

Acresfield Road, Salford

Salford



In Excess of £325,000

Acresfield Road

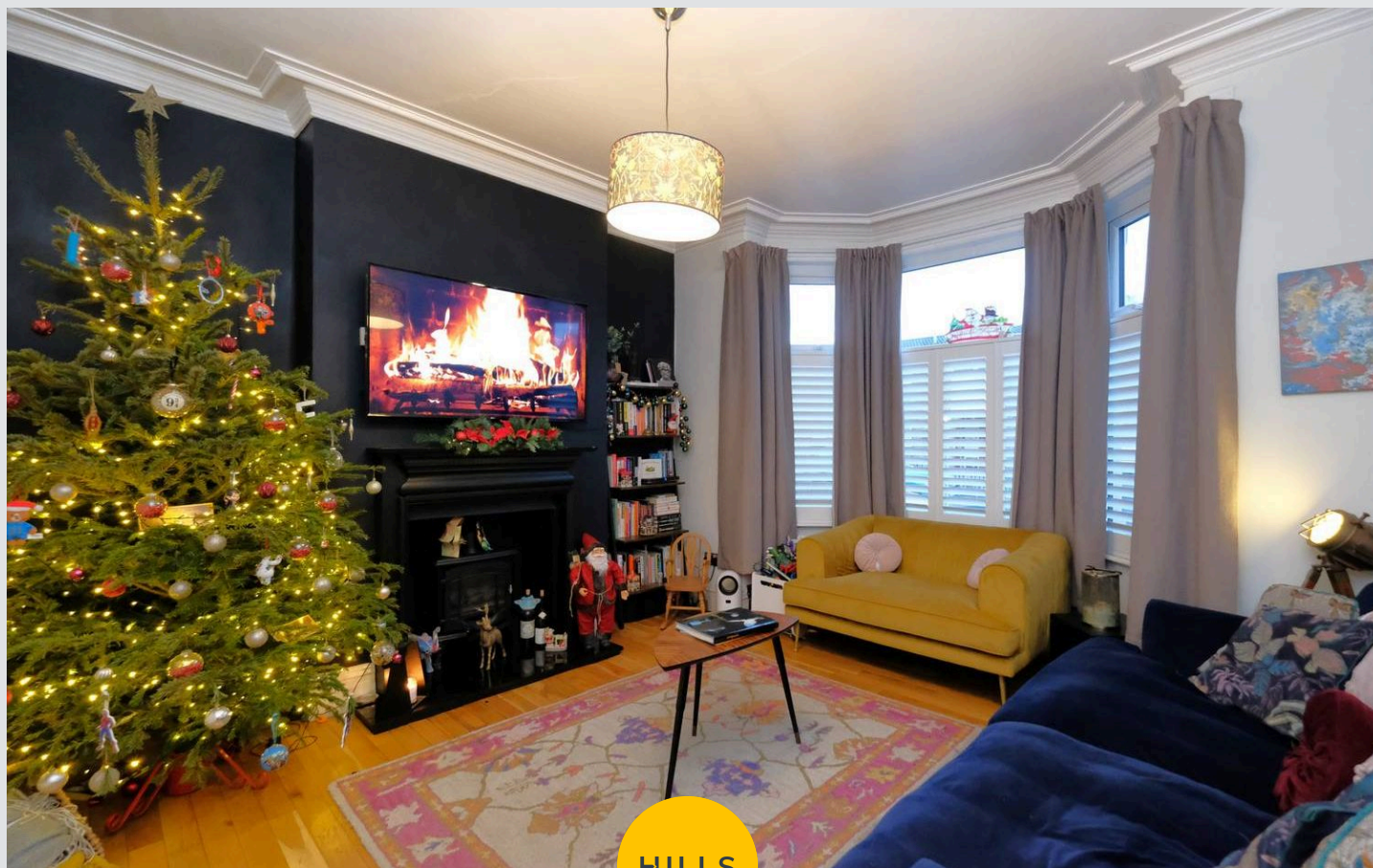
Salford

Stunning period terrace property with modern features. Four double bedrooms, two reception, modern kitchen/diner, converted games room, outdoor gym area & WC. Close to amenities & transport links.

Council Tax band: C

Tenure: Leasehold

- Fabulous Period Terrace Property Located in a Desirable Residential Area
- Bay Fronted Lounge and Second Reception Room with French Doors
- Spacious Modern Fitted Kitchen & Dining Room with 8 Ring Gas Range Cooker
- Fully Converted Cellar Creating a Fantastic Games Room
- Four Generously Sized Bedrooms, Three with Original Fire Places
- Three Piece Family Bathroom Suite
- Low Maintenance Front & Rear Gardens
- Incredible Family Home Laid over Four Spacious Floors
- Excellently Located Close to Amenities & Brilliant Transport Links



Entrance Hallway

Entered via a uPVC front door. Complete with a ceiling light point, wall mounted radiator and tiled flooring.

