



Acresfield Road

Salford



In Excess of **£350,000**

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Salford

Prestigious Five Bedroom Period Property Located in the Popular Irlam o'th'Height! Full of Period Features, Featuring Three Reception Rooms, Large Bedrooms and a Beautiful Four-Piece Bathroom
Council Tax band: C

Tenure: Freehold

- Prestigious Five Bedroom Period Property
- Located on the Popular Irlam o' th' Heights
- Boasts Three Spacious Reception Rooms
- Lovely Modern Fitted Kitchen, Complete with a Kitchen Island
- Benefits from an Additional Bathroom Downstairs
- Five Generously-Sized Bedrooms
- Beautiful Four-Piece Family Bathroom
- Benefits from a Low-Maintenance Garden to the Rear, Complete with Artificial Grass, Paving and Mature Plants
- Close to Several Well-Kept Parks and Local Schooling
- Near Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



Entrance Hallway

Complete with two ceiling light points, wall mounted radiator and wooden flooring.

Lounge

16' 11" x 13' 6" (5.15m x 4.11m)

Complete with a ceiling light point, two double glazed windows and wall mounted radiator. Fitted with wooden flooring.

Reception Room Two

13' 11" x 13' 10" (4.24m x 4.21m)

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

Kitchen

13' 9" x 12' 10" (4.20m x 3.90m)

Featuring complementary fitted units with an island. Complete with a ceiling light point, ceiling spotlights, double glazed window and tile effect flooring.

Dining Room

14' 0" x 10' 0" (4.26m x 3.05m)

Complete with two ceiling light points, ceiling spotlights, two double glazed windows and wall mounted radiator. Fitted with tiled flooring.

Downstairs Bathroom

8' 9" x 5' 11" (2.67m x 1.80m)

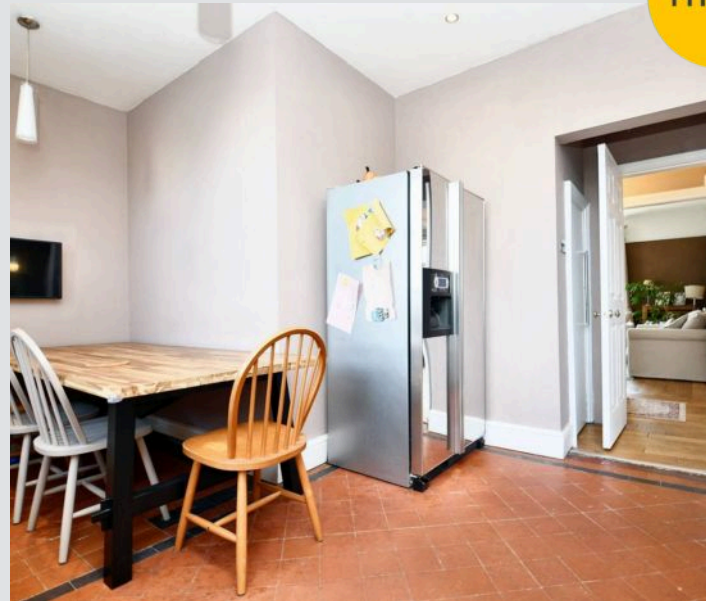
Featuring a three piece suite including a bath, hand wash basin and W.C. Complete with a wall light point, double glazed window and wall mounted radiator. Fitted with tiled flooring.

Landing

Complete with two ceiling light points, double glazed window, single glazed window and wall mounted radiator. Fitted with carpet flooring.



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Bedroom One

14' 1" x 13' 6" (4.28m x 4.11m)

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

Bedroom Two

13' 11" x 13' 11" (4.25m x 4.23m)

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

Bedroom Three

13' 11" x 11' 2" (4.25m x 3.41m)

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

Bathroom

13' 10" x 8' 4" (4.22m x 2.55m)

Featuring a four piece suite including bath, shower, hand wash basin and W.C. Complete with ceiling spotlights, three double glazed windows and wall mounted radiator. Fitted with tiled walls and flooring.

