



Acresfield Road

Salford



£300,000



# Acresfield Road

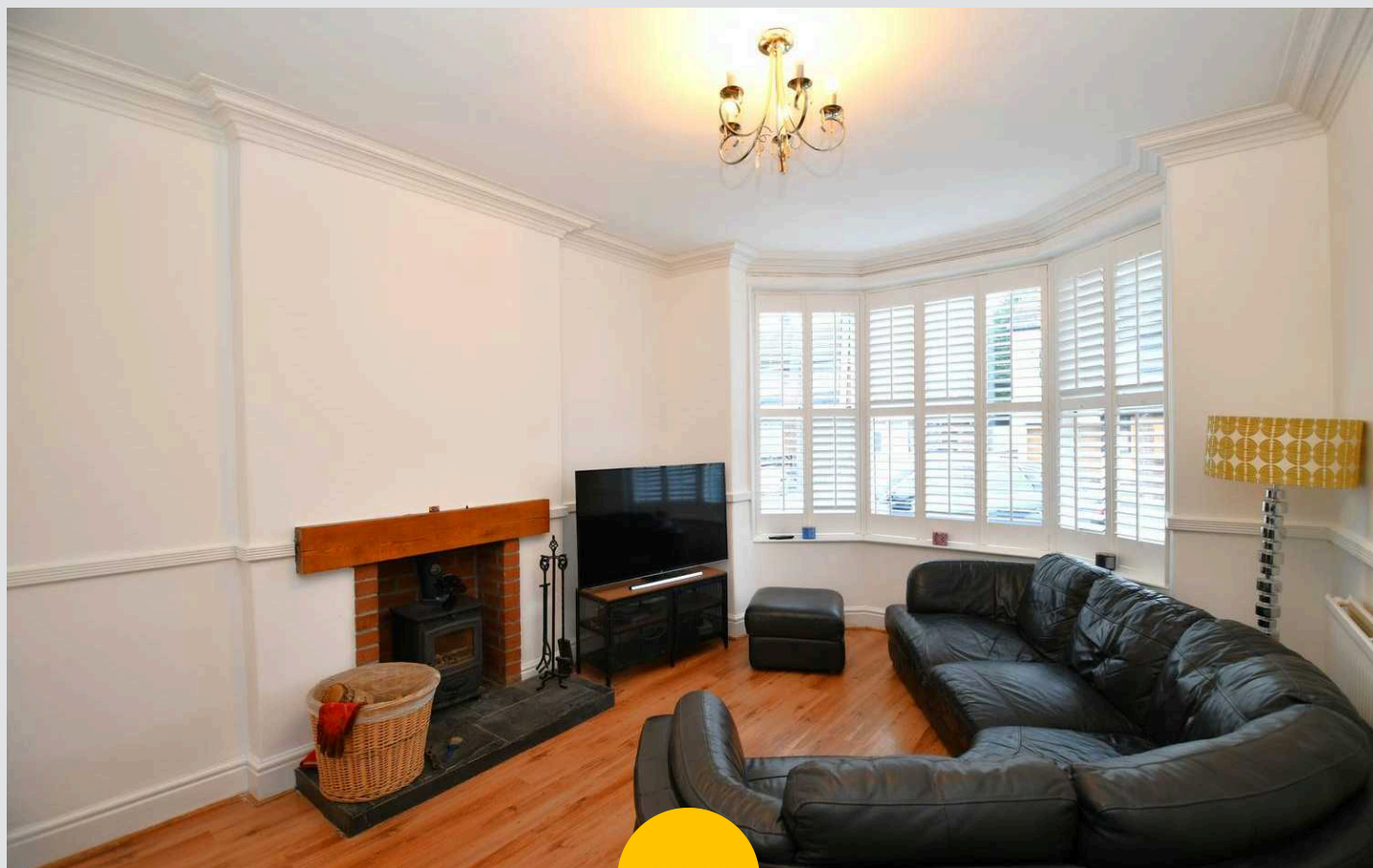
Salford

**\*\*Large Three Bedroom Period Semi-Detached Property, Situated in the Popular Irlam o' th' Height Area and Boasting Off-Road Parking!\*\***

