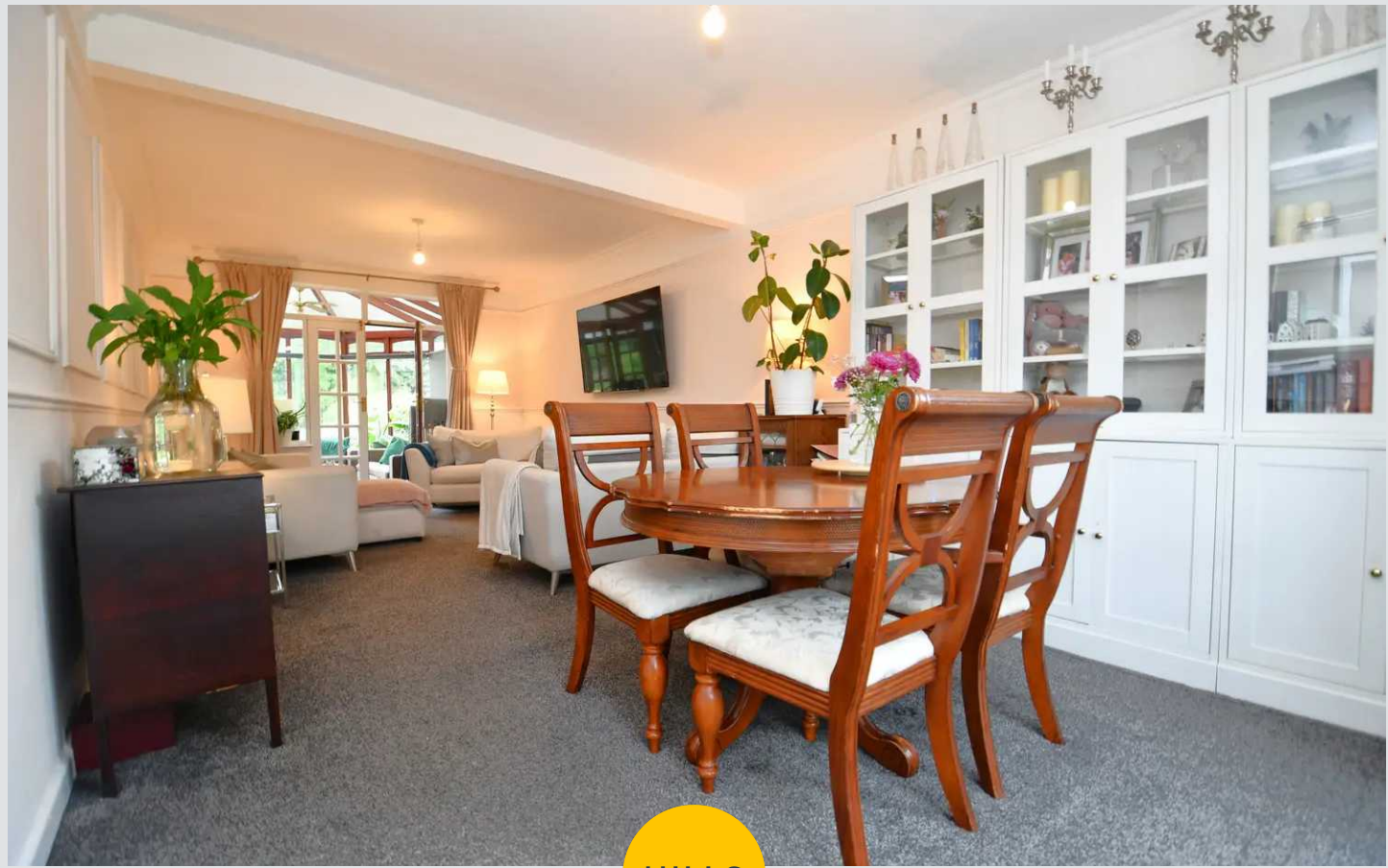
12' 10" x 10' 2" (3.91m x 3.09m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Bedroom Two

12' 0" x 8' 10" (3.67m x 2.69m)

Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

8' 4" x 7' 5" (2.55m x 2.25m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

