

Dellcot Close

Salford



Offers Over £260,000

Dellcot Close

Salford

****DOUBLE STOREY EXTENDED**** TAKE A LOOK at this SPACIOUS, three bedroom, semi-detached family home! With a brand new fitted kitchen, three double bedrooms and double driveway to the front – this property is a must see!

Council Tax band: C

Tenure: Freehold

- Double Storey Extended, Three Bedroom Semi-Detached Family Home
- Spacious Lounge Diner
- Extended Kitchen with Modern Fitted Units and a Three-Piece Shower Room
- Three Double Bedrooms
- Double Driveway to the Front Providing Off-Road Parking
- Low-Maintenance Paved Garden to the Rear
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Within Easy Access of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks
- Ideal First Time Home or Investment, Viewing is Highly Recommended!



HILLS



Entrance Hallway

Complete with a ceiling light point, double glazed window and laminate flooring.

Lounge/Diner

17' 7" x 10' 11" (5.37m x 3.32m)

A spacious lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

Kitchen

18' 9" x 7' 6" (5.72m x 2.28m)

Featuring complementary fitted units with integral hob and oven. Space for washer. Complete with two ceiling light points, two double glazed windows and cushioned flooring.

Landing

Complete with a ceiling light point, double glazed window and laminate flooring.

Bedroom One

16' 1" x 7' 8" (4.90m x 2.34m)

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

Bedroom Two

9' 6" x 9' 0" (2.90m x 2.75m)

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

Bedroom Three

10' 7" x 7' 10" (3.23m x 2.40m)

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



Shower Room

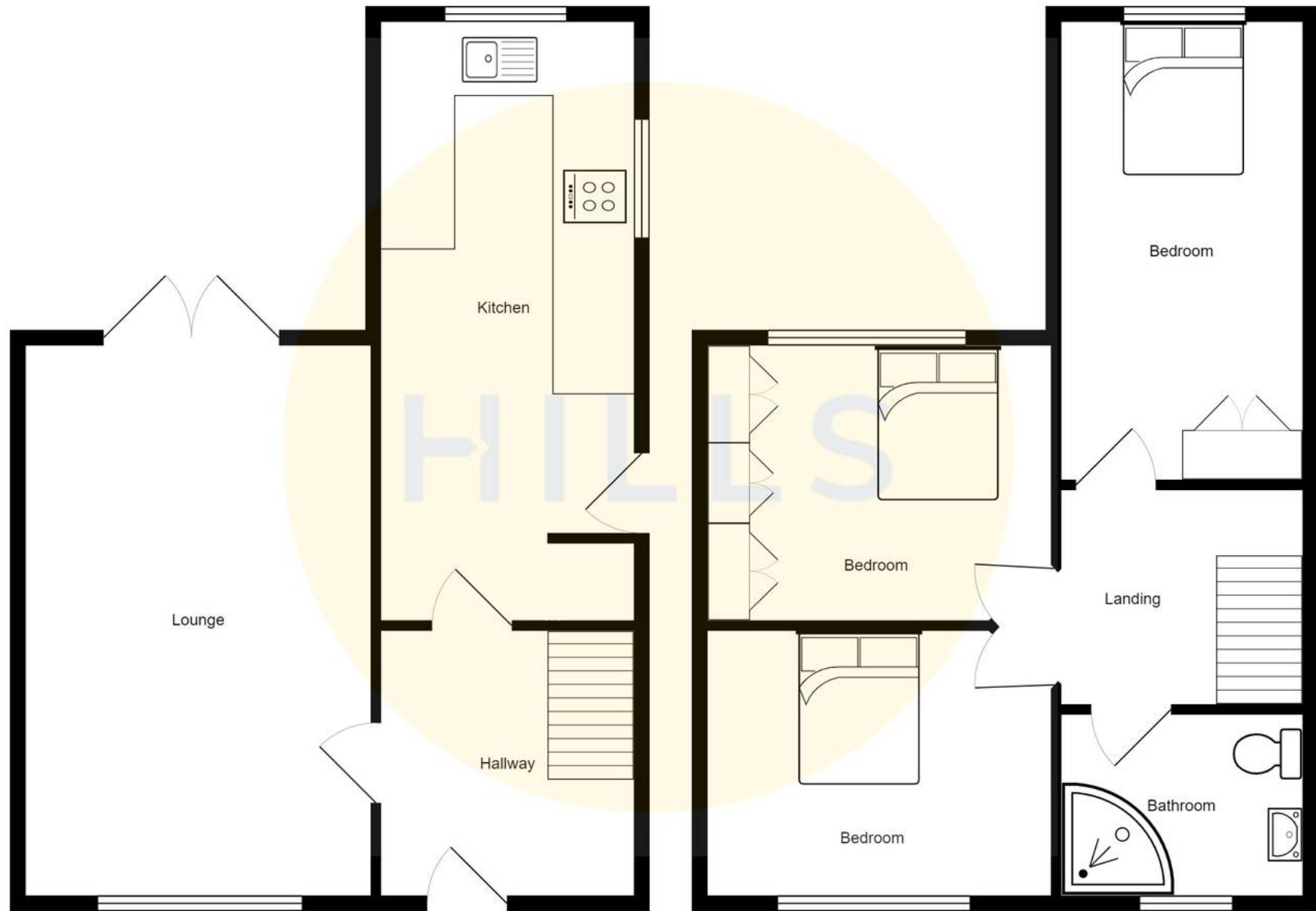
7' 7" x 5' 11" (2.32m x 1.80m)

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 wall mounted radiator. Fitted with tiled walls and flooring.

External

To the rear of the property is a low maintenance paved garden.







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

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.