



HILLS

Full of character and charm is this well-presented and spacious family home that overlooks the bowling green and features FOUR BEDROOMS, CELLARS, UTILITY ROOM and MANY ORIGINAL FEATURES! With large rooms throughout this property would make a terrific family home and is conveniently located in the popular Irlams o' th' Height area of Salford, close to good local schooling, excellent transport links and well-kept public parks. The property opens into a large entrance hallway that flows into two reception rooms (knocked through), a spacious fitted kitchen/diner and a useful utility room and downstairs W/C. Upstairs the property features four well-proportioned bedrooms and a three-piece bathroom suite. Gas central heated and partially double glazed throughout. A useful CELLAR provides excellent storage or could offer further development potential. Externally the property has a well-kept low maintenance garden to the rear that benefits from the sun most of the day. If you are looking for a large family home bursting with original features and character, this could be the one! Book your viewing today by calling the office, you won't be disappointed!

**Duffield Road
Salford, M6 7RE**

Offers in Excess of £300,000

**0161 7074900
sales@hills.agency**

Hallway

Ceiling light point and two wall mounted radiators.

Lounge 14' 11" x 13' 11" (4.54m x 4.23m)

Double glazed bay window to the front, ceiling light point, wall mounted radiator as well as a gas fire.

Diner 13' 1" x 11' 11" (4.00m x 3.64m)

Ceiling light point, wall mounted radiator, patio doors to the leading to the rear garden and electric fire.

Kitchen 10' 11" x 11' 10" (3.34m x 3.60m)

Fitted with a range of wall and base units with complementary work-top surfaces and integrated sink and drainer unit. Integral oven and hob unit and space for fridge freezer. Double glazed window to the rear/side, ceiling spot light and part tiled walls.

Utility room 4' 10" x 8' 6" (1.48m x 2.60m)

Double glazed window, uPVC door, ceiling light point and wall mounted radiator. Space for washing machine, dryer and boiler.

Downstairs W.C 2' 9" x 3' 10" (0.84m x 1.17m)

Ceiling light point, small double glazed window and W.C.

Cellar 20' 5" x 19' 4" (6.22m x 5.89m)

Ceiling light point.

Landing 6' 2" x 17' 11" (1.88m x 5.45m)

Ceiling light point and access to bedrooms and bathroom.

Bedroom One 12' 4" x 12' 0" (3.77m x 3.65m)

Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Two 11' 8" x 11' 9" (3.56m x 3.57m)

Ceiling light point, double glazed window, wall mounted radiator and fitted wardrobes.

Bedroom Three 9' 3" x 11' 10" (2.83m x 3.61m)

Ceiling light point, double glazed window and wall mounted radiator.

Bedroom Four

Ceiling light point and a double glazed window to the front.

Bathroom 8' 4" x 6' 4" (2.53m x 1.94m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with shower over. Ceiling light point, double glazed window and storage cupboard.

Externally

Externally the property has a well-kept low maintenance garden to the rear that benefits from the sun most of the day.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.



