



Edgewater, Salford

Salford



£260,000

Edgewater

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This charming three bedroom, semi-detached family home is a RARE find! Overlooking the reservoir to the side, and on a quiet cul-de-sac, this lovely home has a LOT to offer! Featuring a driveway and a detached garage, providing off-road parking for multiple cars

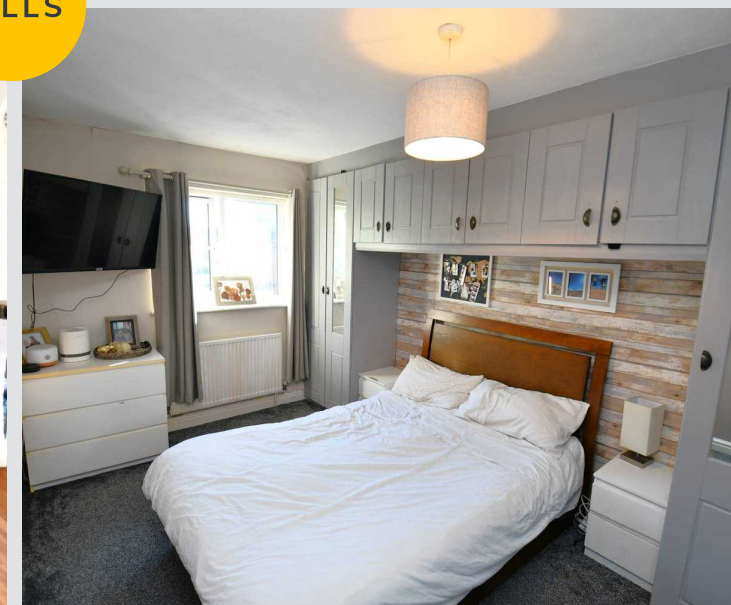
Council Tax band: B

Tenure: Leasehold

- Charming Three Bedroom Semi-Detached Family Home
- Overlooking the Reservoir to the Side
- Spacious Family Lounge
- Bright and Airy Kitchen Diner with Modern Fitted Units and Views of the Reservoir
- Three Well-Proportioned Bedrooms
- Contemporary Three-Piece Family Bathroom
- Driveway and a Detached Garage Providing Off-Road Parking for Multiple Cars
- Beautifully Presented Garden to the Rear Complete with Artificial Grass, Decking and a Pergola
- Within Walking Distance of Weaste Tram Stop which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Salford Royal Hospital, Local Schooling and Buile Hill Park



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Porch

Fitted with vinyl flooring.

Lounge

16' 1" x 15' 2" (4.91m x 4.63m)

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

Kitchen/diner

16' 2" x 8' 10" (4.92m x 2.68m)

Featuring two ceiling light point, two double glazed window, wall - mounted radiator. Complete with patio doors, fitted units, integrated hob, oven, dishwasher, and washer. Fitted with tiled flooring.

Landing

Featuring ceiling light point, double glazed window. Fitted with carpet flooring.

