



Caldy Road

Salford



£280,000

Caldy Road

Salford

TAKE A LOOK at this lovely three bedroom, semi-detached family home. Located in a popular area, with the potential to extend subject to planning permission (STPP)

Council Tax band: C

Tenure: Leasehold

- Spacious Three Bedroom Semi-Detached Family Home
- Potential to Extend Subject to Planning Permission (STPP)
- Located in a Popular Residential Area Close to Buile Hill Park
- Bay-Fronted Lounge and a Spacious Dining Room
- Modern Fitted Kitchen and a Three-Piece Family Bathroom
- Three Generously-Sized Bedrooms
- Driveway and a Detached Garage for Off-Road Parking
- Beautifully Presented Garden to the Rear Complete with Artificial Grass, Decking and Paving
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS

Entrance Hallway

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

Lounge

12' 4" x 11' 1" (3.75m x 3.37m)

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

Dining Room

12' 1" x 11' 1" (3.69m x 3.38m)

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

Kitchen

12' 8" x 7' 1" (3.86m x 2.15m)

Featuring complementary fitted units with integral hob and oven. Space for a washing machine. Complete with a ceiling light point, two double glazed windows and cushioned flooring.

Landing

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

Bedroom Three

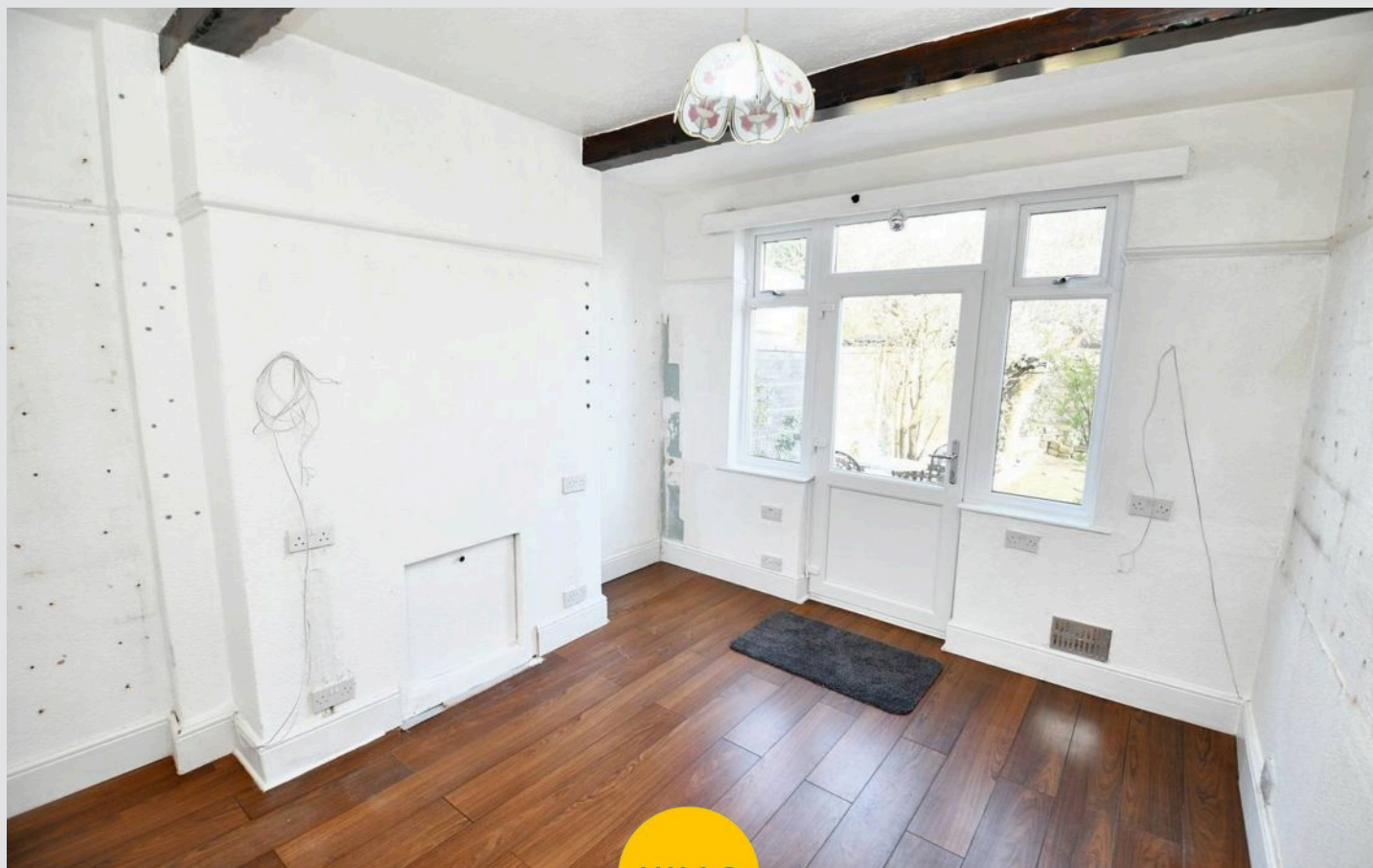
12' 2" x 11' 2" (3.70m x 3.40m)

