

Tootal Drive

Salford



£225,000

# Tootal Drive

## Salford

Take a look at this three bedroom, semi-detached property, with beautifully presented gardens to the front and rear! Within walking distance of Salford Royal Hospital, Buile Hill Park and Weaste Tram Stop - which provides direct access into Salford Quays, Media City and Manchester City Centre!

Council Tax band: A

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Local Schooling
- Family Lounge and a Kitchen Diner
- Three Generously Sized Bedrooms
- Three-Piece Family Bathroom
- Benefits from a Driveway to the Side
- Beautifully Maintained Gardens to the Front and Rear, with Laid-to-Lawn Grass, Mature Plants and a Pond to the Rear
- Within Walking Distance of Weaste Tram stop, which Provides Direct Access into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



### Entrance Hallway

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

### Lounge

17' 2" x 9' 11" (5.23m x 3.01m)

Featuring two ceiling light point, two double glazed windows, two wall - mounted radiators. Fitted with carpet flooring.

### Kitchen/diner

12' 8" x 11' 11" (3.86m x 3.63m)

Featuring complementary fitted units with space for freestanding oven, washer. Complete with two ceiling light points, double glazed window, wall - mounted radiator. Fitted with vinyl flooring.

### w/c

4' 6" x 2' 8" (1.37m x 0.81m)

Featuring ceiling light point, w/c. Fitted with vinyl flooring.

### Rear Entrance

Featuring ceiling light point.

### Landing

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

### Bedroom One

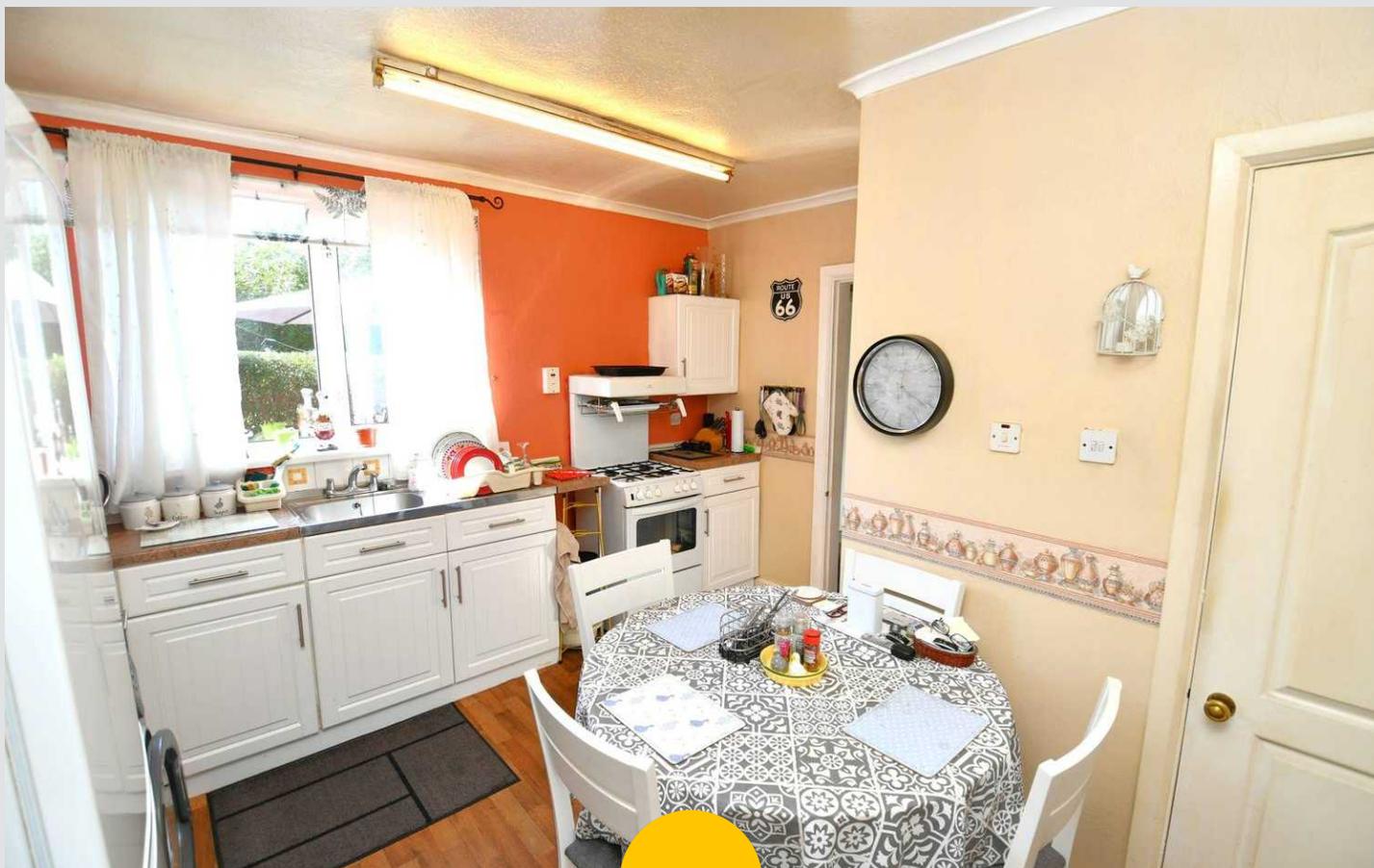
13' 2" x 11' 9" (4.01m x 3.57m)