Bedroom One

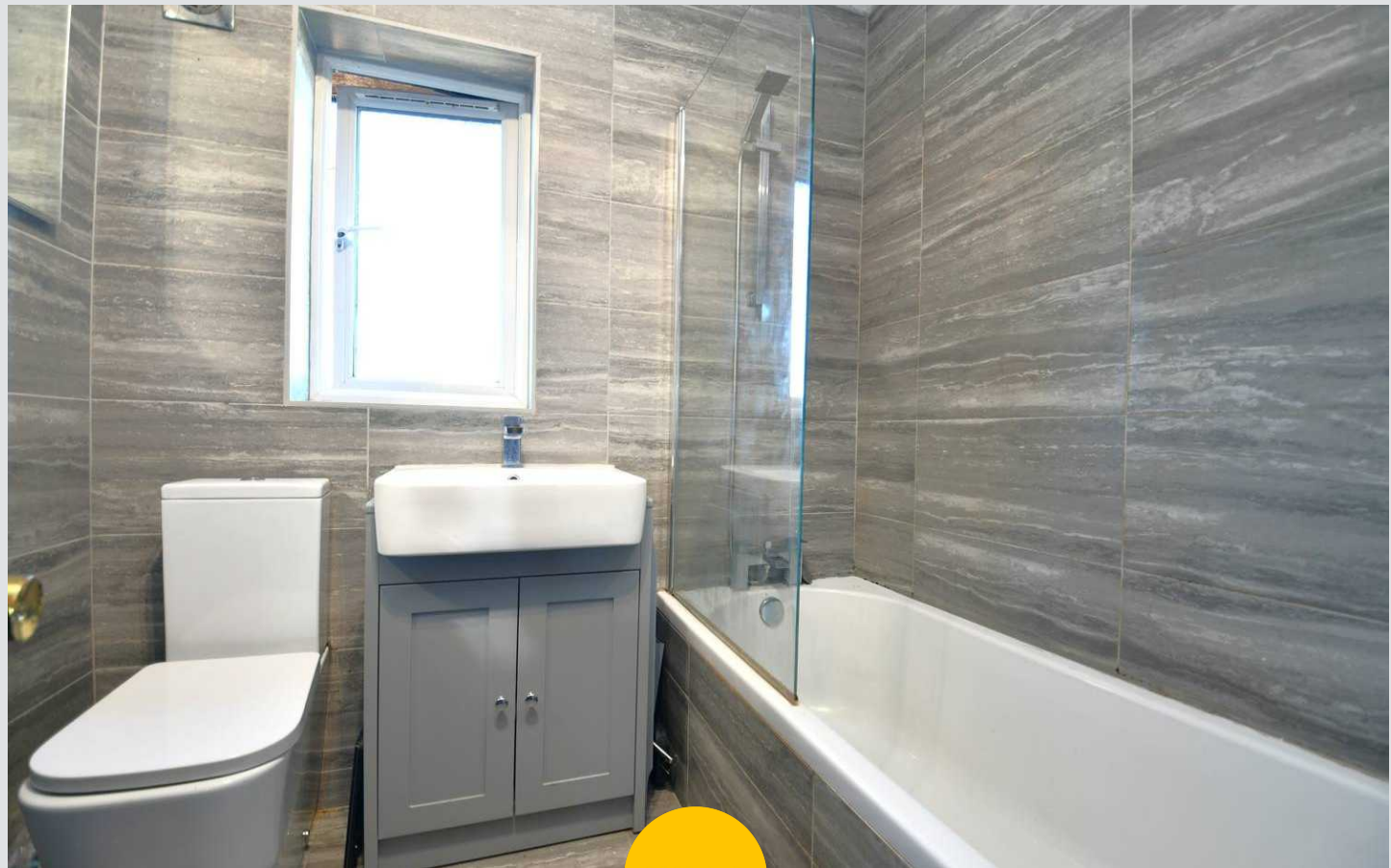
13' 8" x 9' 2" (4.16m x 2.80m)

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

Bedroom Two

10521' 8" x 9' 2" (3,207.00m x 2.80m)

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



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Bedroom Three

6' 9" x 6' 8" (2.06m x 2.03m)

