



Castleway, Salford

Salford



£260,000

# Castleway

Salford, Salford

Just a short walk from Buile Hill Park is this SPACIOUS, three bedroom semi-detached family home! Boasting three reception rooms, a modern fitted kitchen and a detached garage for plenty of storage!

Council Tax band: B

Tenure: Freehold

- Spacious Three Bedroom Semi-Detached Family Home
- Within Easy Access of Buile Hill Park and Salford Royal Hospital
- Boasts Three Reception Rooms
- Modern Fitted Kitchen and a Fitted Bathroom with a Separate W/C
- Three Generously Sized Bedrooms
- Driveway to the Side for Off-Road Parking
- Low-Maintenance Garden to the Front and a Garden to the Rear with Access to a Detached Garage that is Used for Storage
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS



### Entrance Hallway

Featuring ceiling light point, wall - mounted radiator. Fitted with carpet flooring.

### Reception Room One

13' 4" x 10' 11" (4.06m x 3.33m)

A bright lounge featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Reception Room Two

11' 11" x 9' 11" (3.63m x 3.01m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Dining room

10' 11" x 7' 10" (3.33m x 2.39m)

Featuring ceiling light point, two double glazed window, wall - mounted radiator. Fitted with laminate flooring.

### Kitchen

8' 2" x 7' 10" (2.49m x 2.39m)

Featuring complementary fitted units with integral hob and oven. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

### Landing

Complete with a ceiling light point.

### Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

### Bedroom Two

11' 11" x 9' 0" (3.64m x 2.74m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

7' 1" x 7' 0" (2.15m x 2.14m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

**Bathroom**

6' 11" x 6' 0" (2.12m x 1.83m)

Featuring two piece suite including bath, hand wash basin. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

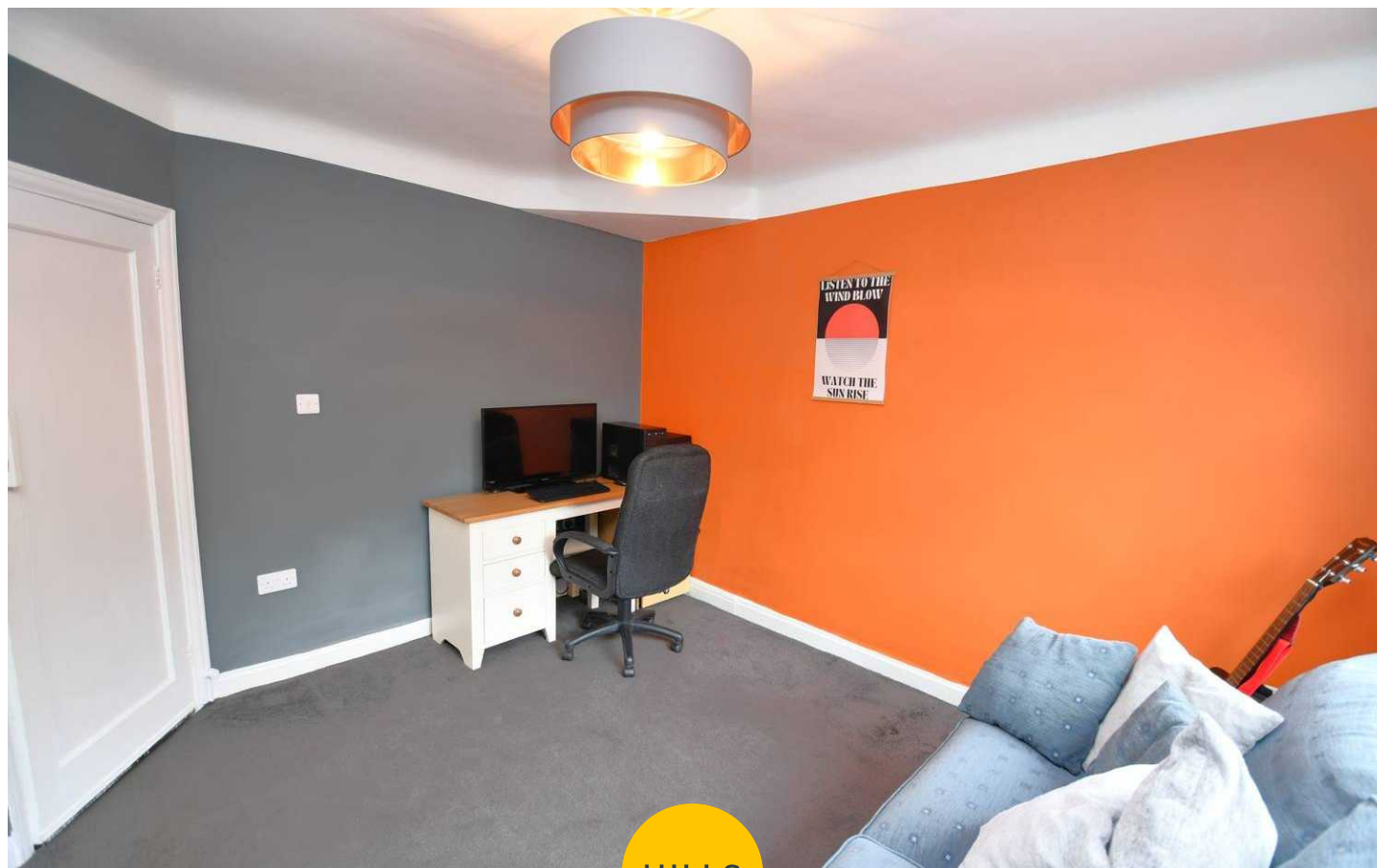
**w/c**

4' 6" x 2' 5" (1.38m x 0.73m)