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

### Bedroom Two

11' 10" x 9' 6" (3.61m x 2.89m)

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



**Bedroom Three**

9' 11" x 8' 7" (3.01m x 2.62m)

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

**Bathroom**

8' 3" x 6' 3" (2.52m x 1.91m)

Featuring three piece suite including bath with a shower overhead, hand wash basin, w/c. Complete with ceiling light point, double glazed window, wall - mounted radiator. Fitted with vinyl flooring.

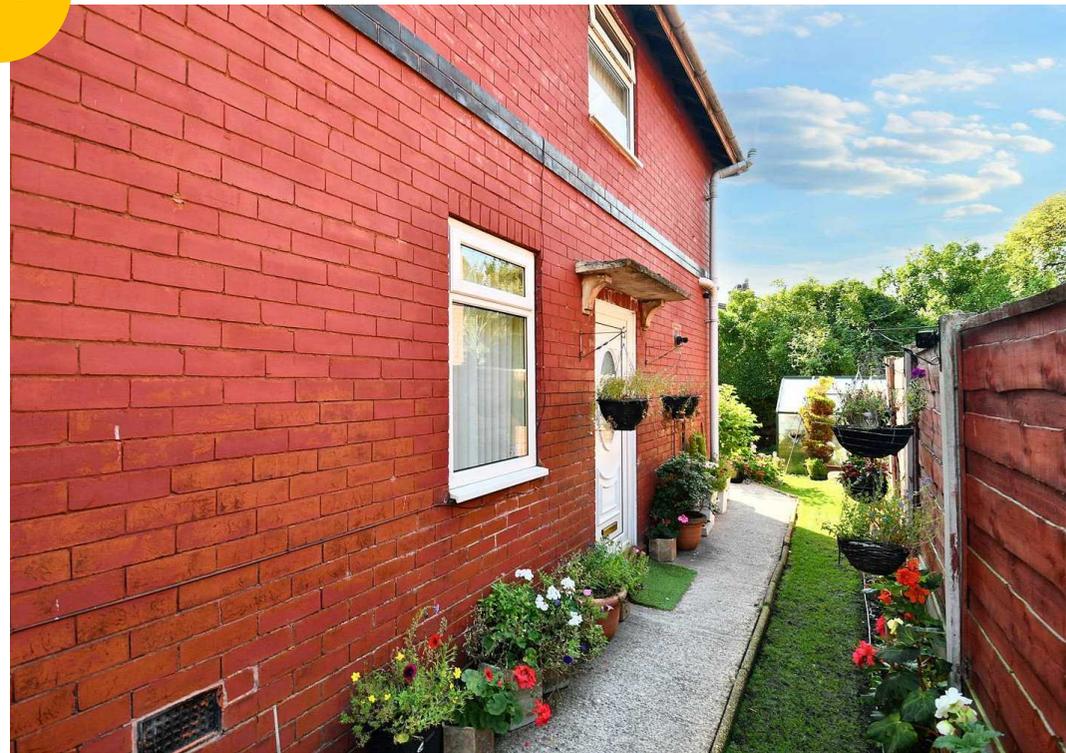
**External**

To the side of the property is a driveway. To the rear of the property is a well maintained garden with lawn and planted borders.





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