



Riverside Way

Salford



£325,000

# Riverside Way

Salford

**\*\*OVERLOOKING THE RIVER IRWELL\*\*** Situated in an enviable position on a popular residential estate, is this large, semi-detached property. Situated over three floors, featuring a huge main bedroom on the top floor with an ensuite!

Council Tax band: B

Tenure: Leasehold

- Large Three Bedroom, Townhouse Style, Semi Detached Property
- Situated in an Envidable Position Overlooking the River Irwell, Within a Popular Residential Estate
- Family Lounge and a Downstairs W/C
- Modern Kitchen and Dining Space
- Modern Three-Piece Bathroom
- Three Double Bedrooms
- Main Bedroom on the Top Floor Occupying a Large Space, and a Contemporary Three-Piece Shower Room
- Driveway to the Front Providing Off-Road Parking and a Generously Sized Garden to the Rear with Laid-to-Lawn Grass and Paving
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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### Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and carpet flooring.

### Lounge

12' 6" x 11' 7" (3.82m x 3.53m)

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

### Kitchen

8' 10" x 7' 4" (2.70m x 2.23m)

A modern kitchen featuring complementary fitted units with integral hob and oven, dishwasher and fridge freezer. Complete with a ceiling light point and double glazed windows.

### Dining Room

8' 11" x 7' 1" (2.71m x 2.15m)

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

### W.C.

4' 10" x 3' 4" (1.47m x 1.01m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and cushioned flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom Two

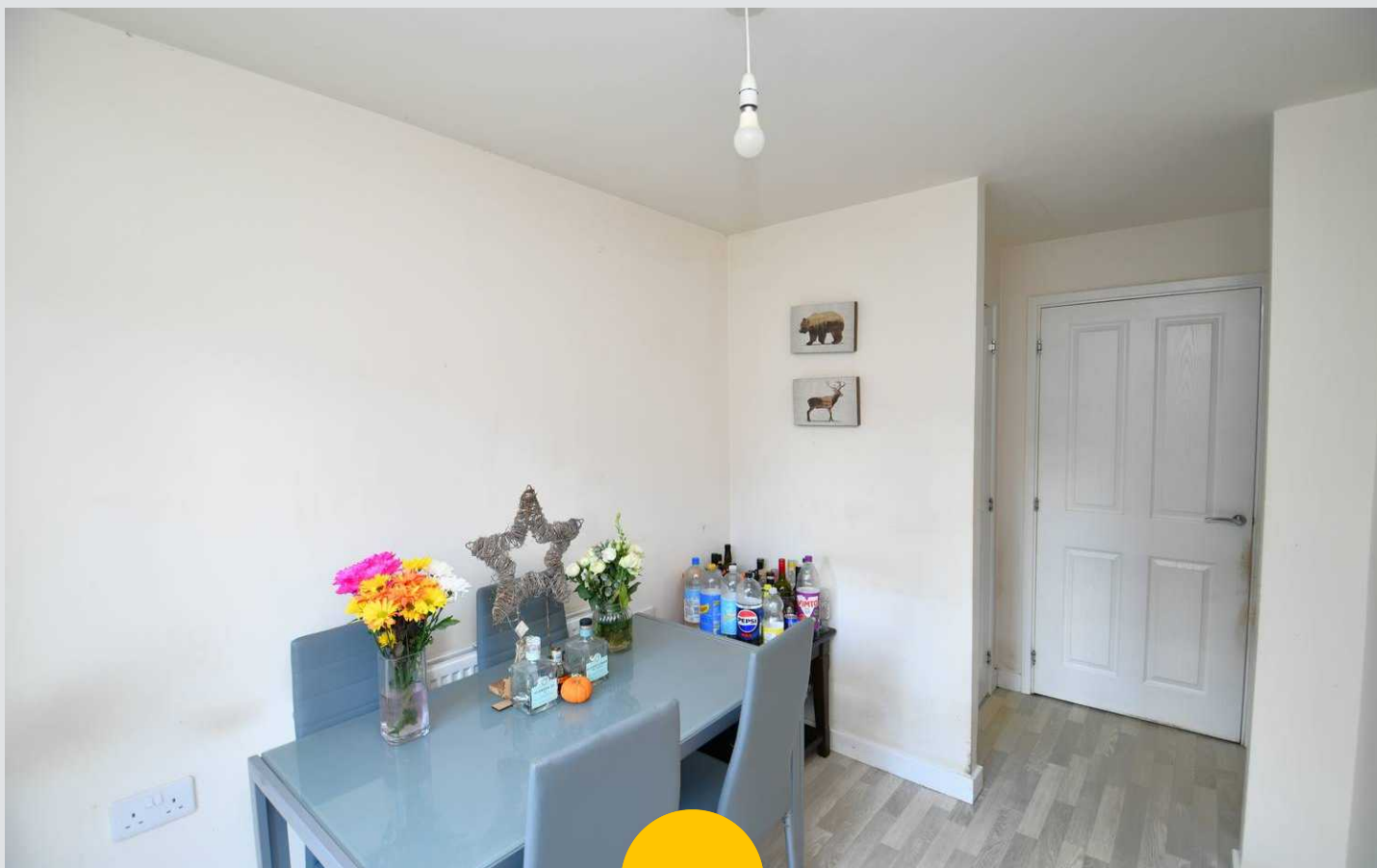
9' 5" x 8' 0" (2.87m x 2.45m)

