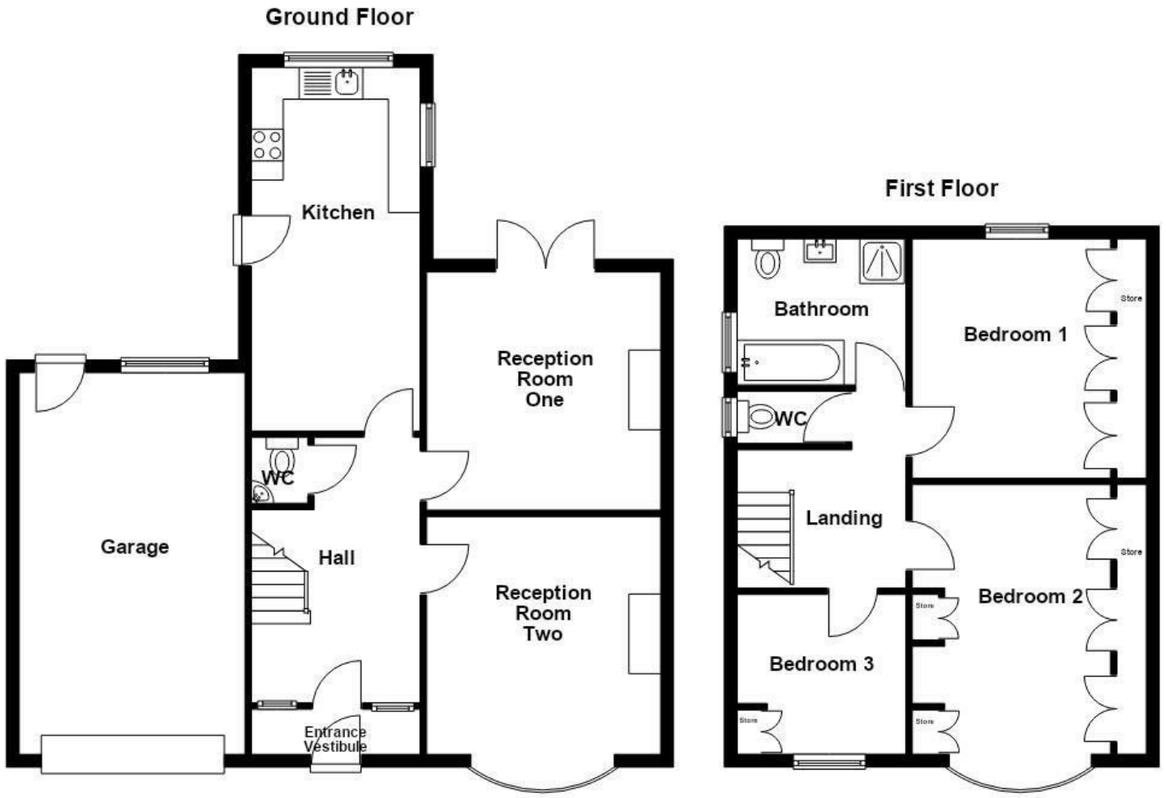
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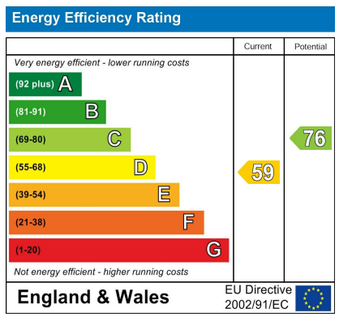











# Vestris Drive, Salford, M6 8EL

## Offers Over £350,000

Nestled in the desirable area of Vestris Drive, Salford, this charming three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The large kitchen provides ample space for culinary creativity, making it a delightful hub for family gatherings.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The separate toilet and bathroom add to the convenience of daily living, catering to the needs of a busy household.

One of the standout features of this home is the expansive garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from its own driveway, providing off-road parking, and a garage for additional storage or vehicle accommodation.

This residence is not just a house; it is a home that offers a comfortable lifestyle in a friendly neighbourhood. With its generous living spaces and outdoor area, it is perfect for families or anyone seeking a peaceful retreat in Salford. Do not miss the chance to make this delightful property your own.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Vestris Drive, Salford, M6 8EL

## Offers Over £350,000

3 1 2 D

- Charming Three-Bedroom Semi-Detached Home
- Three Well-Proportioned Bedrooms
- Off Road Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- Separate Bathroom And WC
- EPC Rating - D
- Generous Fitted Kitchen
- Expansive Private Garden
- Council Tax Band - D

## Ground Floor

### Entrance
UPVC double glazed door to entrance vestibule.

### Entrance Vestibule
8'8 x 2'4 (2.64m x 0.71m)

UPVC door to hall.

### Hall
13'8 x 8'8 (4.17m x 2.64m)

Central heating radiator, doors leading to WC, reception room one, reception room two and kitchen, stairs to first floor.

### Reception Room Two
12'4 x 12'1 (3.76m x 3.68m)

UPVC single glazed bow window, central heating radiator, coving, wall inset fire with stone hearth and exposed stone surround, feature wall lights, laminate flooring.

### Reception Room One
12'3 x 12'1 (3.73m x 3.68m)

Central heating radiator, coving, wall inset fire with marble hearth, laminate flooring, UPVC double glazed French doors to rear.

### Kitchen
18 x 8'8 (5.49m x 2.64m)

UPVC double glazed window, central heating radiator, range of wall and base units with solid wood surfaces, tiled splashbacks, one and a half sink and drainer with mixer tap, integrated oven, induction hob, integrated extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, barn door to rear.

### WC
3'5 x 2'4 (1.04m x 0.71m)

Two piece suite comprising of a dual flush WC and wash basin with mixer tap.

## First Floor

### Landing
10'2 x 8'8 (3.10m x 2.64m)

Loft access, doors leading to three bedrooms, bathroom and WC.

### Bedroom One
12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Two
12'4 x 11'7 (3.76m x 3.53m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three
8'8 x 8'3 (2.64m x 2.51m)

UPVC double glazed window, central heating radiator.

### Bathroom
8'8 x 7'6 (2.64m x 2.29m)

UPVC double glazed window, central heating radiator, four piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and a direct feed walk in shower, tiled elevations, spotlights, tiled effect flooring.

### WC
5'7 x 2'7 (1.70m x 0.79m)

Dual flush WC, tiled effect flooring.

## External

### Front
Driveway for multiple cars, bedding areas.

### Rear
Patio area, laid to lawn garden.










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