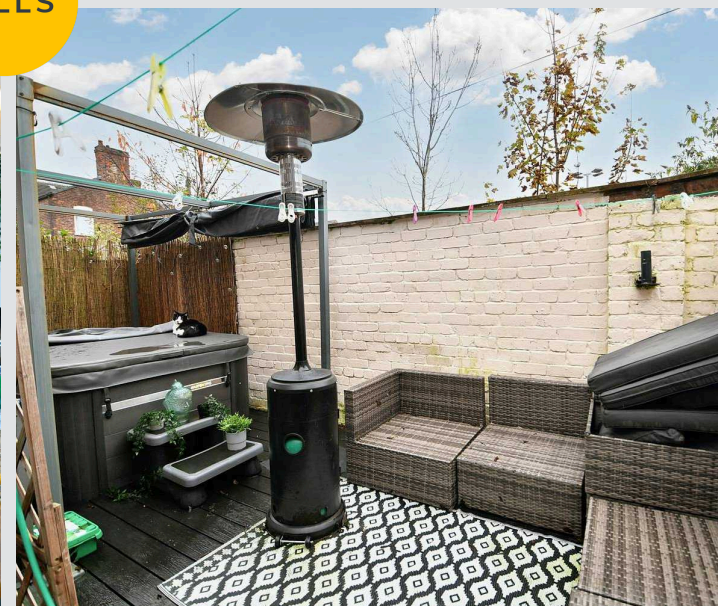
Council Tax band: C

Tenure: Leasehold

- Stylish Three Bedroom, Period, Semi-Detached Family Home
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Fitted Kitchen and a Three-Piece Family Bathroom
- Three Well-Proportioned Bedrooms
- Benefits from a Loft Room with the Potential for Further Development
- Added Bonus of Cellars for Storage
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Nearby Several Well-Kept Parks and Local Schooling
- Viewing is Highly Recommended!



HILLS





### Entrance Hallway

A welcoming entrance hallway entered via a composite front door. Complete with a ceiling light point, wall mounted radiator and laminate flooring.

### Lounge

15' 7" x 12' 3" (4.76m x 3.73m)

Featuring a log burner. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

### Dining Room

10' 8" x 13' 1" (3.24m x 4.00m)

Featuring an open fire. Complete with a ceiling light point, patio doors and laminate flooring.

### Kitchen

14' 4" x 10' 10" (4.38m x 3.31m)

Featuring modern wall and base units with two integral ovens, five ring gas hob and Belfast sink. Space for a washing machine and dishwasher. Complete with three ceiling light points, two double glazed windows and wall mounted radiator. Fitted with laminate flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

Featuring a fire surround. Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with carpet flooring.

