



HILLS

EXTENDED THREE BEDROOM SEMI-DETACHED! SUN-DRENCHED REAR GARDEN! This **FANTASTIC** property benefits from a **STUNNING 15ft EXTENDED FITTED KITCHEN, TWO RECEPTION ROOMS, MODERN FITTED SHOWER ROOM AND GATED OFF-ROAD PARKING!** With **NO ONWARD CHAIN** and Presented to the highest standards throughout this exceptional home is located close to **SALFORD QUAYS/MEDIA CITY & excellent transport links.** The property comprises from an entrance porch, bay fronted lounge knocked through in to the dining room and an extended modern fitted kitchen to the ground floor. With three well-proportioned bedrooms and a modern fitted shower room to the 1st floor. Gas central heated & double glazed throughout. Externally to the front is a driveway, whilst to the rear is a well-kept laid to lawn garden with a separate decking area that benefits from the sun most of the day! This would be perfect for first time buyers and families alike. Call the office today to arrange your viewing!

**Castleway
Salford, M6 7AN**

Offers Over £240,000

**0161 7074900
sales@hills.agency**

Entrance Hall

Open plan through lounge and diner. uPVC door to the front, laminate flooring, wall mounted radiator and ceiling light point.

Lounge 12' 2" x 17' 11" (3.72m x 5.45m)

Lounge is open plan with dining room and hallway. Double glazed window to the front, laminate flooring, ceiling light points and wall mounted radiator.

Dining Room 11' 6" x 10' 2" (3.50m x 3.10m)

Open plan with lounge. Double glazed french doors leading onto the rear. Laminate flooring, ceiling light point and wall mounted radiator.

Kitchen 15' 5" x 7' 7" (4.70m x 2.31m)

Fitted with a range of wall and base units, contrasting worktops with integral sink and drainer. Integrated oven, hob and extractor. Built in fridge/freezer, dishwasher and space for a washing machine. Double glazed window to the rear, laminate flooring and part tiled walls. Boiler is situated in kitchen.

First Floor Landing

Ceiling light point, double glazed window to the side and carpeted flooring.

Bedroom One 13' 2" x 10' 8" (4.01m x 3.25m)

Double glazed bay window to the front, laminate flooring, ceiling light point and a wall mounted radiator.

Bedroom Two 11' 9" x 10' 9" (3.58m x 3.27m)

Double glazed window, laminate flooring, ceiling light point and wall mounted radiator.

Bedroom Three 7' 2" x 6' 8" (2.18m x 2.03m)

Carpeted flooring, double glazed window, ceiling light point and wall mounted radiator.

Family Bathroom 8' 5" x 6' 6" (2.56m x 1.98m)

Fitted with a three piece suite - W.C, hand wash basin and shower cubicle. Double glazed window, tiled flooring, part tiled walls and a ceiling light point.

Externally

The front of the property comprises of a paved driveway and garden set behind a low lying brick built wall and gates. The rear of the property comprises of a lawn garden with a separate raised decking area, all enclosed with wood panel fencing.



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 MISDESCRIPTIONS 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.





Energy performance certificate (EPC)



1, Castleway
SALFORD
M6 7AN

Energy rating
D

Valid until: 22 July 2028

Certificate number: 8407-8377-0229-4826-6383

Property type
Semi-detached house

Total floor area
94 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)