Landing Two

Complete with a wall light point and carpet flooring.

Bedroom Four

13' 11" x 9' 11" (4.23m x 3.03m)

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

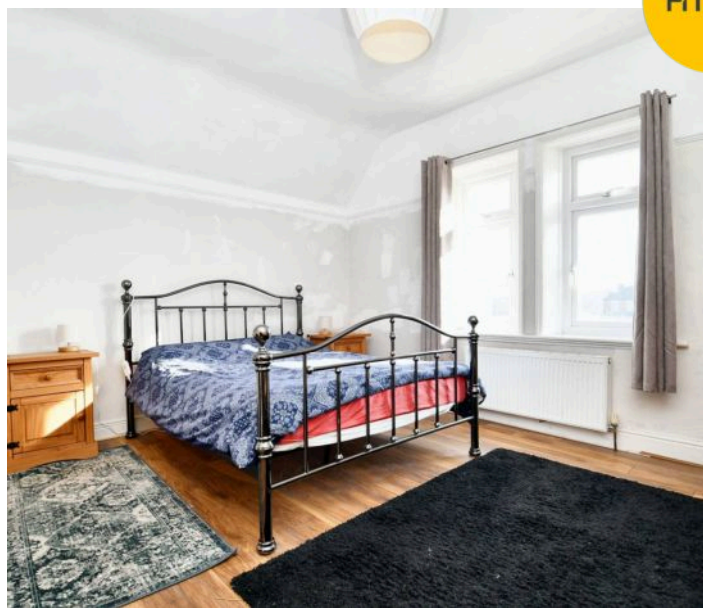
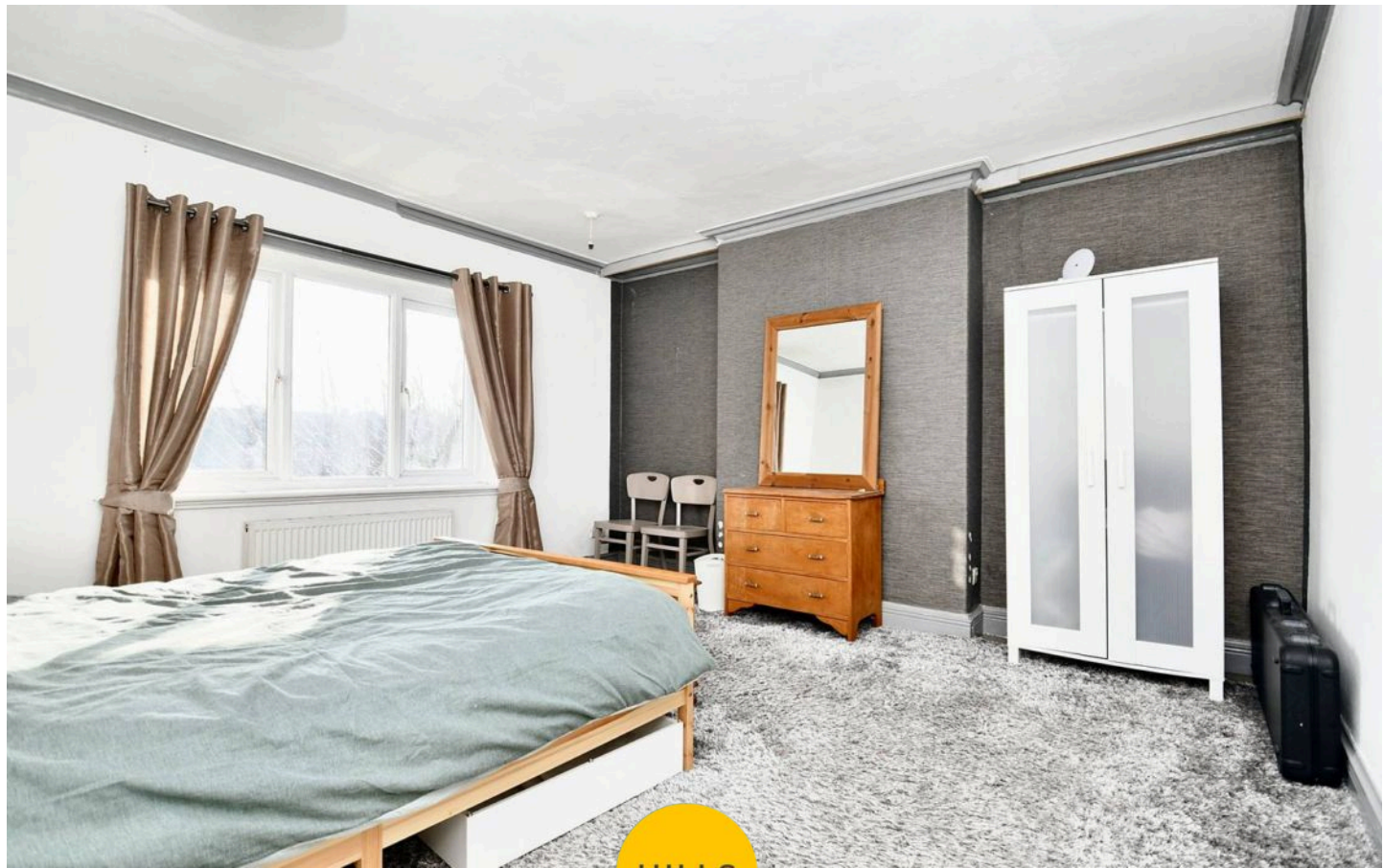
Bedroom Five