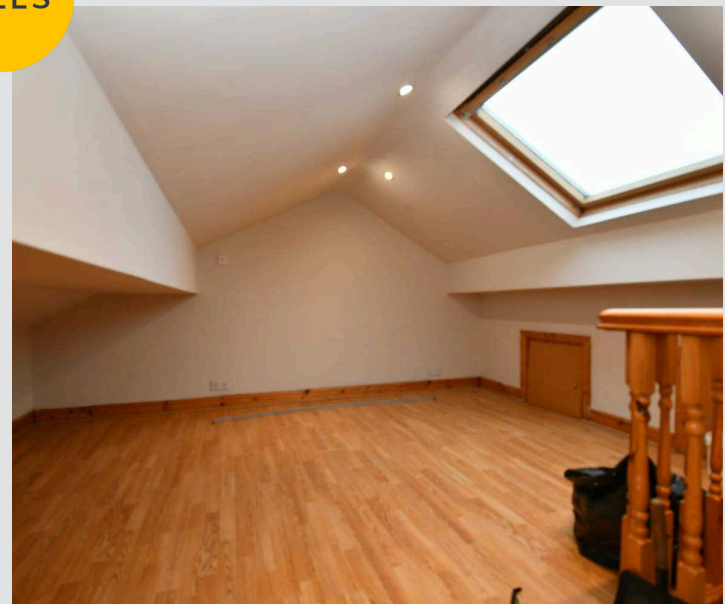
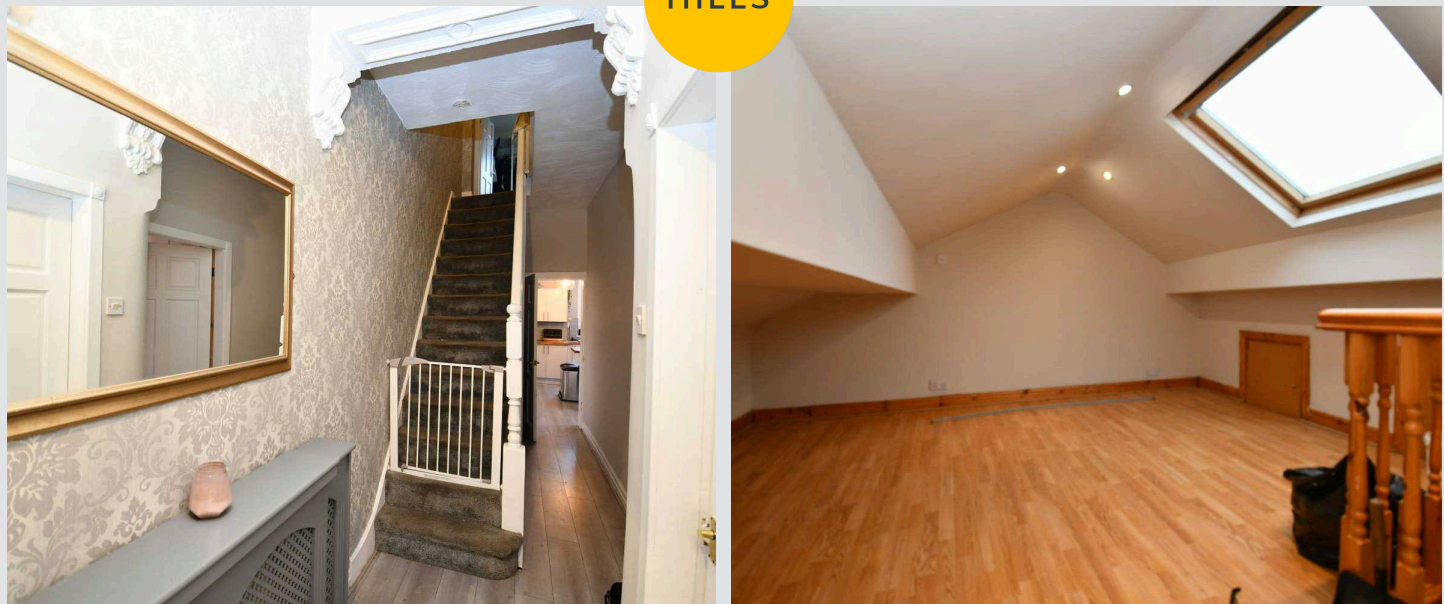
### Bedroom Two

10' 11" x 10' 5" (3.34m x 3.17m)

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

### Bedroom Three

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



**Bathroom**

Featuring a three piece suite including jacuzzi bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, tiled walls and lino flooring.

