



Withycombe Place

Salford



£225,000

# Withycombe Place

Salford

**\*\*Spacious, Four Bedroom Terraced Property Boasting a Stylish Kitchen Diner, Four Generously-Sized Bedrooms and a Beautiful, Low-Maintenance Garden to the Rear with a Covered Seating Area\*\***  
Council Tax band: A

Tenure: Freehold

- Spacious Four Bedroom Family Home
- Modern Kitchen Diner
- Large Family Lounge
- Benefits from a Downstairs W/C
- Four Generously-Sized Bedrooms
- Wet Room Style Shower Room
- Beautifully Presented Garden to the Rear with Artificial Grass and a Covered Seating Area
- Within Easy Access of Local Schooling and Parks
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



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**Vestibule**

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

**Lounge**

15' 9" x 15' 3" (4.79m x 4.64m)

Complete with ceiling spotlights, double glazed window and wall mounted radiator. Fitted with laminate flooring.

**Kitchen / Diner**

15' 7" x 13' 9" (4.75m x 4.18m)

Featuring complementary fitted units. Space for a freestanding over, washing machine and fridge freezer. Complete with two ceiling light points, double glazed window and tiled flooring.

**Downstairs W.C.**

4' 2" x 2' 7" (1.28m x 0.78m)

Complete with a ceiling light point, W.C. and tiled flooring.

**Landing**

Complete with a ceiling light point and carpet flooring.

**Bedroom One**

15' 5" x 8' 9" (4.71m x 2.67m)

Complete with ceiling spotlights, single glazed window and wall mounted radiator. Fitted with carpet flooring.

**Bedroom Two**

6' 9" x 15' 6" (2.05m x 4.72m)

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

**Bedroom Three**

10' 7" x 6' 9" (3.23m x 2.05m)

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



**Bedroom Four**

8' 8" x 7' 5" (2.64m x 2.25m)

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

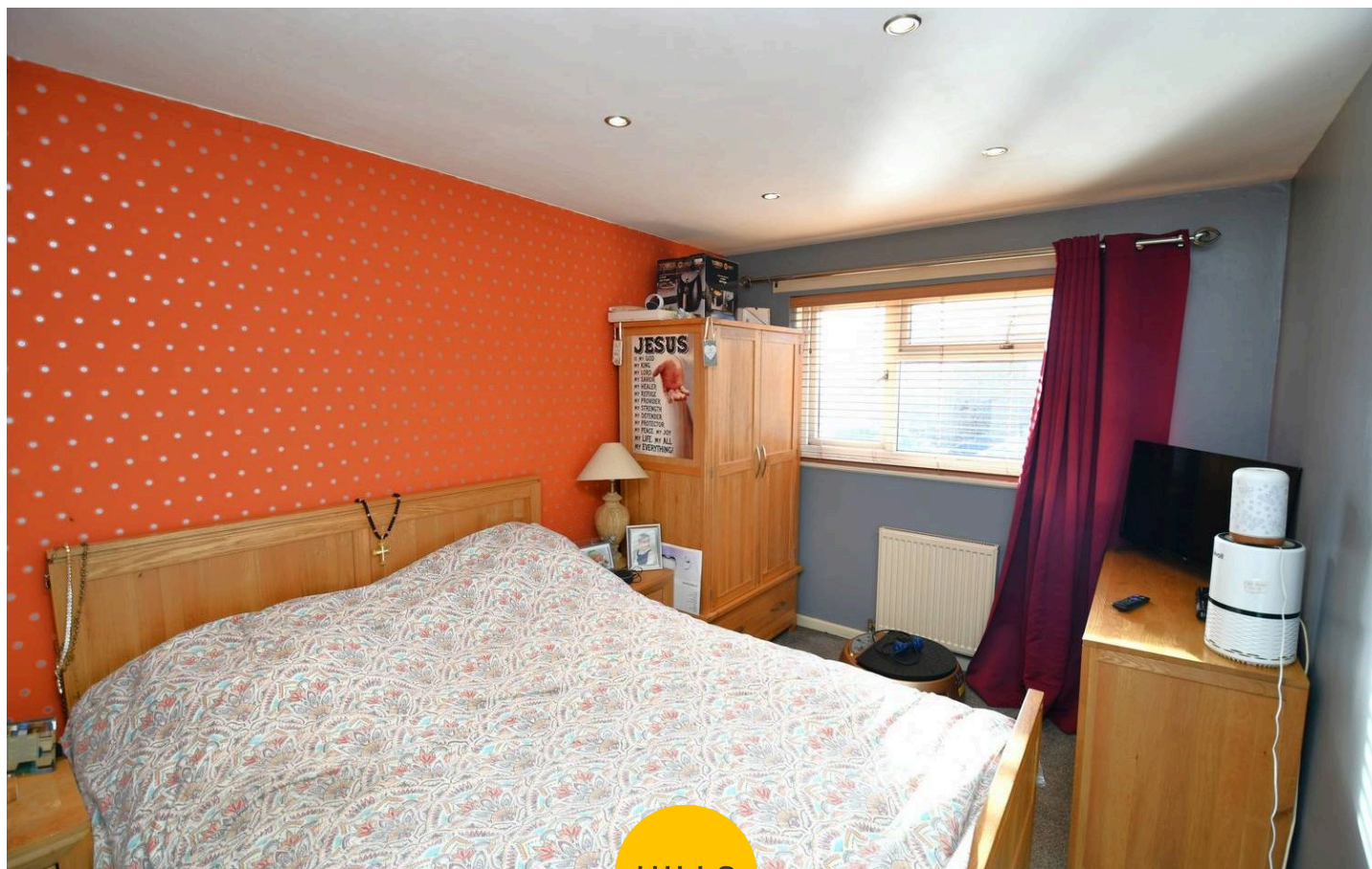
**Wet Room**

6' 0" x 5' 3" (1.84m x 1.61m)

