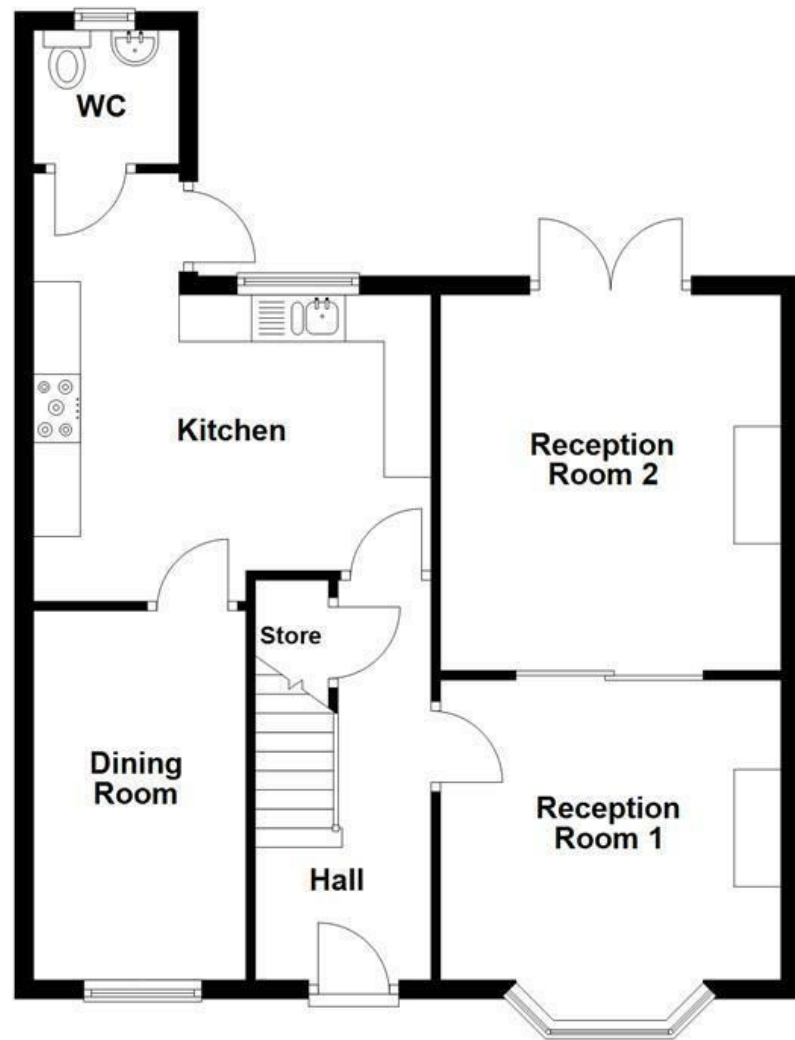
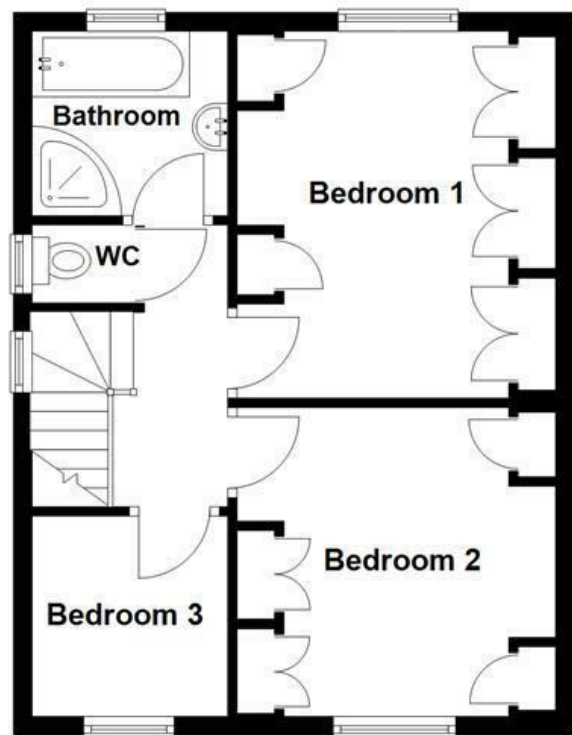