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

Bedroom Two

9' 0" x 7' 2" (2.74m x 2.19m)

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



Bedroom Three

11' 1" x 11' 0" (3.37m x 3.36m)

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

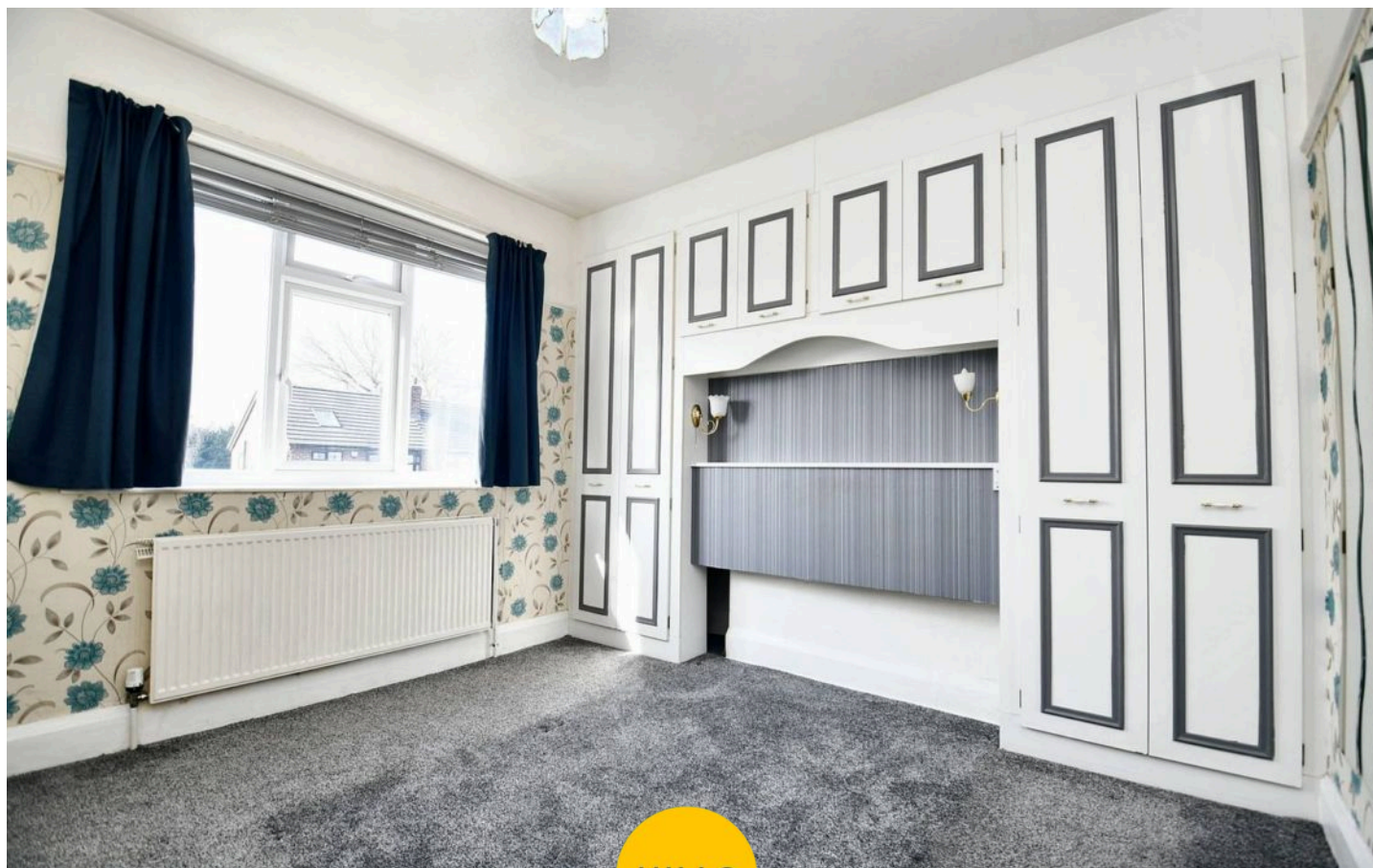
Bathroom

6' 8" x 6' 0" (2.04m x 1.83m)

