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## 10 Victoria Road Salford M6 8EY

### £325,000

UNIQUE FAMILY HOME CLOSE TO SALFORD ROYAL HOSPITAL! HOME ESTATE AGENTS are delighted to offer for sale this spacious and unique four bedroom semi detached property. This elevated family home comprises from entrance conservatory, spacious hallway, fitted breakfast kitchen, 24ft lounge/diner, two ground floor bedrooms, ground floor bathroom, inner hallway with entrance W/C and access to the storage/sun room at the rear. To the first floor there are two further bedrooms, master bedroom with further dressing room/study and W/C. The property has been recently fitted with new double glazing units and offers gas central heating. Externally there is a paved patio area to the rear and further garden area to the side with seating areas and steps leading down to the driveway. To the front of the property there is the off road parking and access to the integrated single garage. Ideally located close to Salford Royal Hospital and access into Monton and Eccles. Offered with NO VENDOR CHAIN! Call HOME on 01617898383 to view!

- OFFERED WITH NO VENDOR CHAIN!
- Elevated four bedroom semi detached
- Entrance conservatory
- Hallway with downstairs W/C
- Downstairs bathroom
- 24ft lounge
- Fitted kitchen
- Two ground floor bedrooms
- Two first floor bedrooms



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**Entrance conservatory 12'5 x 9'4 (3.78m x 2.84m)**

uPVC double glazed windows to three sides, wood effect flooring and uPVC double glazed door to side.

**Hallway 22'9 x 8'7 (6.93m x 2.62m)**

Door to side, double panel radiator, stairs to the first floor and alarm panel.

**Downstairs Bathroom 7'9 x 6'5 (2.36m x 1.96m)**

Fitted with three piece bathroom suite comprising from low level W/C, pedestal wash hand basin and panelled bath. uPVC double glazed window to rear and single panel radiator.

**Inner hallway**

Door to rear with access to the sun room, built in storage and tiled flooring.

**W/C**

Fitted with W/C and pedestal wash hand basin.

**Sun room 7'9 x 5'5 (2.36m x 1.65m)**

Tiled flooring, door to rear and uPVC double glazed windows to side and rear.

**Lounge 24'4 x 15'3 (7.42m x 4.65m)**

Three uPVC double glazed windows to front, living flame gas fire, single panel radiator and television point.

**Kitchen 12'9 x 11'4 (3.89m x 3.45m)**

Fitted with wall and base units, roll edge worktops, sink unit, space for washing machine, electric oven, gas hob, built in fridge freezer, wood effect flooring and space for further fridge freezer. uPVC double glazed window to side.

**Bedroom Two 14'5 x 9'5 (4.39m x 2.87m)**

uPVC double glazed window to rear, single panel radiator and built in wardrobes for storage.

**Bedroom Three 10'3 x 11'8 (3.12m x 3.56m)**

uPVC double glazed window to rear, wood effect flooring and single panel radiator.

**First floor landing**

Access to W/C and further two bedrooms.

**Bedroom One 12'5 x 13'0 (3.78m x 3.96m)**

Velux window, single panel radiator and fitted with wardrobes for storage.

**Dressing room/office 12'8 x 11'3 (3.86m x 3.43m)**

Velux window, wood effect flooring and storage into the eaves.

**Bedroom Four 9'7 x 9'5 (2.92m x 2.87m)**

Velux window, single panel radiator and storage into eaves.

**W/C 5'8 x 4'6 (1.73m x 1.37m)**

Fitted with W/C, vanity sink unit, double panel radiator and velux window.

**Tenure**

We are advised that the property is freehold.

**IMPORTANT INFORMATION -**

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. Most of our clients require us to advise them on the status of potential buyers, who make an offer to purchase, therefore you are strongly advised to make an appointment at this stage.



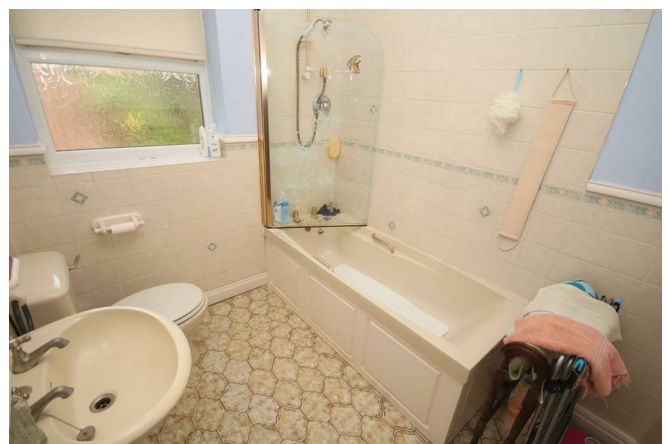
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Registered Address 24 Broad Street, Salford, M6 5BY - England  
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553





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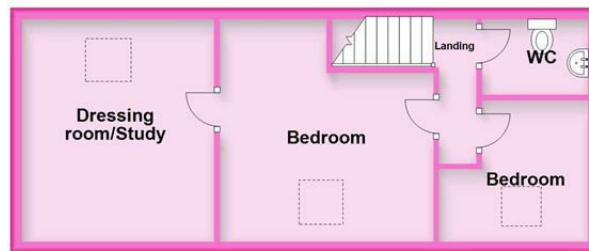
### Ground Floor

Approx. 119.4 sq. metres (1285.0 sq. feet)



### First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Total area: approx. 159.2 sq. metres (1713.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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