



Innings Drive

Salford



£270,000

Innings Drive

Salford

****Modern Three Bedroom Semi-Detached Property,
Located Close to Buile Hill Park, Salford Royal
Hospital and Local Schooling!****

Council Tax band: B

Tenure: Freehold

- Modern Three Bedroom Semi-Detached Property
- Large Lounge Diner with Patio Doors to the Rear
- Modern Kitchen and a Downstairs W/C
- Three Well-Proportioned Bedrooms
- Stylish Three-Piece Family Bathroom
- Double Driveway to the Front for Off-Road Parking
- Good-Sized Garden to the Rear
- Within Walking Distance of Buile Hill Park, Salford Royal Hospital and Local Schooling
- 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, wall mounted radiator and laminate flooring.

Lounge / Diner

18' 1" x 15' 7" (5.51m x 4.75m)

Complete with two ceiling light points, double glazed window and wall mounted radiator. Fitted with patio doors and laminate flooring.

Kitchen

10' 4" x 8' 6" (3.16m x 2.58m)

Featuring complementary fitted units with integral fridge freezer, hob and oven. Complete with ceiling spotlights, double glazed window and cushioned flooring.

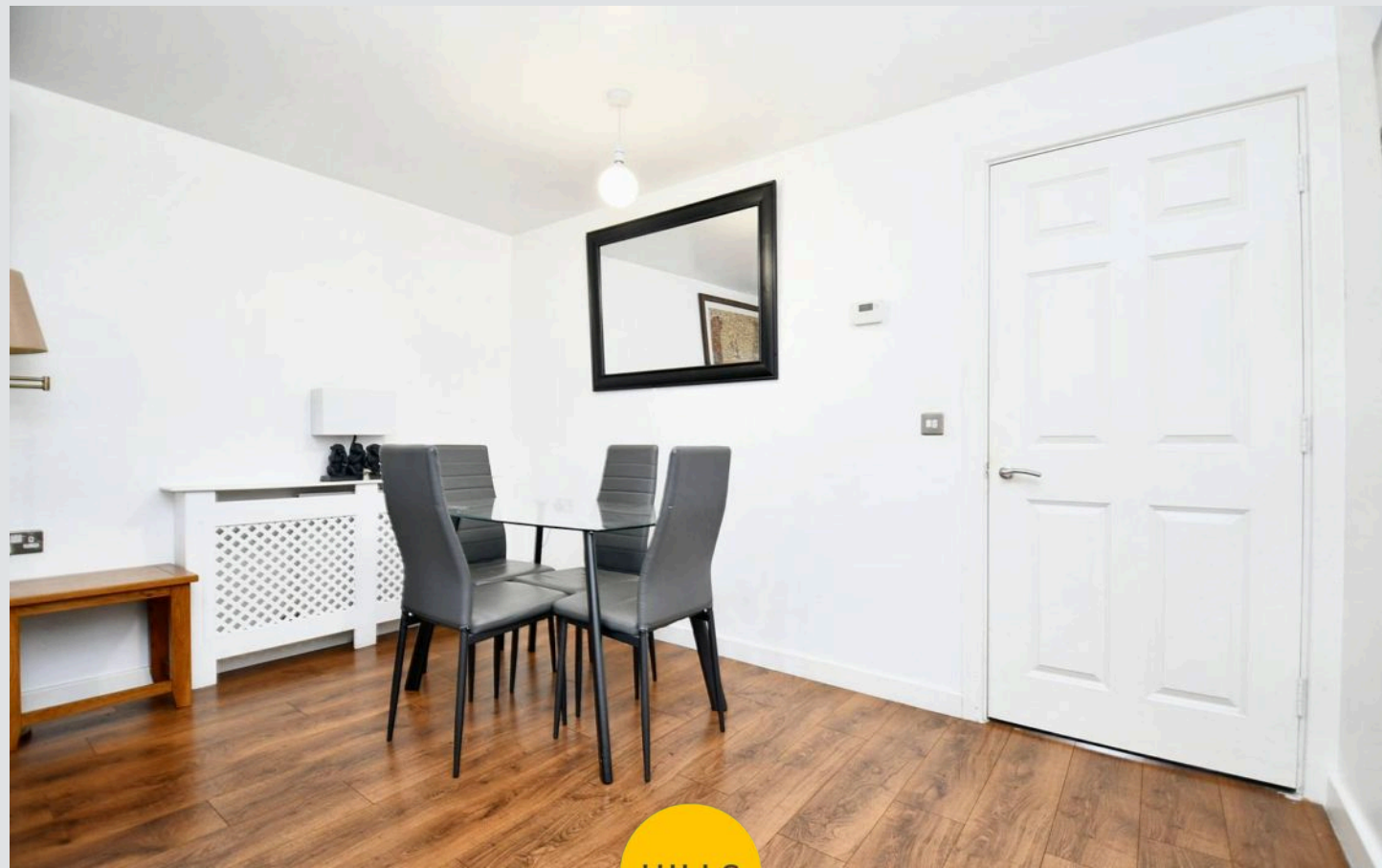
Downstairs W.C.