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

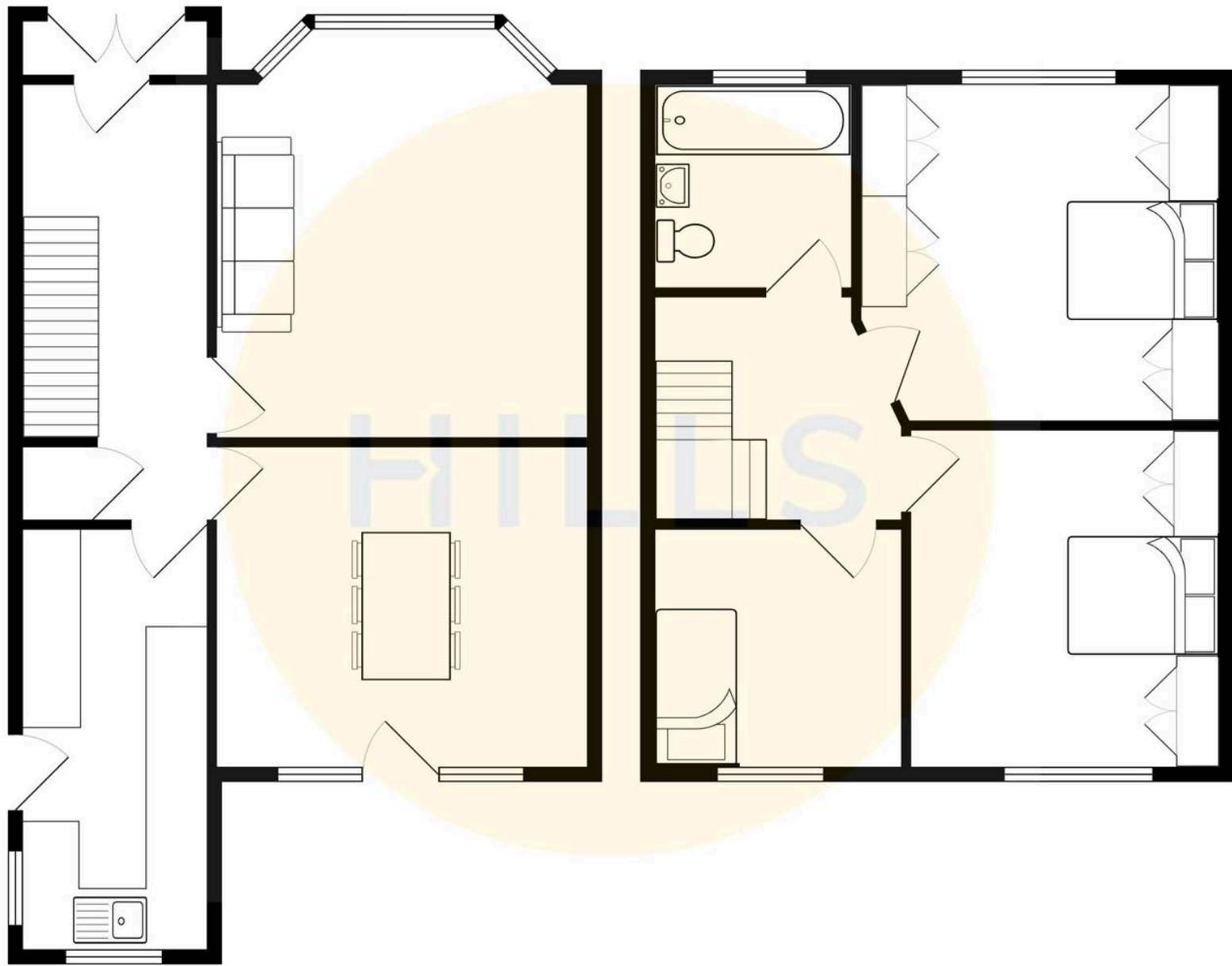
External

To the front of the property is a driveway with a detached garage to the side. To the rear of the property is a well presented, landscaped garden with artificial grass, decking and paving.



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.