



## Manor Road, Salford, M6 8QN

### Offers Over £375,000

AN ENVIABLE SEMI DETACHED PROPERTY ON AN IMPRESSIVE PLOT WITH NO CHAIN DELAY

Offering an abundance of indoor and outdoor space, four double bedrooms and bursting with potential, this exceptional four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Salford. With ample off road parking, detached garage and enviable gardens, this property is the perfect home for any growing family to put their own stamp on! Situated conveniently to Salford Quays, Salford Royal Hospital, exceptional local schools, as well as network links to Manchester, Swinton and major motorway links. With a partially converted attic, open plan living space and stunning original features, this property is a complete blank canvas truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen, WC and staircase to the first floor. The kitchen leads on to a rear porch. The first floor comprises of doors on to four generously sized bedrooms, all with fitted wardrobes, and a family bathroom. Externally there is a generously sized laid to lawn garden with paving and bedding areas. To the front there is a laid to lawn garden with paving, bedding and gated off road parking with access to the garage and WC.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

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		
	62	77
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.



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- Tenure Freehold
  - Off Road Parking With Drive
  - Four Bedrooms
  - Easy Access To Major Network Links
- Council Tax Band E
  - Semi Detached Property With Viewing Essential
  - Two Reception Rooms
- EPC Rating D
  - No Chain Delay
  - Envious Rear Garden Space

### Ground Floor

#### Entrance

Hard wood single glazed frosted double glazed doors to porch.

#### Porch

5' x 3'6 (1.52m x 1.07m)

Tiled flooring and hard wood single glazed frosted door to hall.

#### Hall

13'3 x 9'10 (4.04m x 3.00m)

Hard wood single glazed frosted leaded stain glass window, gas heater, coving, smoke alarm, doors to cloakroom, WC, two reception rooms and kitchen.

#### Cloakroom

4'6 x 3'1 (1.37m x 0.94m)

Hard wood single glazed frosted leaded stain glass window and hard wood flooring.

#### WC

6'5 x 5'11 (1.96m x 1.80m)

Hard wood single glazed frosted window, central heating radiator, two piece suite, wall mounted wash basin, dual flush WC and lino flooring.

#### Reception Room One

14'11 x 13'10 (4.55m x 4.22m)

Hard wood double glazed bay window, gas heater, coving, three feature wall lights and open to reception room two.

#### Reception Room Two

16'3 x 13'10 (4.95m x 4.22m)

Hard wood double glazed window, gas heater, open fire place with marble surround, four feature wall lights and hard wood single glazed door to rear.

#### Kitchen

23'10 x 11'10 (7.26m x 3.61m)

Hard wood double glazed box window, two hard wood double glazed windows, gas heater, range of gloss wall and base units, marble effect surface, tiled splash back, stainless steel double sink and drainer, integrated electric oven and combination microwave, four ring electric hob, space for fridge freezer, washing machine, dish washer, dryer, wood panel elevation, part tiled effect lino and hard wood door to rear porch.

#### Rear Porch

8' x 5'5 (2.44m x 1.65m)

Doors to external WC, garage and single glazed hard wood double door to rear and single glazed hard wood door to front.

### First Floor

#### Landing

17'10 x 11'5 (5.44m x 3.48m)

Hard wood single glazed frosted window, coving, two feature wall lights, dado, loft access, doors to four bedrooms and bathroom.

#### Bedroom One

15'3 x 13'10 (4.65m x 4.22m)

Hard wood double glazed bay window, gas heater, four feature wall lights and fitted wardrobe.

#### Bedroom Two

15'8 x 12'4 (4.78m x 3.76m)

Hard wood double glazed bow window, gas heater, fitted wardrobe and spotlights.

#### Bedroom Three

13'2 x 11'10 (4.01m x 3.61m)

Two hard wood double glazed windows, gas heater, fitted wardrobe and vanity top wash basin.

#### Bedroom Four

9'10 x 9'5 (3.00m x 2.87m)

Two hard wood double glazed windows, gas heater, fitted wardrobes and two feature wall lights.

#### Bathroom

9'11 x 8'4 (3.02m x 2.54m)

Two hard wood single glazed frosted windows, central heating radiator, five piece suite, panelled bath with mixer tap, bidet, low bowl WC, direct feed shower enclosure, vanity top wash basin, tiled elevation and lino flooring.

### External

#### Front

Laid to lawn garden with paving, bedding areas, driveway and access to garage.

#### Rear

Laid to lawn garden with paving and bedding areas.

#### Additional

Situated just 500 yards from Buile Hill Park  
2.5 miles from Salford Quays  
2.8 miles from Manchester City Centre  
1.2 miles from Salford Royal Hospital  
and 1.5 miles from major motorway links