Ground Floor

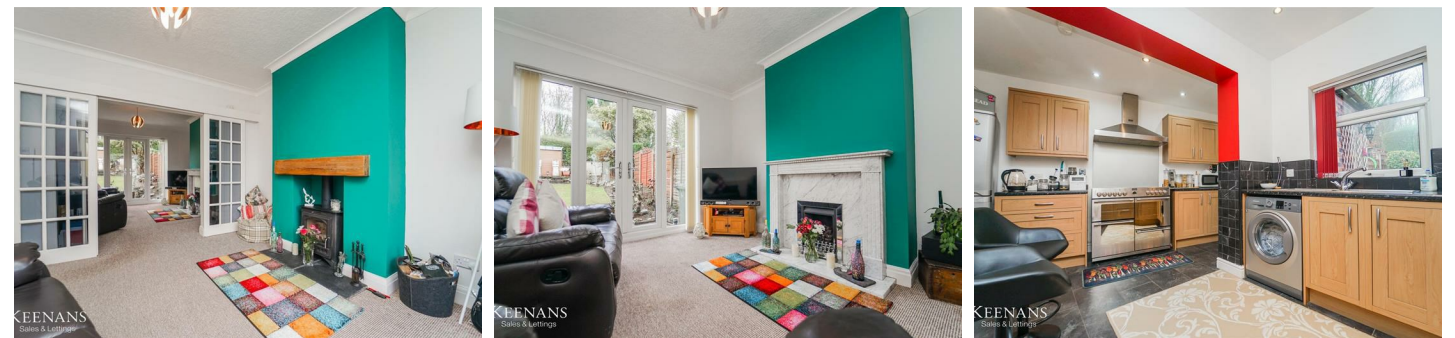


First Floor



| 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 |           |

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.



## Nevile Road, Salford, M7 3PH

### Offers Over £375,000

SPACIOUS THREE BEDROOM SEMI-DETACHED HOME

Welcome to this charming house located at 124 Nevile Road, Salford. This delightful property offers a perfect blend of comfort and practicality, making it an ideal home for families or professionals seeking a peaceful retreat.

Upon entering, you will find three spacious reception rooms that provide ample space for relaxation and entertaining. The well-equipped kitchen is conveniently situated near a useful downstairs WC, ensuring that daily living is both functional and efficient.

The property boasts two generously sized double bedrooms, each featuring integrated storage to help keep your living space tidy, as well as a third bedroom. Additionally, there is a converted loft that can easily serve as an office space, perfect for those who work from home or require a quiet area for study.

The bathroom is thoughtfully designed with a separate shower as well as bath, alongside an additional separate WC room, enhancing usability for busy households. This layout ensures that morning routines run smoothly, accommodating the needs of all family members.



# Nevile Road, Salford, M7 3PH

## Offers Over £375,000



- Spacious Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Three Piece Bathroom Suite and Separate WC
- Gardens to Front and Rear
- Council Tax Band C

### Ground Floor

#### Entrance Hall

14'0 x 6'2 (4.27m x 1.88m )

Composite double glazed frosted front door and windows, central heating radiator, coving, meter cupboard, smoke detector, wood effect laminate flooring, doors leading to reception room one, kitchen, under stairs storage and stairs to first floor.

#### Reception Room One

11'11 x 10'6 (3.63m x 3.20m)

UPVC double glazed bay window, central heating radiator, coving, log burner with slate tiled hearth and wooden mantel and hardwood single glazed sliding doors to reception room two.

#### Reception Room Two

12'10 x 11'3 (3.91m x 3.43m )

Central heating radiator, coving, living flame gas fire with marble surround and UPVC double glazed French doors and windows to rear.

#### Kitchen

15'0 x 13'1 (4.57m x 3.99m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, range cooker with seven ring gas hob, integrated extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, tiled effect laminate flooring, doors leading to WC, dining room and rear.

#### WC

4'8 x 4'7 (1.42m x 1.40m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap, tiled splashback and tiled effect lino flooring.

#### Dining Room

12'11 x 7'6 (3.94m x 2.29m )

UPVC double glazed window, central heating radiator, integrated storage and wood effect laminate flooring.

### First Floor

#### Landing

9'9 x 6'10 (2.97m x 2.08m)

UPVC double glazed frosted window, loft access, picture rail, wood effect laminate flooring, doors leading to three bedrooms, bathroom and WC.

#### Bedroom One

11'8 x 11'2 (3.56m x 3.40m )

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'2 x 10'10 (3.40m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

7'0 x 6'10 (2.13m x 2.08m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bathroom

6'9 x 6'6 (2.06m x 1.98m )

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower enclosed, spotlights, tiled elevations and tiled effect lino flooring.

#### WC

3'10 x 2'9 (1.17m x 0.84m)

UPVC double glazed frosted window, low level WC, partially tiled elevations and wood effect laminate flooring.

#### Loft

13'8 x 12'0 (4.17m x 3.66m)

Velux window, central heating radiator, spotlights and eave storage.

#### External

#### Rear

Enclosed garden with laid to lawn, paved patio, bedding areas and timber shed.

#### Front

Laid to lawn garden, bedding and block paved driveway.



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