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

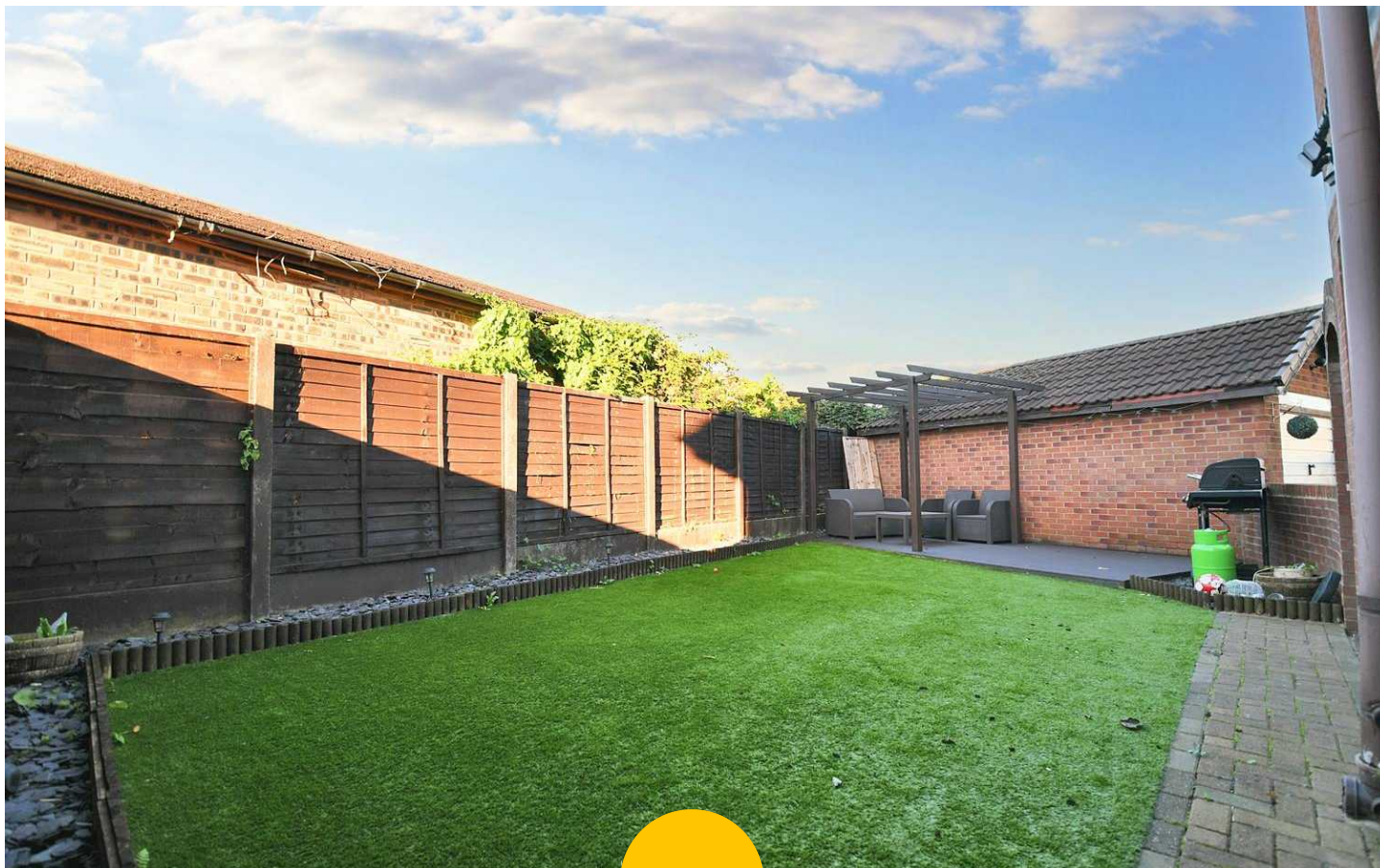
Bathroom

6' 7" x 5' 10" (2.00m x 1.79m)

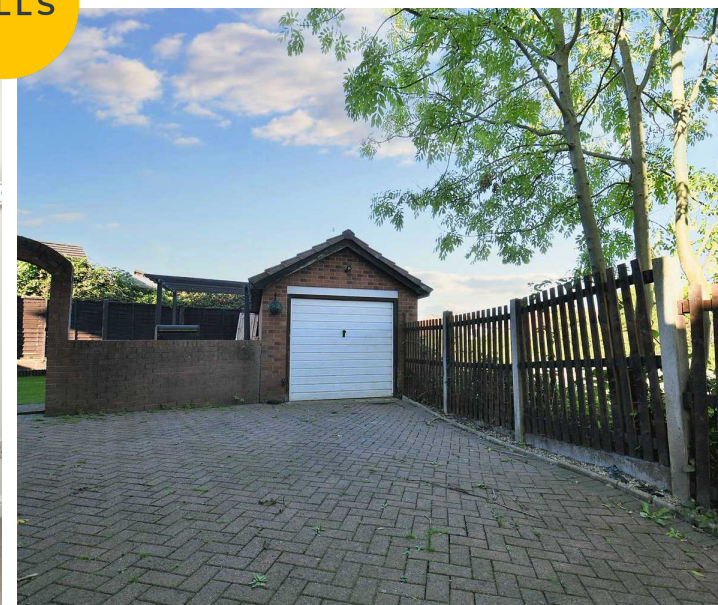
Featuring three piece suite including w/c, hand wash basin, shower over bath. Complete with ceiling light point, double glazed window. Fitted with fully tiled.