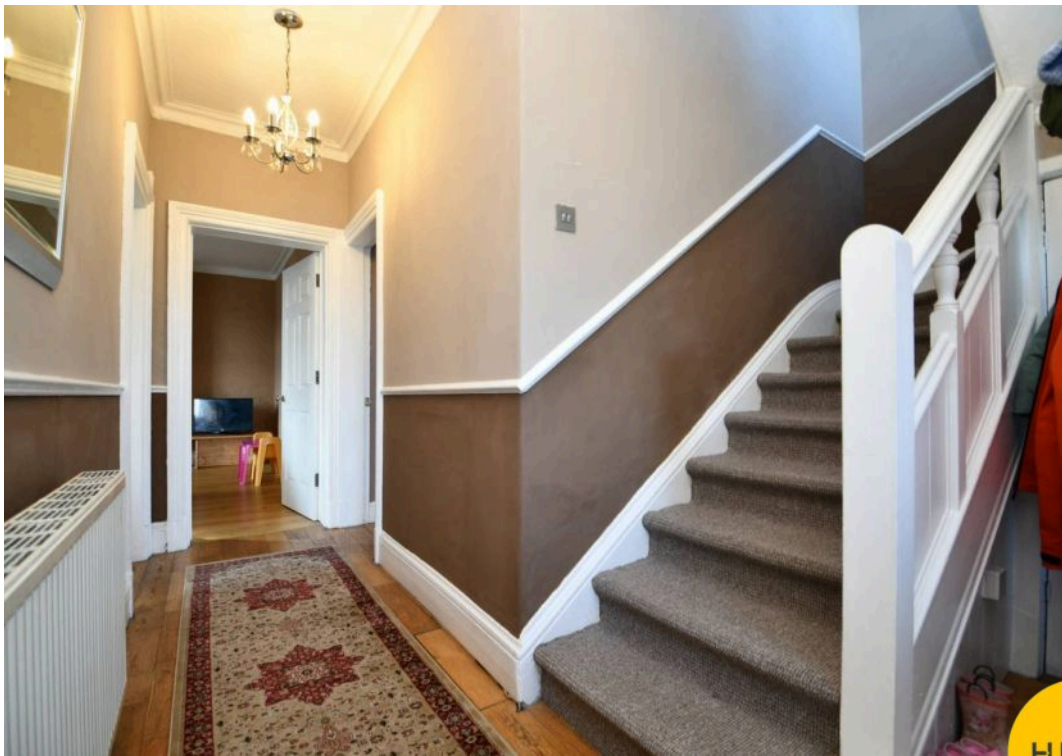
13' 11" x 6' 1" (4.24m x 1.85m)

