



Amersham Park Road

Salford



£275,000

# Amersham Park Road

## Salford

This IMMACULATELY PRESENTED, modern three bedroom property is located within walking distance of Salford Quays & Media City! Situated on a popular residential estate, we are expecting a lot of interest! Council Tax band: A

Tenure: Leasehold

- Immaculately Presented, Modern, Three Bedroom Property
- Located on a Popular Residential Estate
- Spacious Lounge and a Downstairs W/C
- Bright, Modern Kitchen Diner and a Three-Piece Family Bathroom
- Three Generously Sized Bedrooms, with an Ensuite Shower Room to the Main Bedroom
- Well-Presented Garden to the Rear with Laid-to-Lawn Grass and Paving
- Benefits from an Allocated Parking Space to the Front
- Within Walking Distance of Langworthy Tram Stop, which Provides Direct Access into Manchester City Centre
- Nearby Local Schooling and Well-Kept Parks
- Within Easy Access of a Wide Range of Amenities, Including Bars, Shops and Restaurants



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### Vestibule

Complete with a ceiling light point and wall mounted radiator. Fitted with cushioned flooring.

### Entrance Hallway

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

### Lounge

13' 5" x 11' 9" (4.10m x 3.57m)

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

### Kitchen / Diner

5' 10" x 4' 9" (1.79m x 1.45m)

Featuring modern fitted units with integral hob and oven, fridge freezer and dishwasher. Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with cushioned flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

12' 3" x 11' 9" (3.74m x 3.58m)

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

### En-suite

9' 0" x 2' 11" (2.74m x 0.90m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and heated towel rail. Fitted with cushioned flooring.

### Bedroom Two

13' 5" x 8' 0" (4.09m x 2.43m)

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



**Bedroom Three**

9' 7" x 6' 9" (2.93m x 2.06m)

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

**Bathroom**

7' 11" x 6' 4" (2.41m x 1.92m)

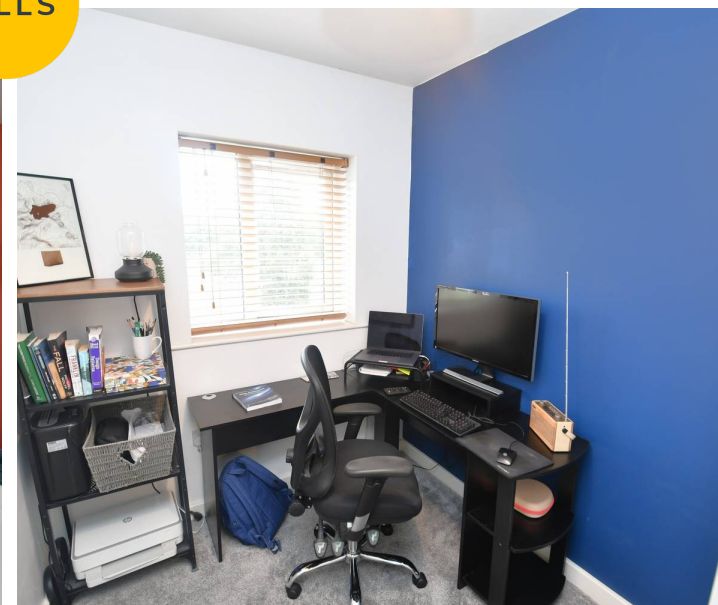
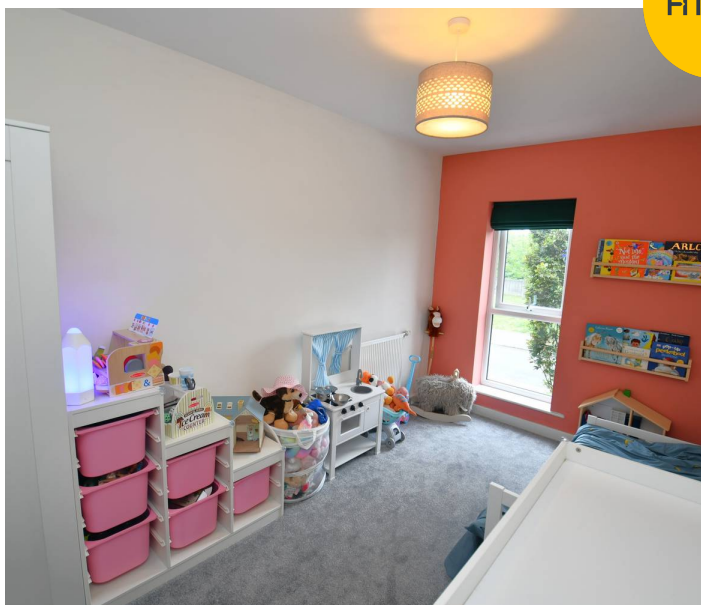
Complete with a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, heated towel rail, part tiled walls and cushioned flooring.