Lounge

14' 5" x 12' 8" (4.39m x 3.86m)

Featuring a central fireplace and surround. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with engineered wooden flooring.

Reception Room Two

14' 0" x 11' 8" (4.27m x 3.56m)

Featuring a tiled hearth and cast iron surround. Complete with a ceiling light point, wall mounted radiator and French doors to the rear. Fitted with engineered flooring.

Kitchen / Diner

13' 8" x 12' 3" (4.17m x 3.73m)

Featuring a modern range of wall and base units with integral stainless steel sink and dishwasher, eight ring range cooker. Space for a washing machine and fridge freezer. Complete with four ceiling light points, two double glazed windows and two wall mounted radiators. Fitted with uPVC door, part tiled walls and laminate tiled flooring.

Cellar

17' 8" x 13' 3" (5.38m x 4.04m)

Complete with a ceiling light point and carpet flooring.

Landing

Complete with a ceiling light point with carpet and hardwood flooring.

Bedroom One

18' 2" x 14' 5" (5.54m x 4.39m)

A spacious master bedroom featuring a cast iron fire surround. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.



Bedroom Two

12' 0" x 11' 9" (3.66m x 3.58m)

Featuring a cast iron fire surround and fitted closet.

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

Bedroom Three

12' 1" x 7' 9" (3.68m x 2.36m)

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

Bathroom

8' 4" x 5' 7" (2.54m x 1.70m)

Featuring a three piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

Second Landing

Complete with a ceiling light point, single glazed sky light and carpet flooring. Storage in the eaves.