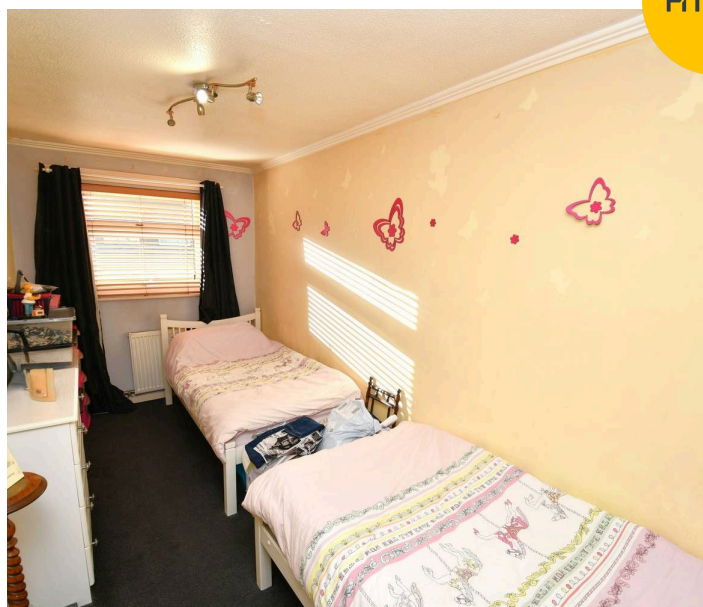
Featuring a shower, hand wash basin and W.C. Complete with a ceiling light point, wall mounted radiator and cushioned flooring.

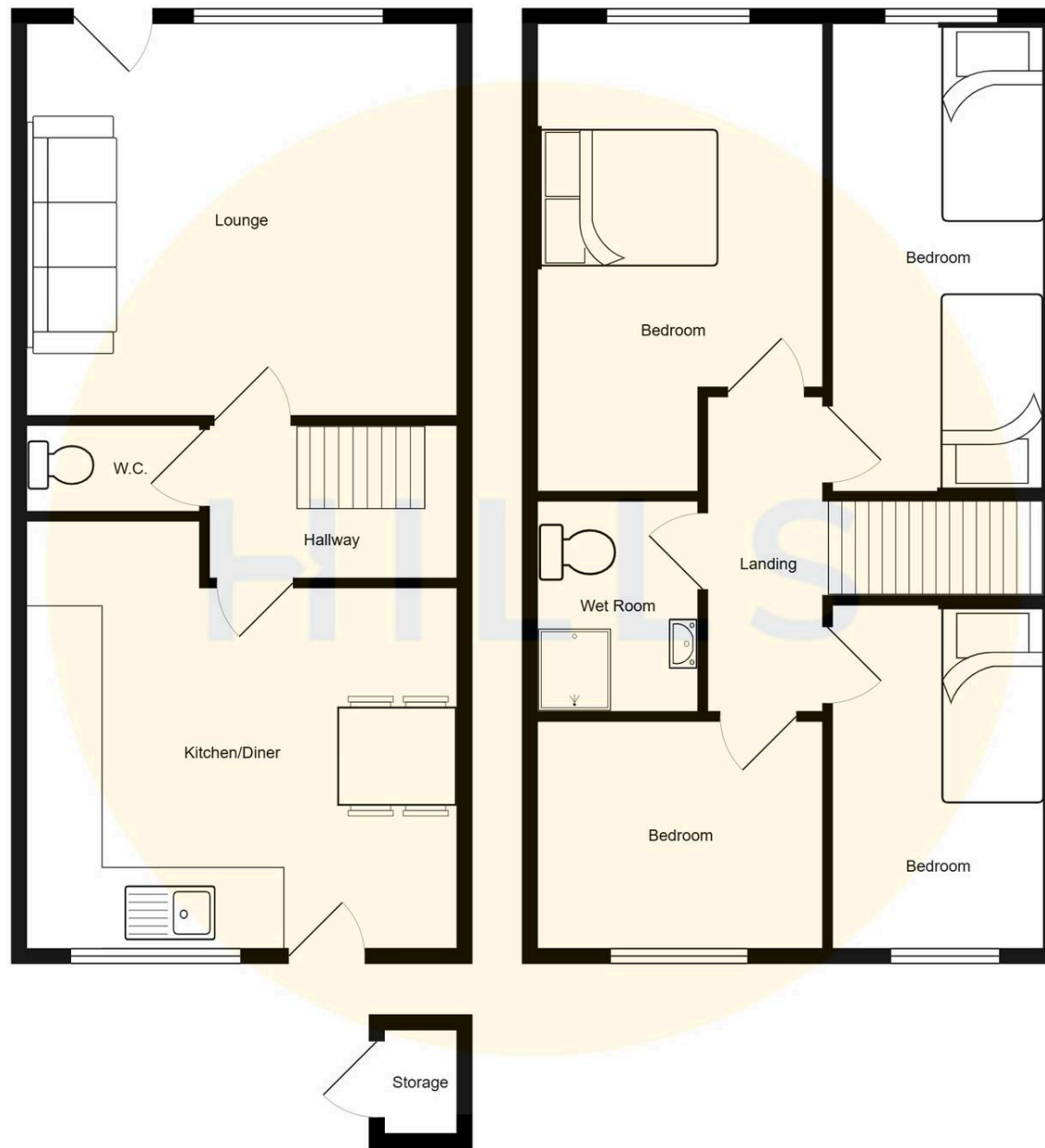
**External**

To the front of the property is a low maintenance yard. To the rear of the property is a beautifully presented garden with artificial grass and covered seating area.



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## Hills | Salfords Estate Agent

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