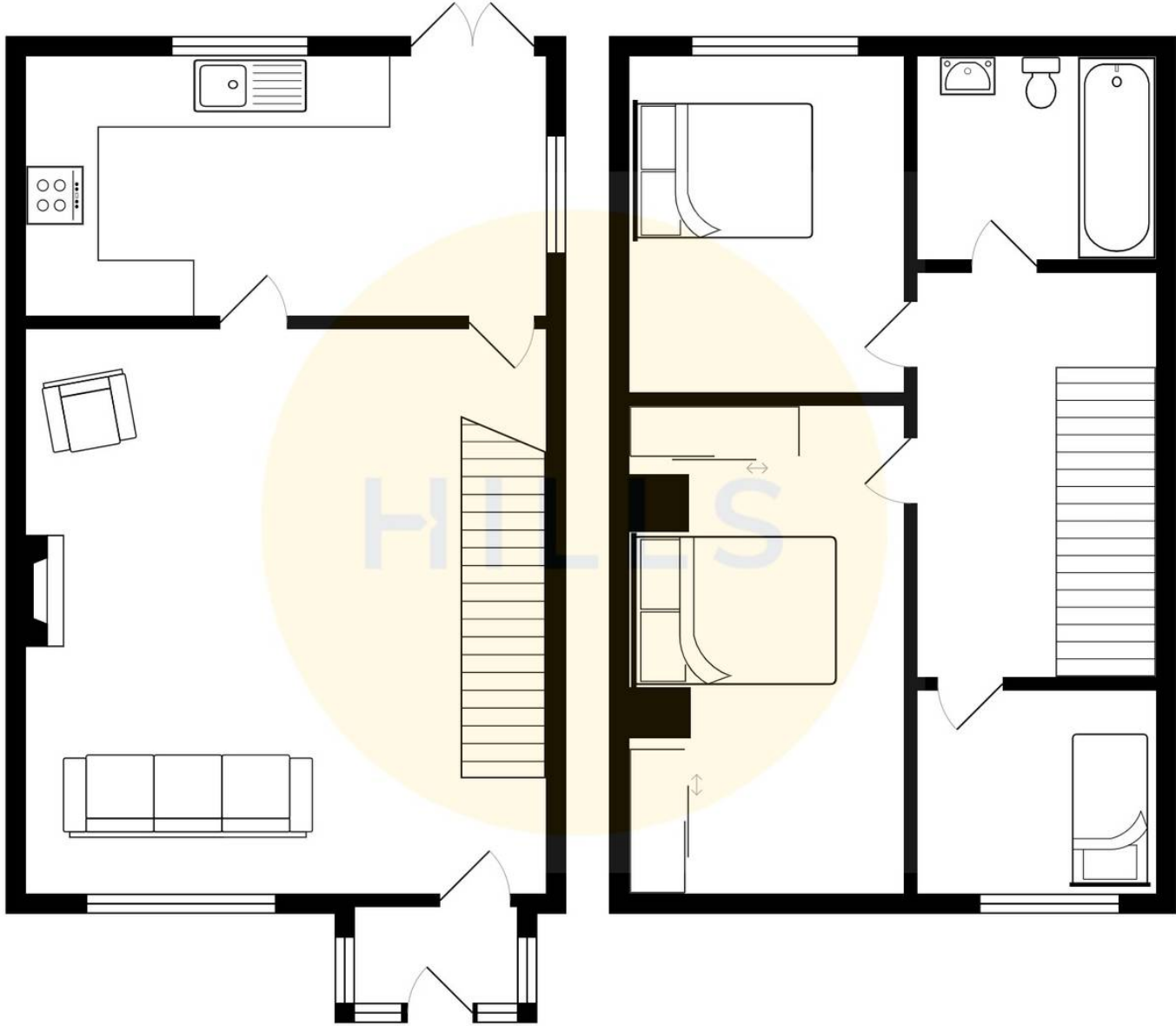
External

To the front of the property is a driveway for multiple cars, detached garage, and a beautifully presented low - maintenance garden. To the rear of the property is artificial grass, decking and a pergola. Complete with side and rear access.



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