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

External

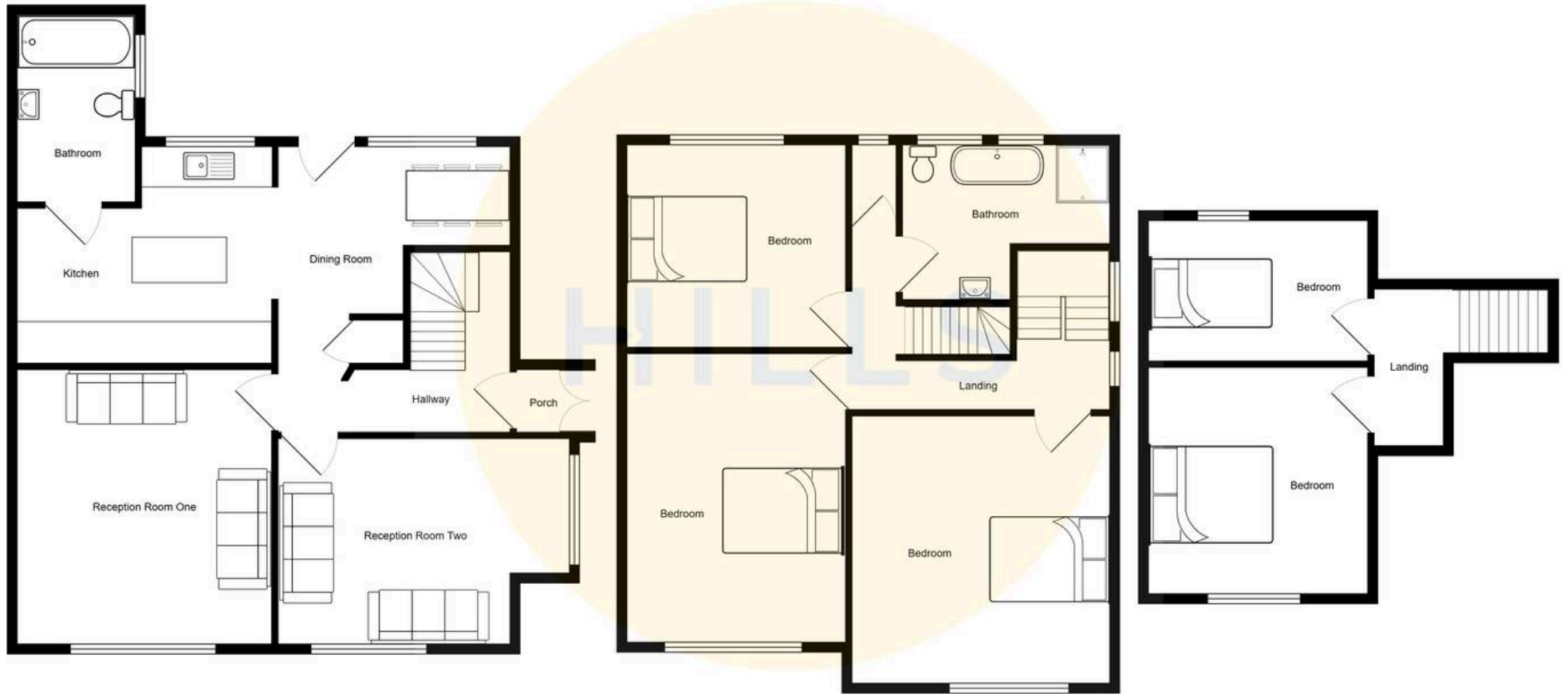
To the front and side of the property is a yard. To the rear of the property is a low maintenance garden with artificial lawn, paving and mature plants.





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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.