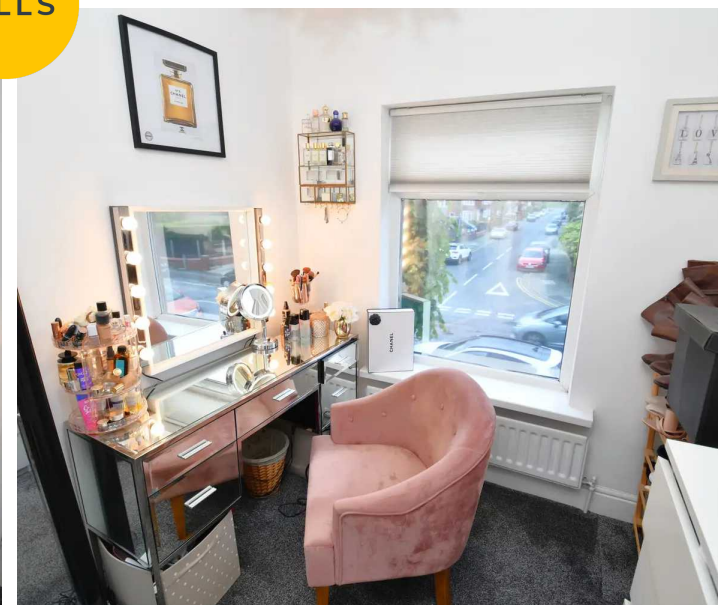
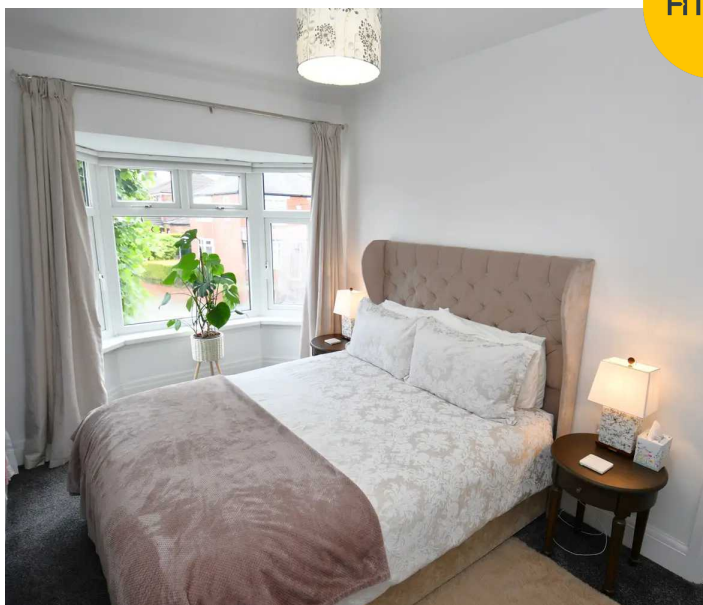
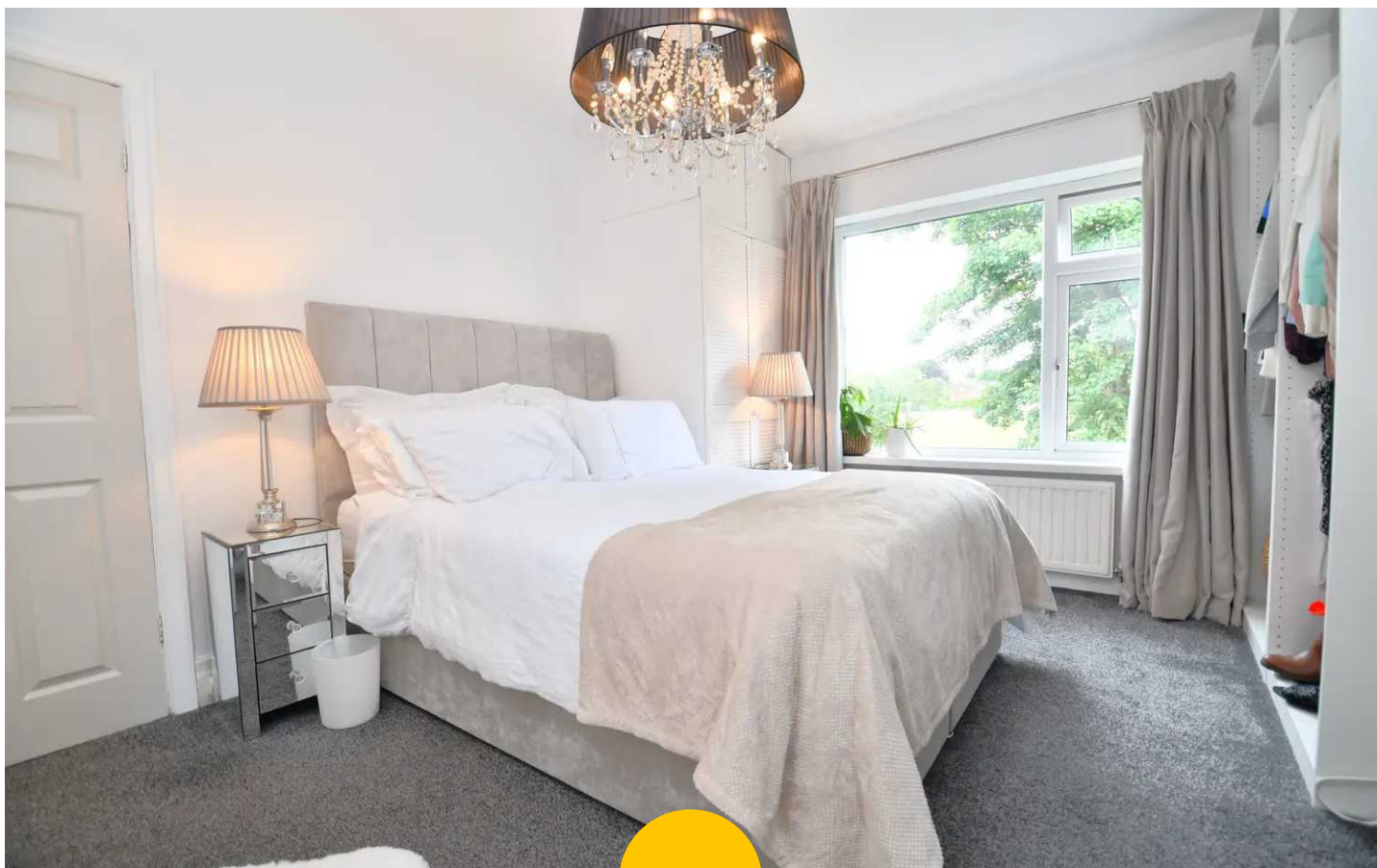
**Bathroom**