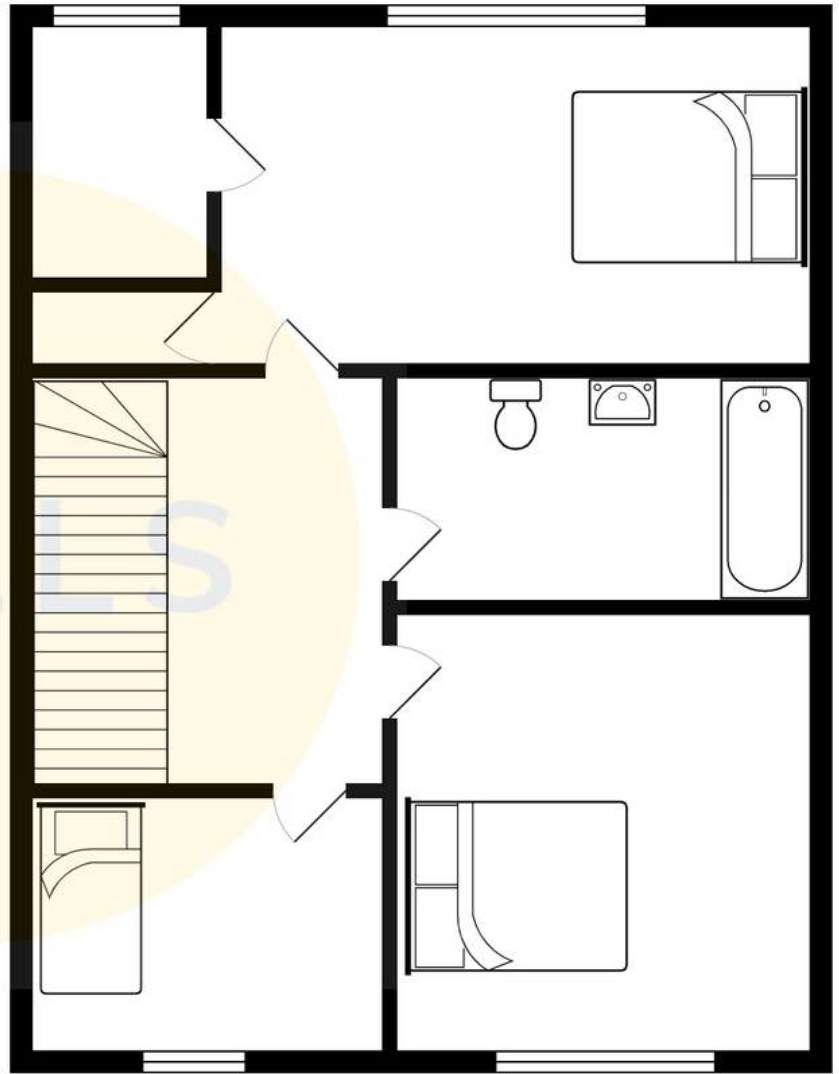
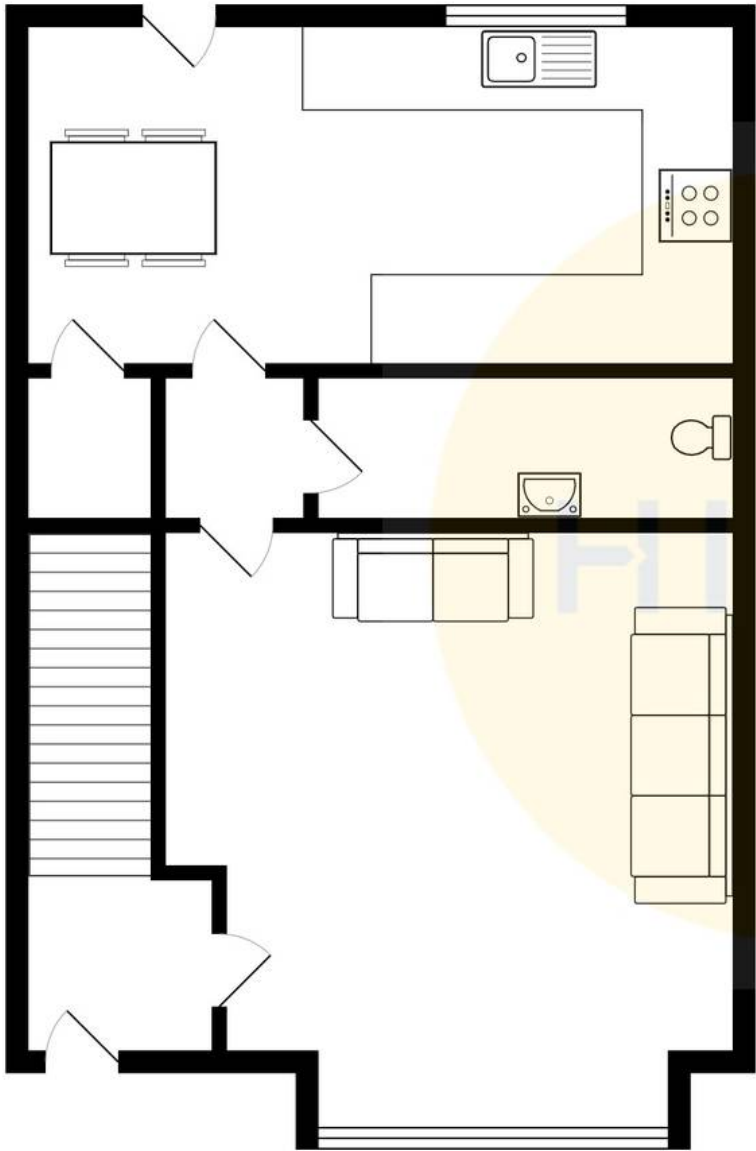
**External**

To the front of the property is an allocated parking space. To the rear of the property is a well maintained garden with lawn and paved seating area.



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## Hills | Salfords Estate Agent

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