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

### Bedroom Three

18' 9" x 14' 8" (5.71m x 4.47m)

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



**Bedroom One**

14' 8" x 6' 8" (4.47m x 2.03m)

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

**En suite**

7' 9" x 5' 11" (2.35m x 1.81m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, Velux window and wall mounted radiator. Fitted with cushioned flooring.

**Office / Hallway**

6' 4" x 5' 9" (1.93m x 1.76m)

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

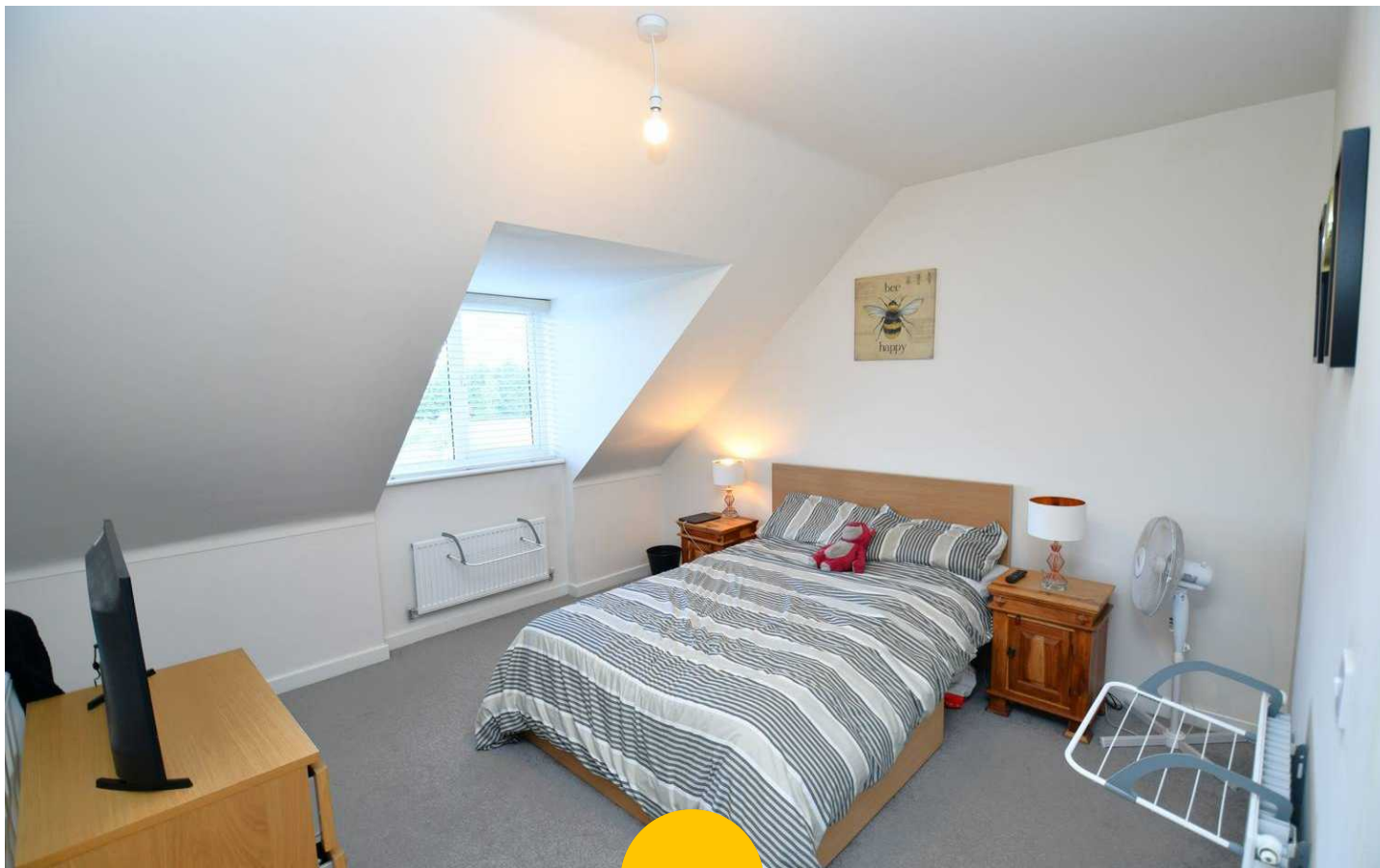
**Bathroom**

8' 0" x 6' 8" (2.44m x 2.03m)

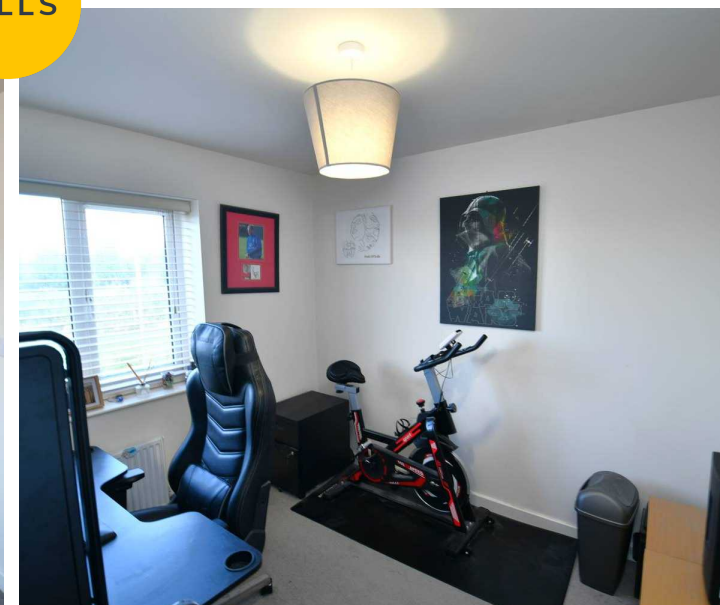
Featuring a three-piece suite including a bath, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, part tiled walls and cushioned flooring.

**External**

To the front of the property is a double driveway. To the rear of the property is a well maintained garden with laid to lawn grass.