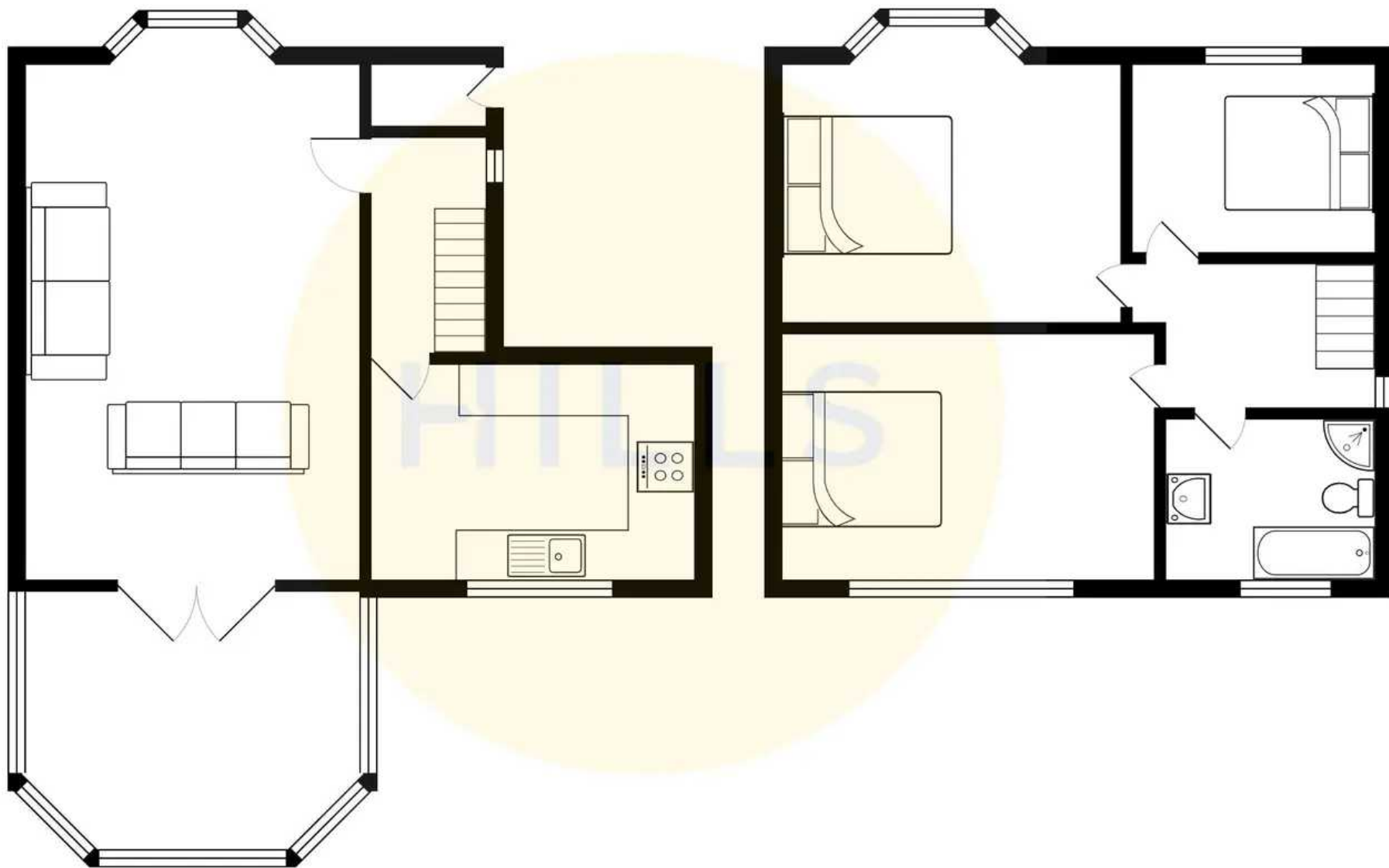
8' 1" x 6' 0" (2.47m x 1.82m)

Featuring a four-piece suite including a bath, shower cubicle, hand wash basin and W.C. Complete with ceiling spotlights, double glazed window, tiled walls and cushioned flooring.

**External**

To the front of the property is a driveway for off road parking. Beautifully presented garden to the rear with laid-to-lawn grass, mature plants and a paved terraced seating area. Overlooking De La Salle Playing Fields to the rear.







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



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