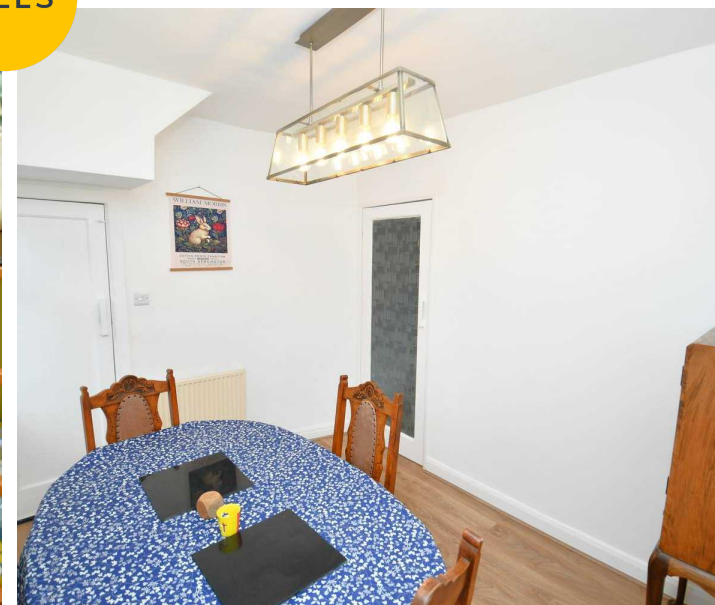
Featuring ceiling light point, double glazed window, w/c. Complete with part tiled walls. Fitted with laminate flooring.

**External**

To the front of the property low maintenance garden. Driveway to the side of the property. To the rear of the property is a garden with a garage for storage.



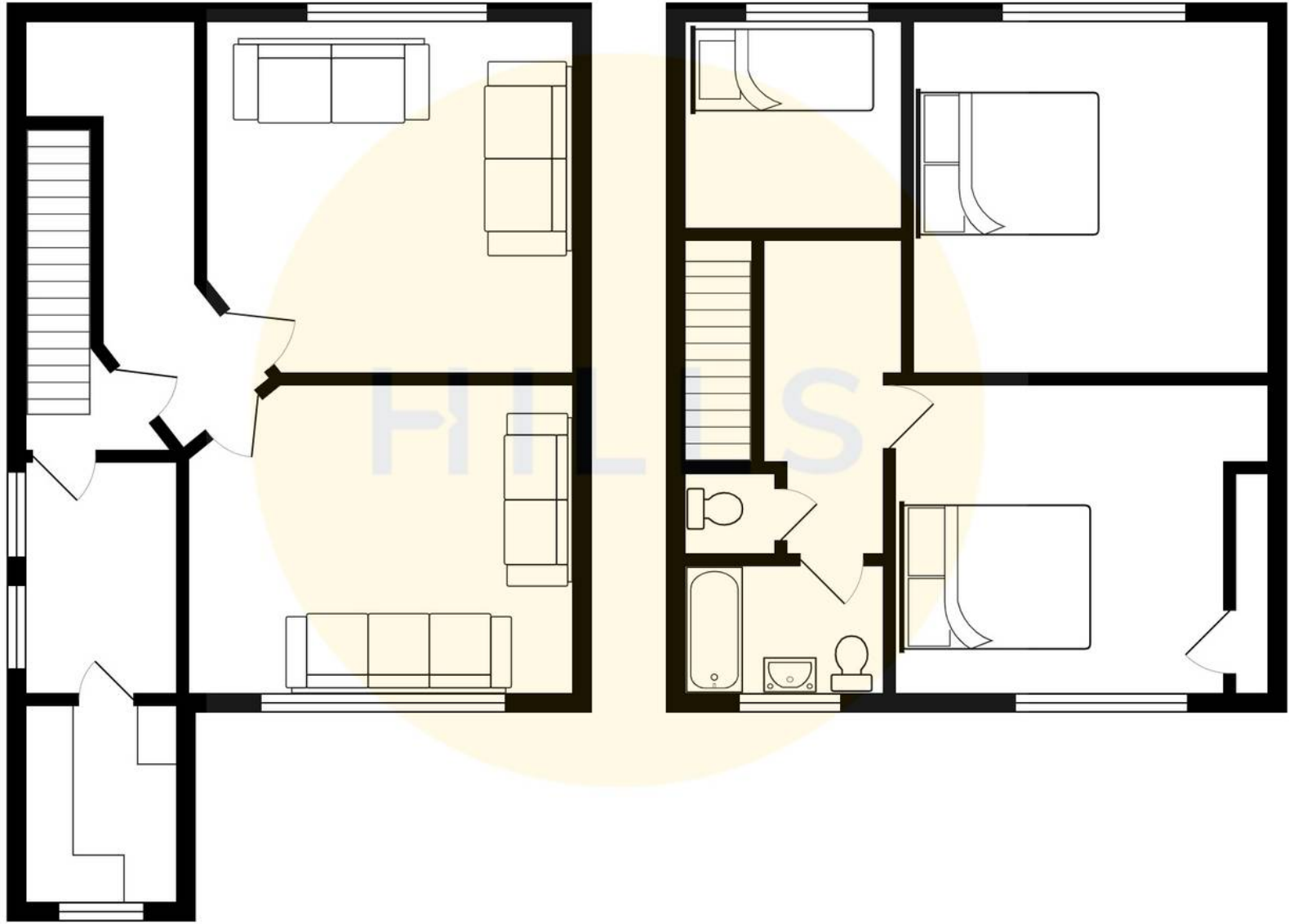
HILLS





HILLS







## 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/)



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.