6' 4" x 2' 11" (1.92m x 0.90m)

Featuring a two piece suite including a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and laminate flooring.

Landing

Complete with a ceiling light point and carpet flooring.



HILLS



Bedroom One

13' 7" x 8' 6" (4.14m x 2.59m)

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

Bedroom Two

14' 11" x 8' 6" (4.55m x 2.60m)

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

Bedroom Three

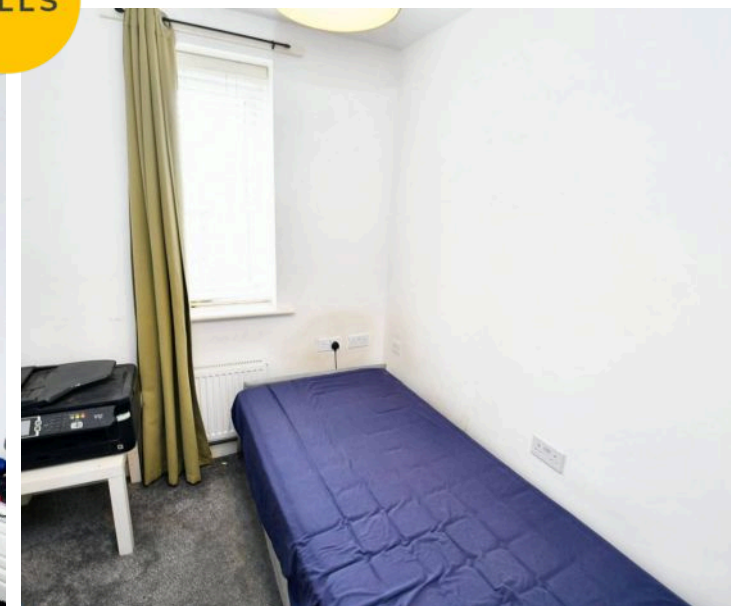
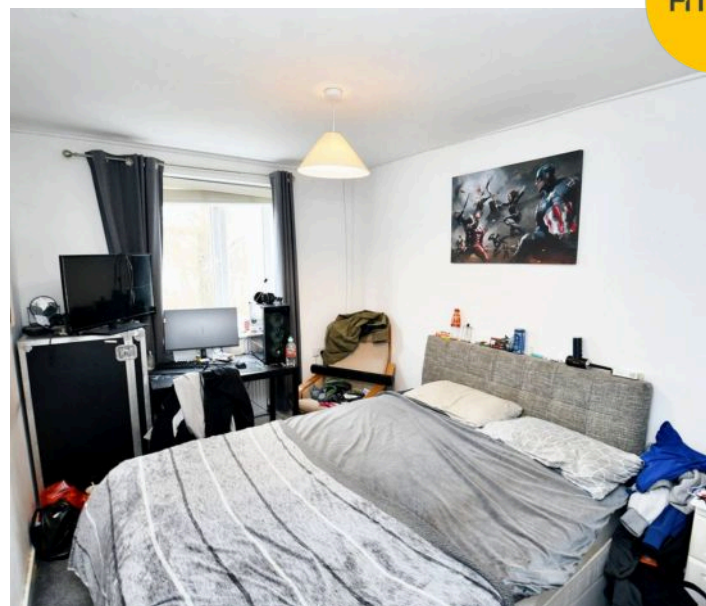
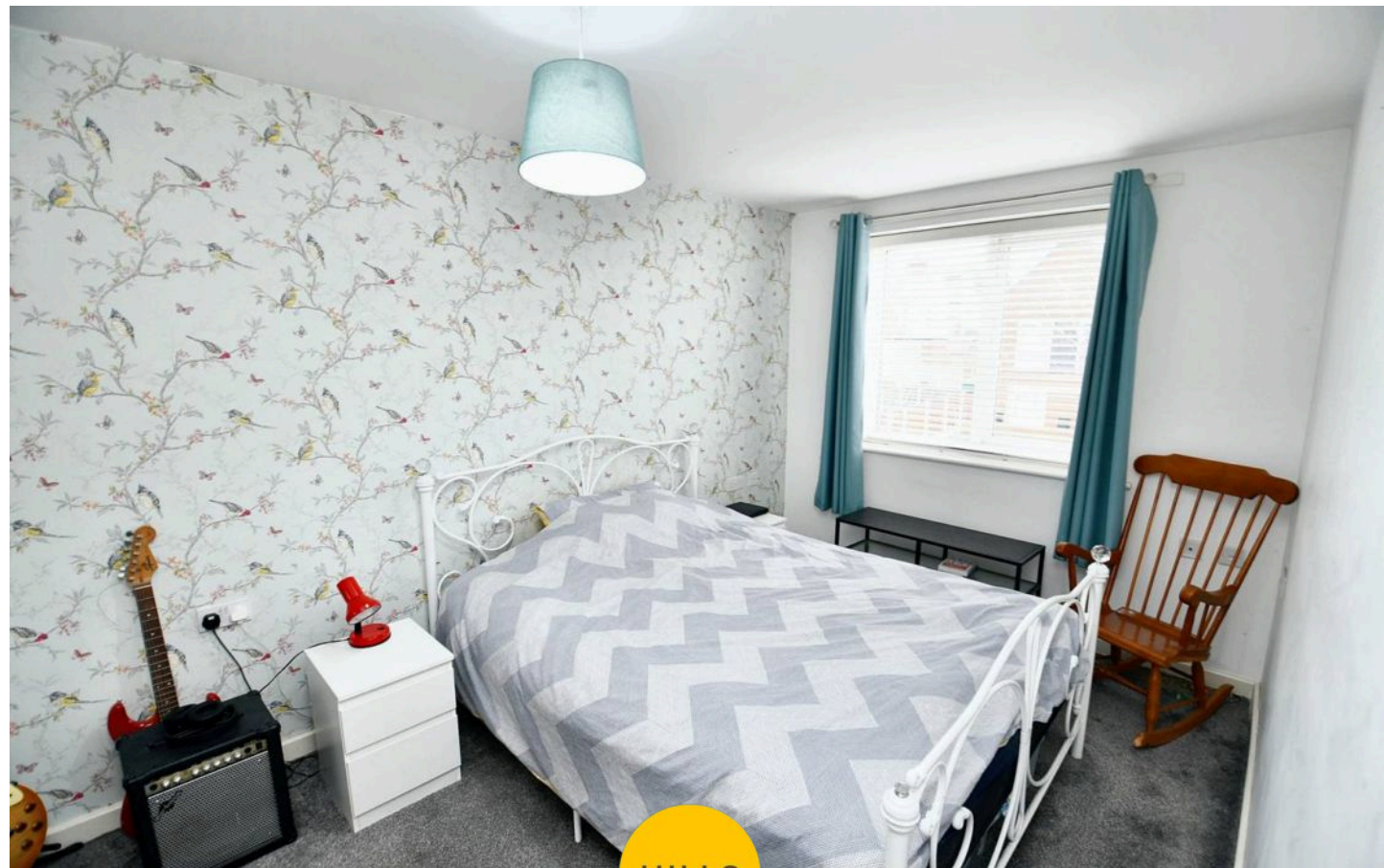
8' 10" x 6' 9" (2.70m x 2.06m)