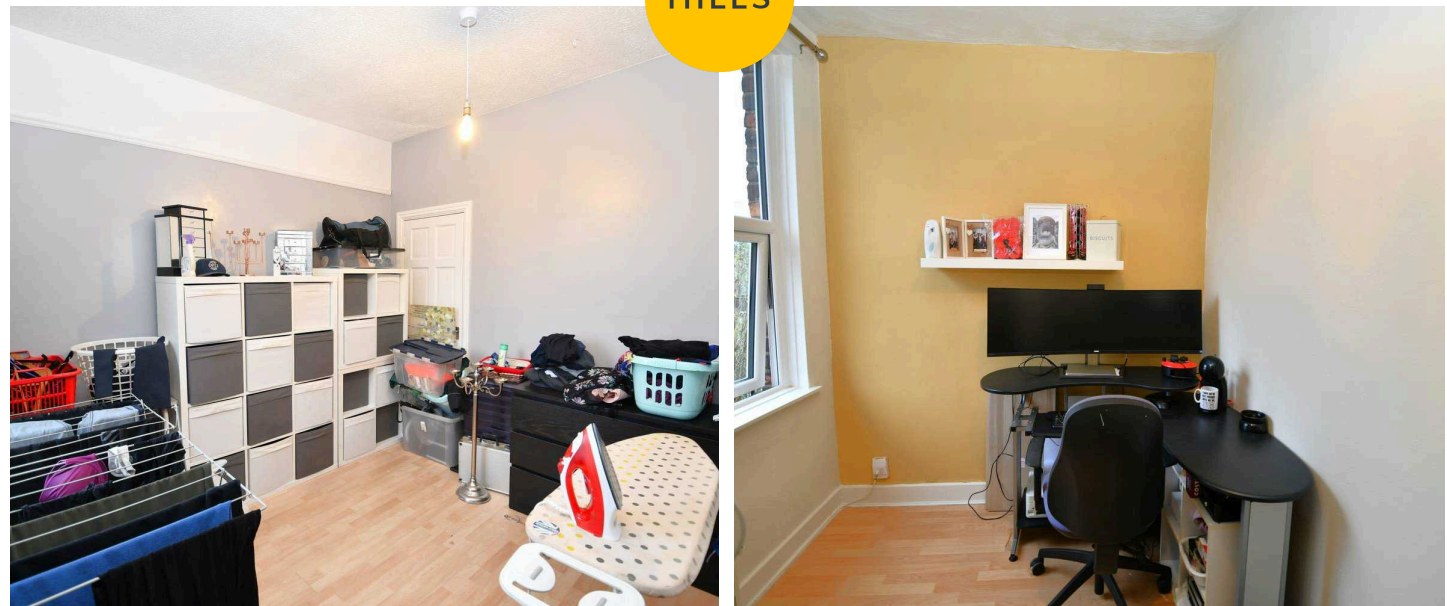
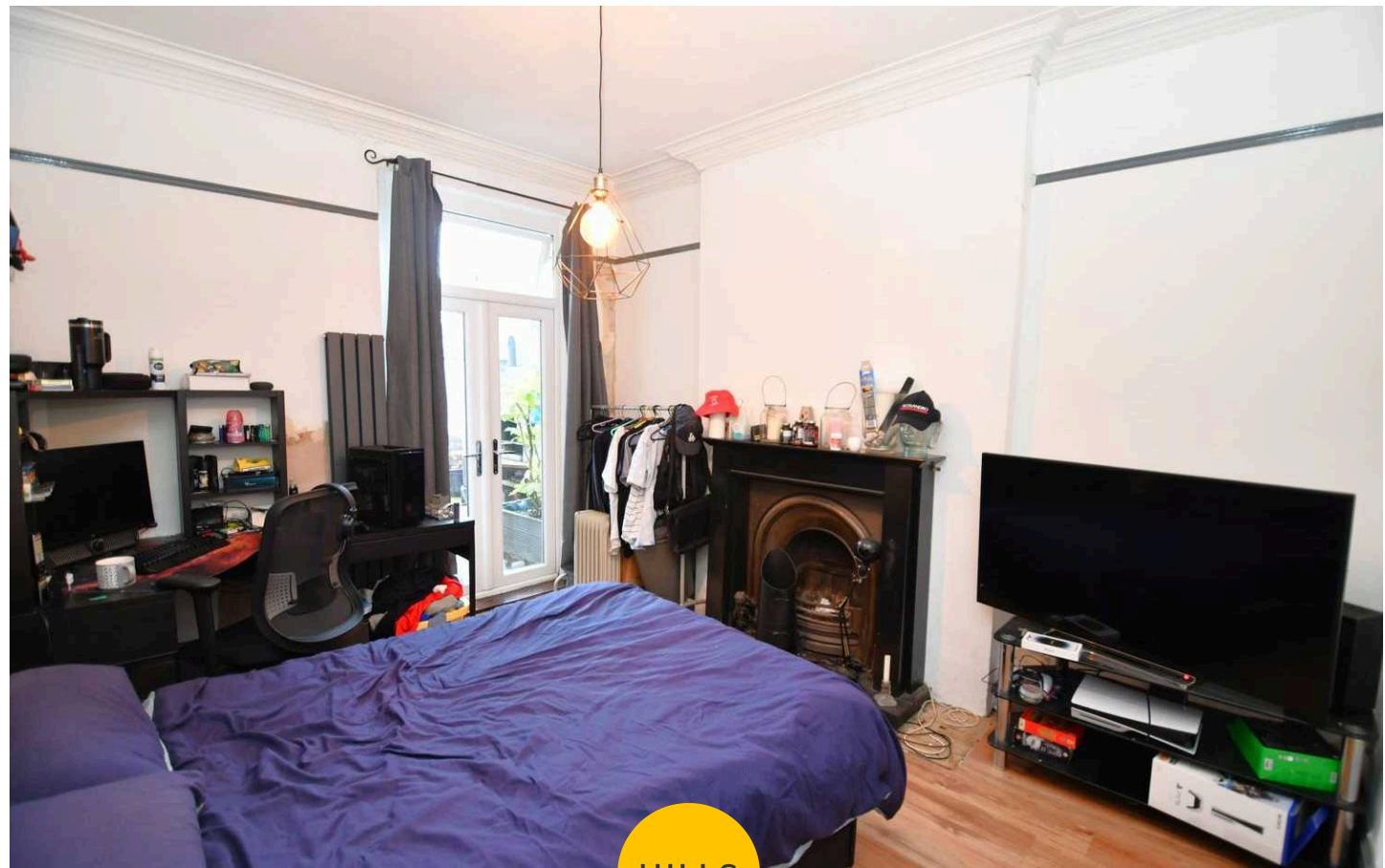
**Loft Room**

