



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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Duffield Road, Salford, M6 7RE

£260,000

AN OUTSTANDING, THREE BEDROOM TERRACED PROPERTY IN A HIGHLY DESIRED AREA OF SALFORD!

Having been presented and maintained beautifully throughout with spacious rooms, modern fixtures and fittings and fantastic cellar, this enviable three bedroom bay fronted terraced property is being proudly welcomed to the market in the sought after location of Salford. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford Quays and major motorway links. The property benefits from a fantastic open plan living space, three generously sized bedrooms and gardens to the front, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule guides you into a hallway. The hallway houses a staircase to the first floor and has a door leading to a generously sized reception room, which in turn leads to a front facing reception room and to a newly modernised kitchen with dining area. To the first floor, you will find three bedrooms and a three piece house bathroom suite. Externally, the property boasts a fully enclosed yard with decking and access to a back street which is used communally by the local residents.

Viewings are essential and can be arranged by calling our Swinton team today.

Duffield Road, Salford, M6 7RE

£260,000

 3  1  2  D

- Impressive Mid Terrace Property
 - Contemporary Fitted Kitchen
 - Enclosed Rear Yard
 - EPC Rating D
- Three Bedrooms
 - Character Features
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - On Street Parking
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'9 x 2'6 (1.14m x 0.76m)

Hardwood single glazed front door, tiled flooring and single glazed frosted door to hall.

Hall

23'10 x 4'8 (7.26m x 1.42m)

Central heating radiator, coving to ceiling, dado rail, wood effect laminate flooring, hardwood single glazed door to reception room two, open access to kitchen, stairs to first floor and door to stairs to lower ground floor.

Reception Room Two

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed window, central heating radiator, coving to ceiling, two feature wall lights, dado rail, cast iron open coal fire with granite effect hearth, wood effect laminate flooring and open access to reception room one.

Reception Room One

16'1 x 11'10 (4.90m x 3.61m)

UPVC double glazed bay window, central heating radiator, coving to ceiling, two feature wall lights, dado rail, television point and wood effect laminate flooring.

Kitchen

16'6 x 11'6 (5.03m x 3.51m)

UPVC double glazed window, hardwood single glazed window with integrated seating, range of wall and base units with granite effect worktops, tiled splashback, ceramic Belfast sink with mixer tap, four door Leisure range oven with four ring gas hob, two hot plate, integrated extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, hardwood single glazed door to rear.

Lower Ground Floor

Landing

6'5 x 4'0 (1.96m x 1.22m)

Open access to cellar and store room.

Cellar

16'3 x 12'0 (4.95m x 3.66m)

Power and lighting.

First Floor

Landing

16'3 x 4'8 (4.95m x 1.42m)

Loft access, smoke detector, dado rail, doors leading to three bedrooms and family shower room.

Bedroom One

16'2 x 13'2 (4.93m x 4.01m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes, original tiled fireplace, dado rail and wood effect laminate flooring.

Bedroom Two

13'1 x 11'0 (3.99m x 3.35m)

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

Bedroom Three

13'8 x 10'0 (4.17m x 3.05m)

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

Shower Room

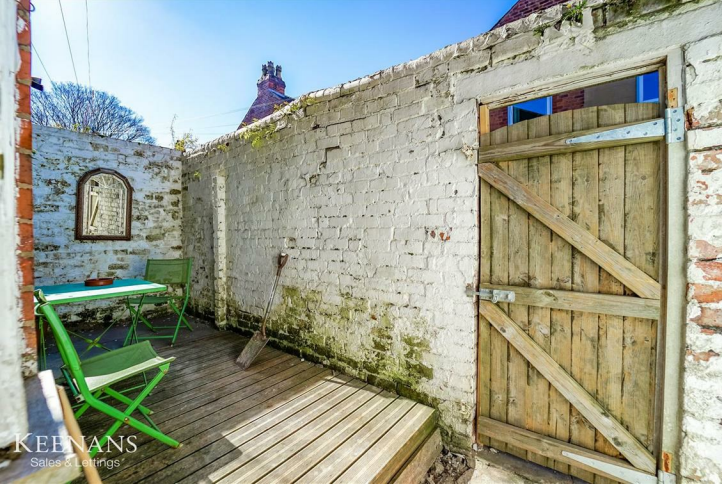
8'3 x 5'10 (2.51m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled flooring.

External

Rear

Enclosed yard with decking and access to a back street which is used communally by local residents.



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