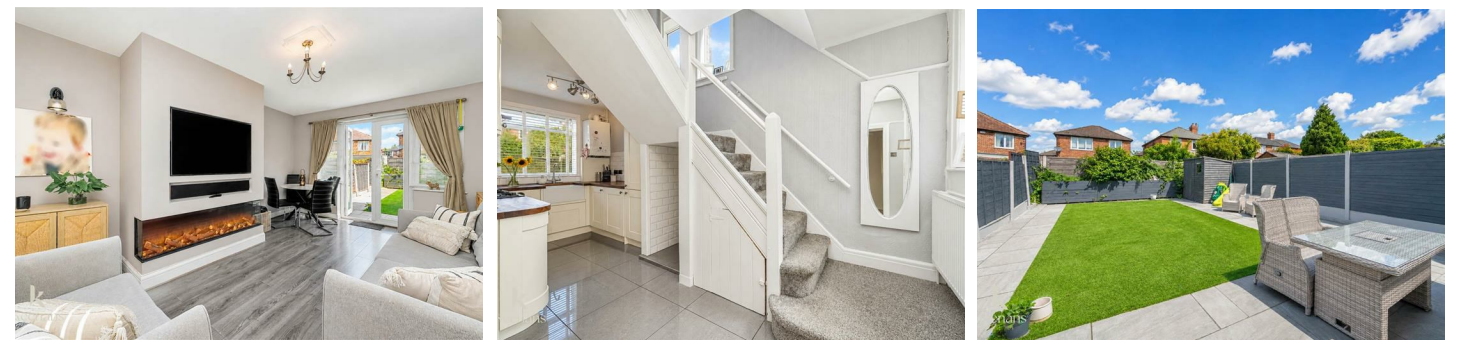



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Sunningdale Drive, Salford, M6 7PH

### Offers Over £250,000

AN IDYLIC FAMILY HOME

We are pleased to present this charming three-bedroom semi-detached house located on the desirable Sunningdale Drive in Salford. This delightful property is ideally situated within close proximity to well-regarded schools, local amenities, and convenient commuter links, making it perfect for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance that leads into a superbly fitted kitchen, designed for both functionality and style. The kitchen provides access to the first floor via a staircase and opens into a spacious living and dining room. This inviting area features French doors that lead directly to the enclosed rear garden, creating a seamless connection between indoor and outdoor living.

The first floor comprises a landing that grants access to three generously sized bedrooms, each offering ample space for relaxation and personalisation. Completing this floor is a stunning three-piece bathroom suite, tastefully designed to provide a tranquil retreat.

Externally, the property boasts an enclosed garden at the rear, perfect for outdoor entertaining or simply enjoying a quiet moment in the sun. To the front, there is an additional enclosed

# Sunningdale Drive, Salford, M6 7PH

Offers Over £250,000



- Three Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Off Road Parking
- Tenure - Freehold
- Spacious Living And Dining Room
- Enclosed Front And Rear Gardens
- EPC Rating - C
- Modern Fitted Kitchen
- Popular Residential Location Close To Schools
- Council Tax Band - B

## Ground Floor

### Entrance

UPVC double glazed frosted door to the open plan kitchen.

### Kitchen

18'07 x 7'09 (5.66m x 2.36m )

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, solid wood surfaces, Belfast wash basin with mixer tap, Cookmaster three door range cooker with a five ring gas hob and extractor hood, fridge freezer, dishwasher, washing machine, part tiled elevations, main Combi boiler, tiled flooring, staircase to first floor, door to reception room.

### Reception Room

17'09 x 11'00 (5.41m x 3.35m )

UPVC double glazed window, central heating radiator, television point, electric living flame fire, wood effect flooring, UPVC double glazed French doors to rear garden.

## First Floor

### Landing

10'04 x 4'02 (3.15m x 1.27m )

UPVC double glazed window, access to attic, doors to three bedrooms and bathroom.

### Bedroom One

10'10 x 9'09 (3.30m x 2.97m )

UPVC double glazed window, central heating radiator, picture rail.

### Bedroom Two

10'11 x 7'11 (3.33m x 2.41m )

UPVC double glazed window, central heating radiator, picture rail.

### Bedroom Three

7'10 x 7'07 (2.39m x 2.31m )

UPVC double glazed window, central heating radiator, picture rail.

### Bathroom

7'08 x 6'06 (2.34m x 1.98m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, L-shaped panelled bath with overhead main feed rainfall shower and rinse head, spotlights, LED mirror, PVC panelled elevations, tiled floor,

## External

### Front

Block paved driveway.

### Rear

Enclosed rear garden with artificial lawn, paving and raised bedding.



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