16' 3" x 13' 9" (4.96m x 4.18m)

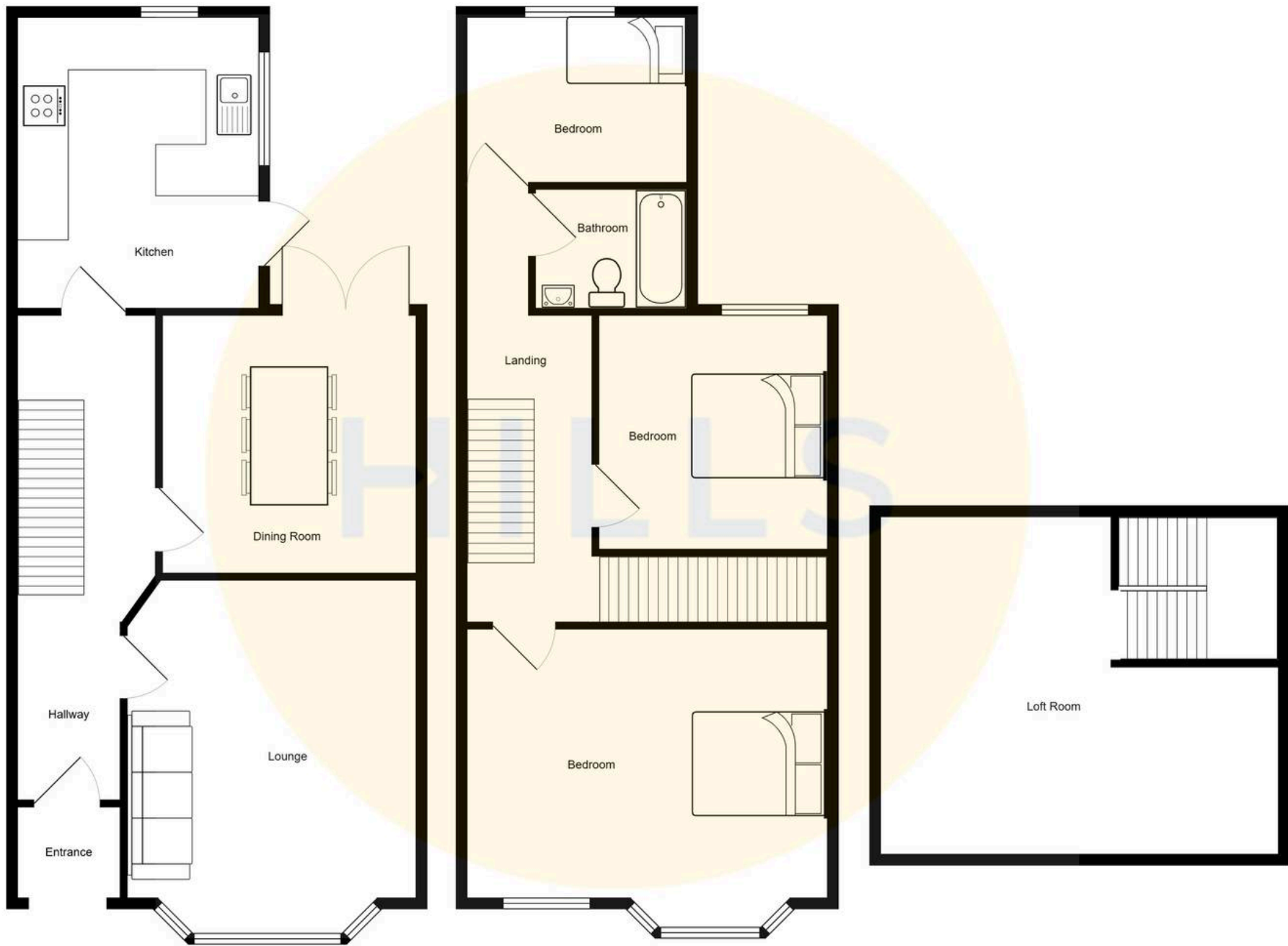
A spacious loft room complete with a Velux window, wall mounted radiator and carpet flooring.

**External**

To the rear of the property is a courtyard garden with paving and decked seating area.









## Hills | Salfords Estate Agent

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