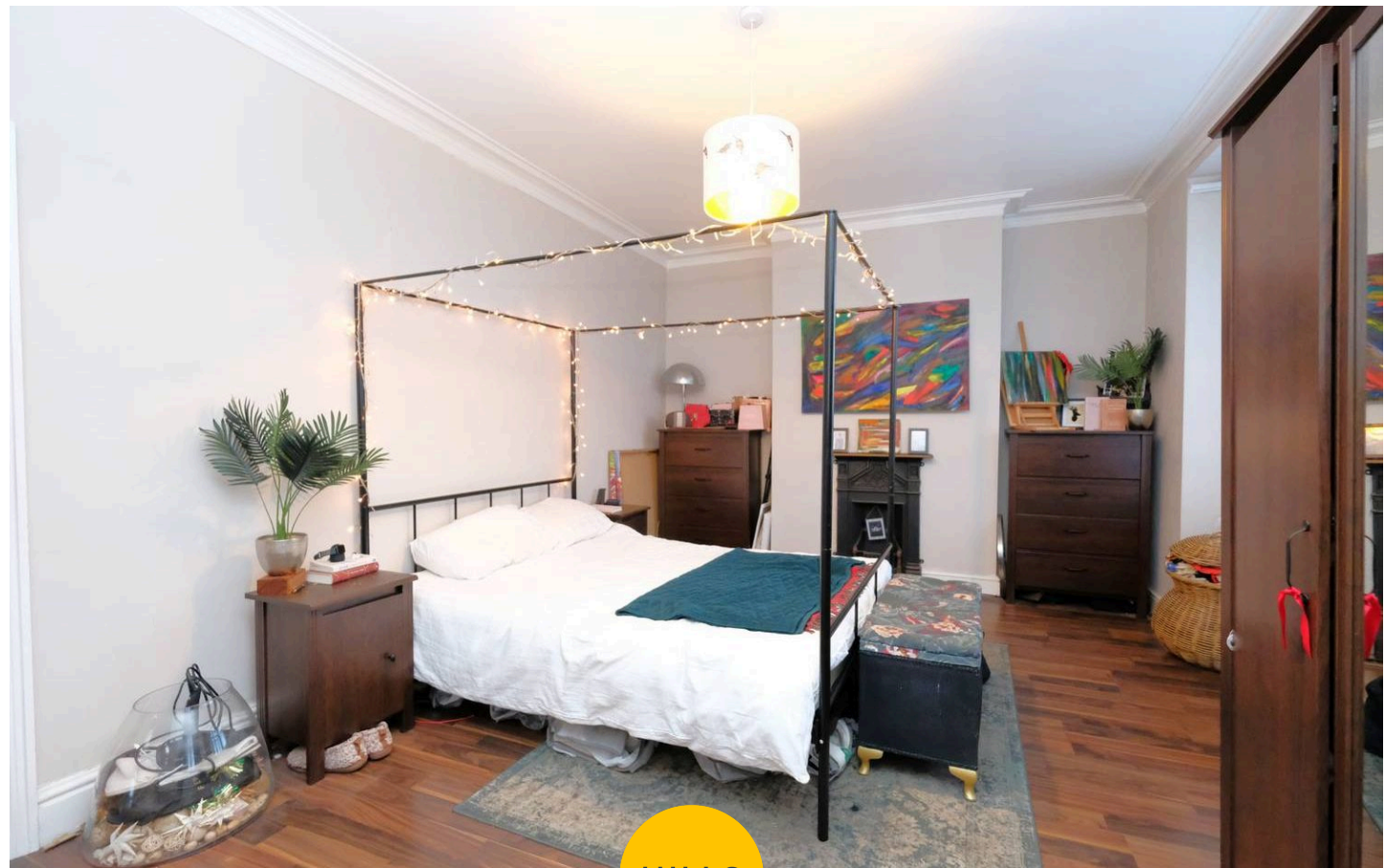
Bedroom Four

17' 9" x 16' 7" (5.41m x 5.05m)

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

External

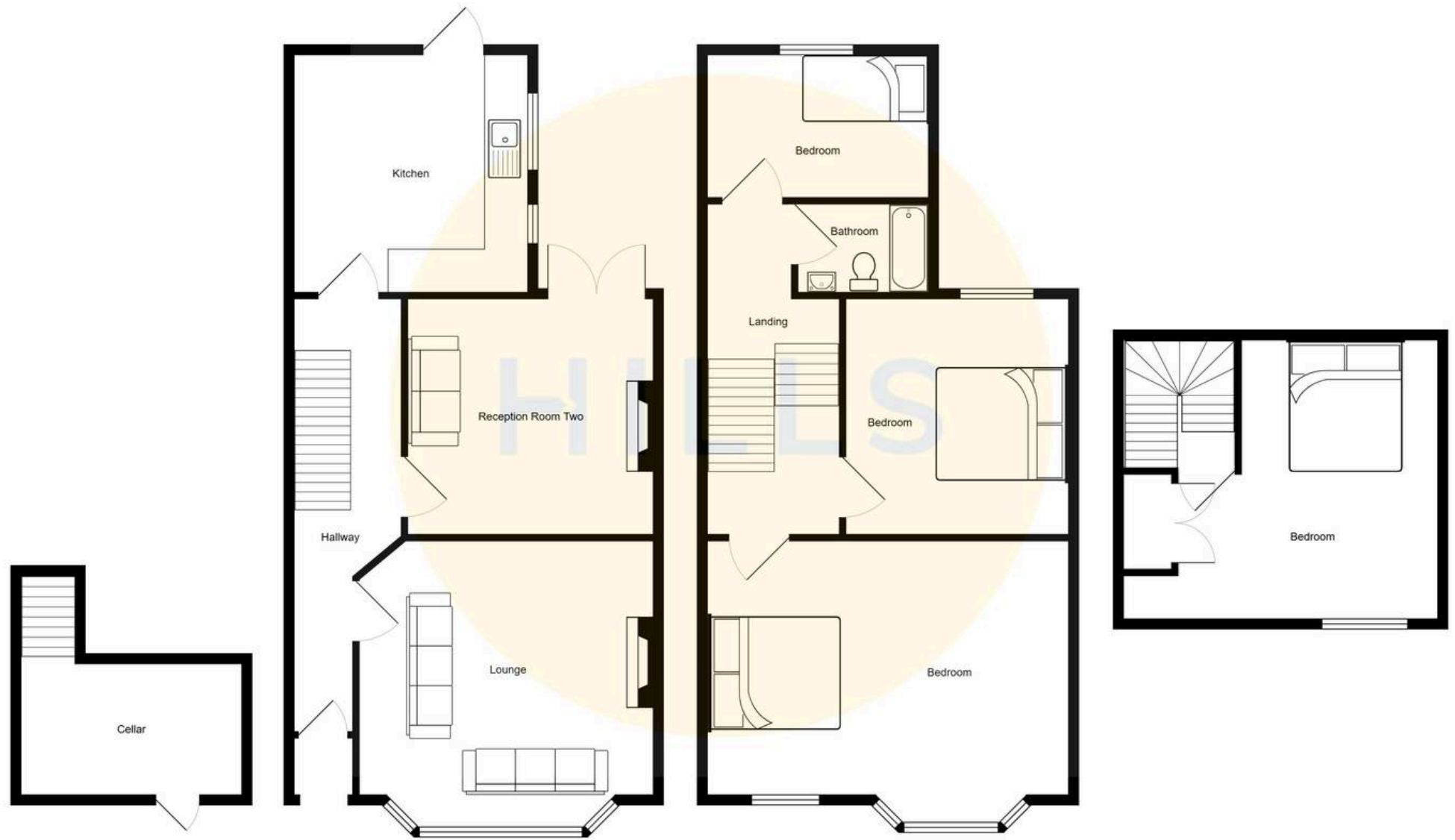
To the front of the property is a gated garden. To the rear of the property is a partially sheltered paved yard with external W.C and gated access.





HILLS







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.