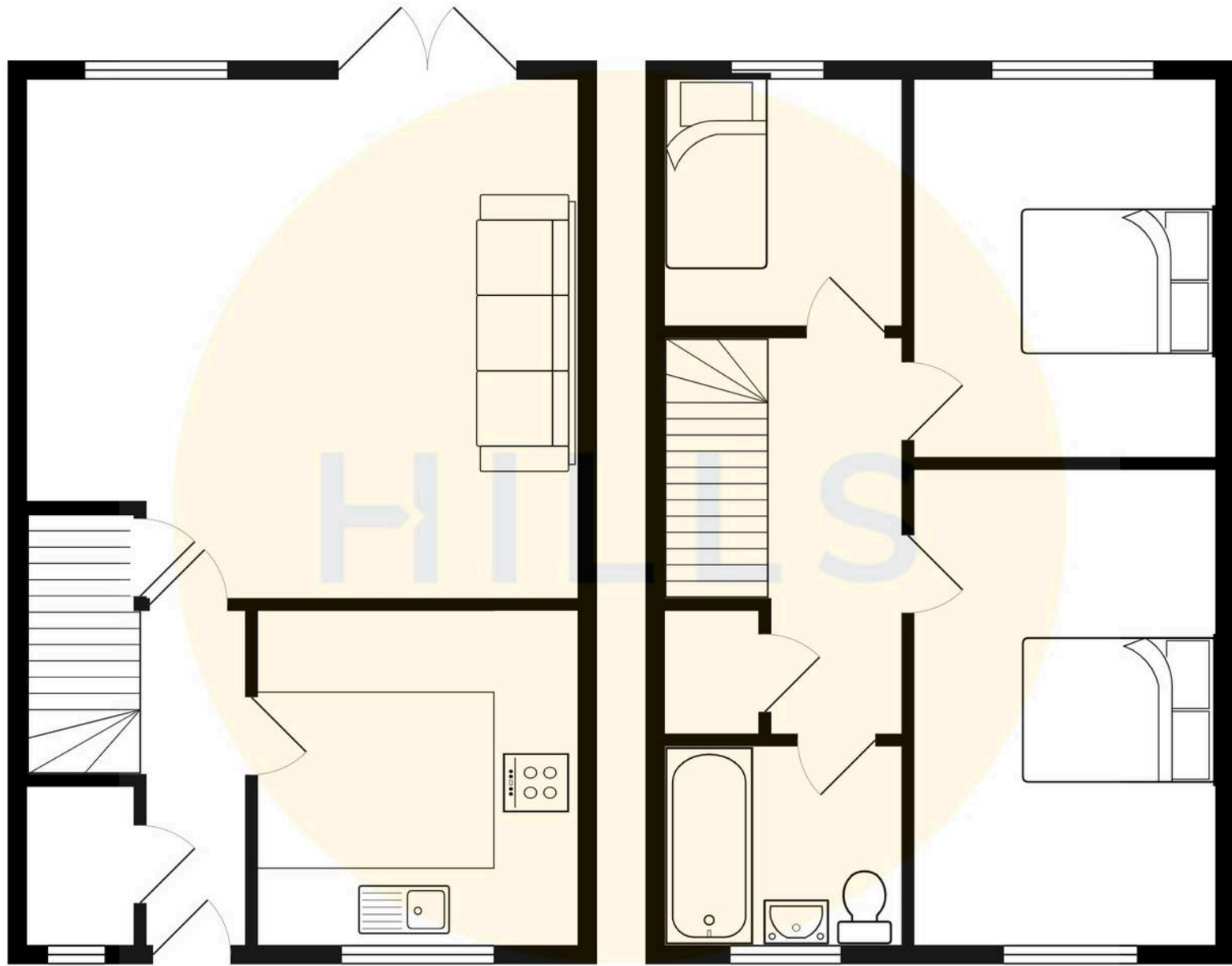
Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

Bathroom

6' 8" x 6' 6" (2.04m x 1.99m)

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 part tiled walls.







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.