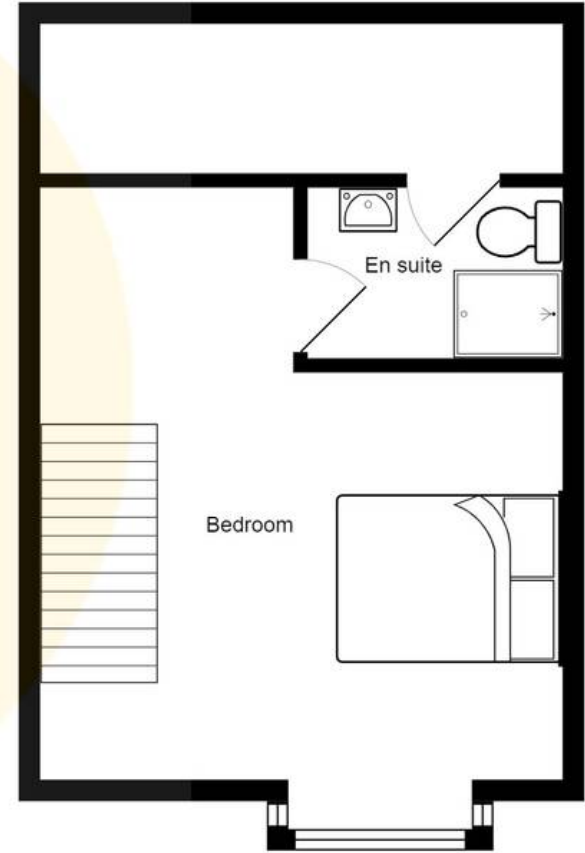
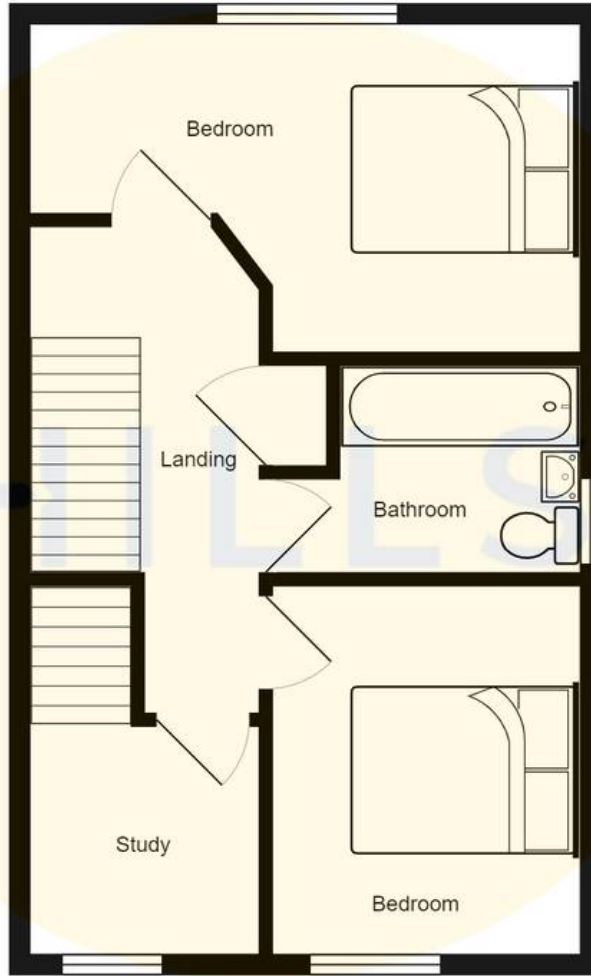
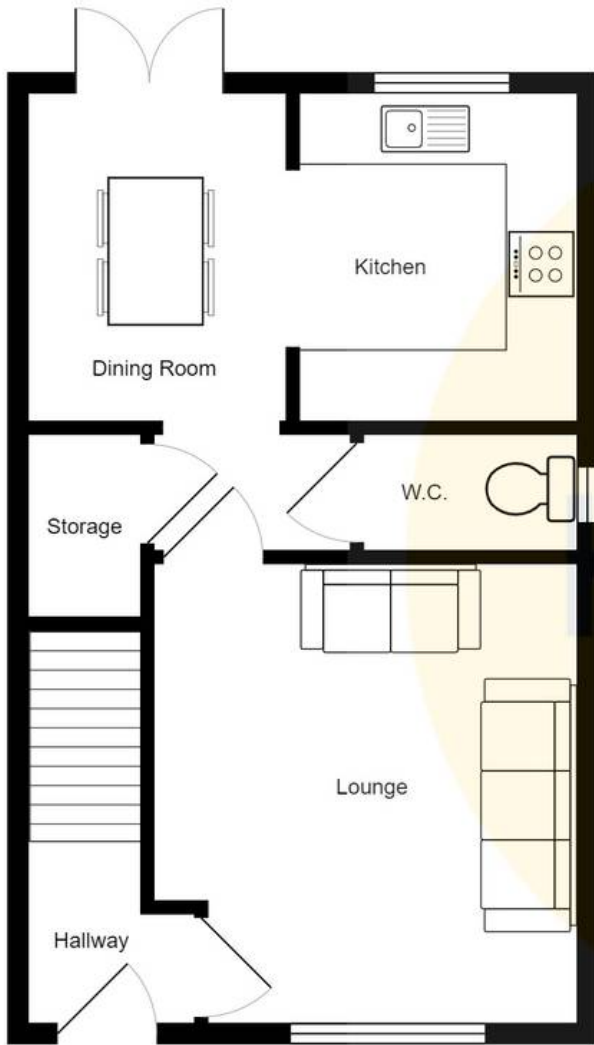
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