



HILLS

STUNNING THREE BEDROOM SEMI-DETACHED HOME LOCATED ON A QUIET CUL-DE-SAC!! Not be missed is this SPACIOUS and WELL-PRESENTED FAMILY HOME that comes complete with a FANTASTIC KITCHEN DINER, GATED OFF-ROAD PARKING and a MODERN THREE PIECE BATHROOM! Ideally situated, the property is located close to excellent transport links into Manchester, is within close proximity to Salford Quays with its fine array of bars, restaurants and amenities. The property comes with an entrance hallway, kitchen diner and family lounge to the ground floor. Three bedrooms and a modern bathroom to the 1st floor. Warmed by gas central heating and double glazed windows throughout. Externally the property has gated off-road parking to the front and a private, low maintenance garden to the rear. For more details or to book your viewing contact the office today!

Parish View
Salford, M5 3PA

Offers in Excess of £200,000

0161 7074900
sales@hills.agency

Porch

Composite door, ceiling light point, double glazed window to the side and tiled floor.

Hall

Ceiling light point and wall mounted radiator

Lounge 17' 1" x 13' 8" (5.218m x 4.170m)

Double glazed patio doors to the rear, two ceiling light points, wall mounted radiator and laminate floor.

Kitchen/Diner 12' 0" x 10' 7" (3.657m x 3.231m)

Fitted with a range of wall and base units with complementary roll edge work surfaces and a built in stainless steel sink and drainer. Built in oven and hob. Space for large American style fridge/freezer and washing machine. Double glazed window to the front. Laminate flooring, part tiled walls and inset lighting.

First Floor Landing

Ceiling light point and storage cupboard housing the boiler.

Bedroom One 12' 0" x 10' 8" (3.659m x 3.251m)

Double glazed window to the front, ceiling light point, wall mounted radiator and fitted cupboard.

Bedroom Two 9' 8" x 8' 3" (2.953m x 2.524m)

Double glazed window to the rear, ceiling light point, wall mounted radiator and fitted wardrobes.

Bedroom Three 11' 2" x 5' 2" (3.400m x 1.576m)

Double glazed window to the rear, ceiling light point and wall mounted radiator.

Bathroom 8' 6" x 4' 10" (2.601m x 1.484m)

Fitted with a new three piece suite comprising of low level W.C, pedestal hand wash basin and panelled bath with shower over. Double glazed window and insert lights.

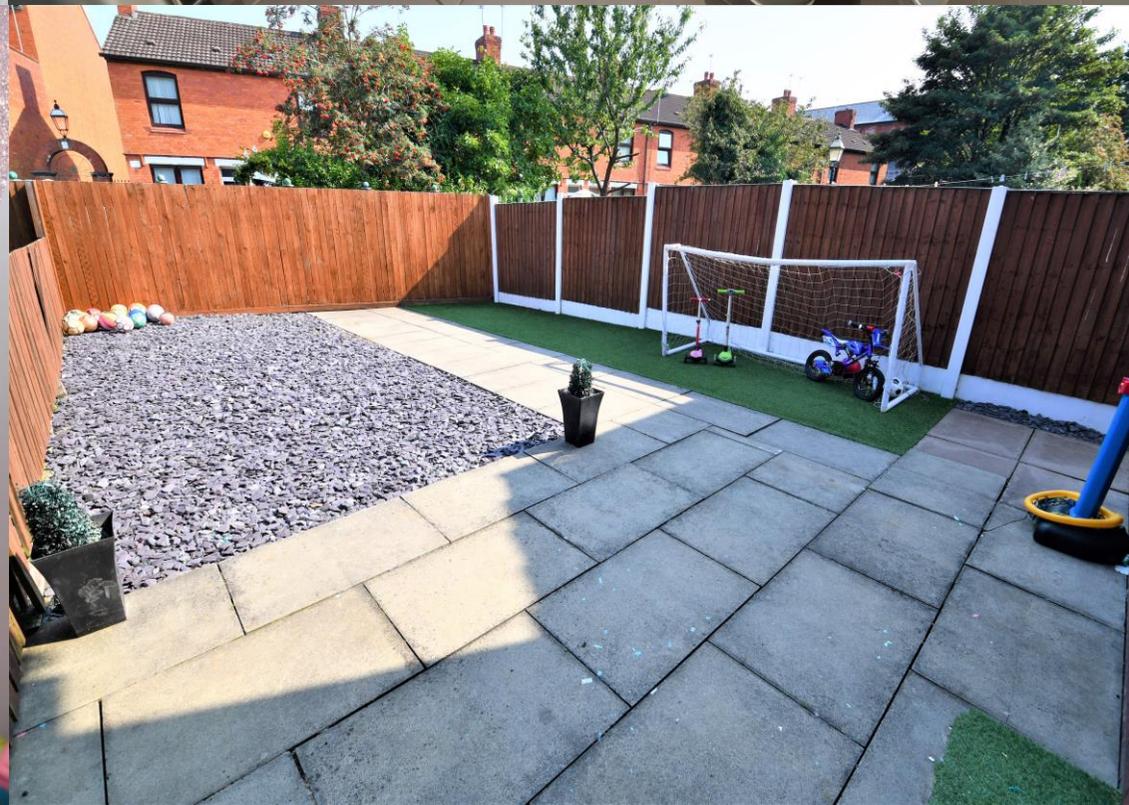
Externally

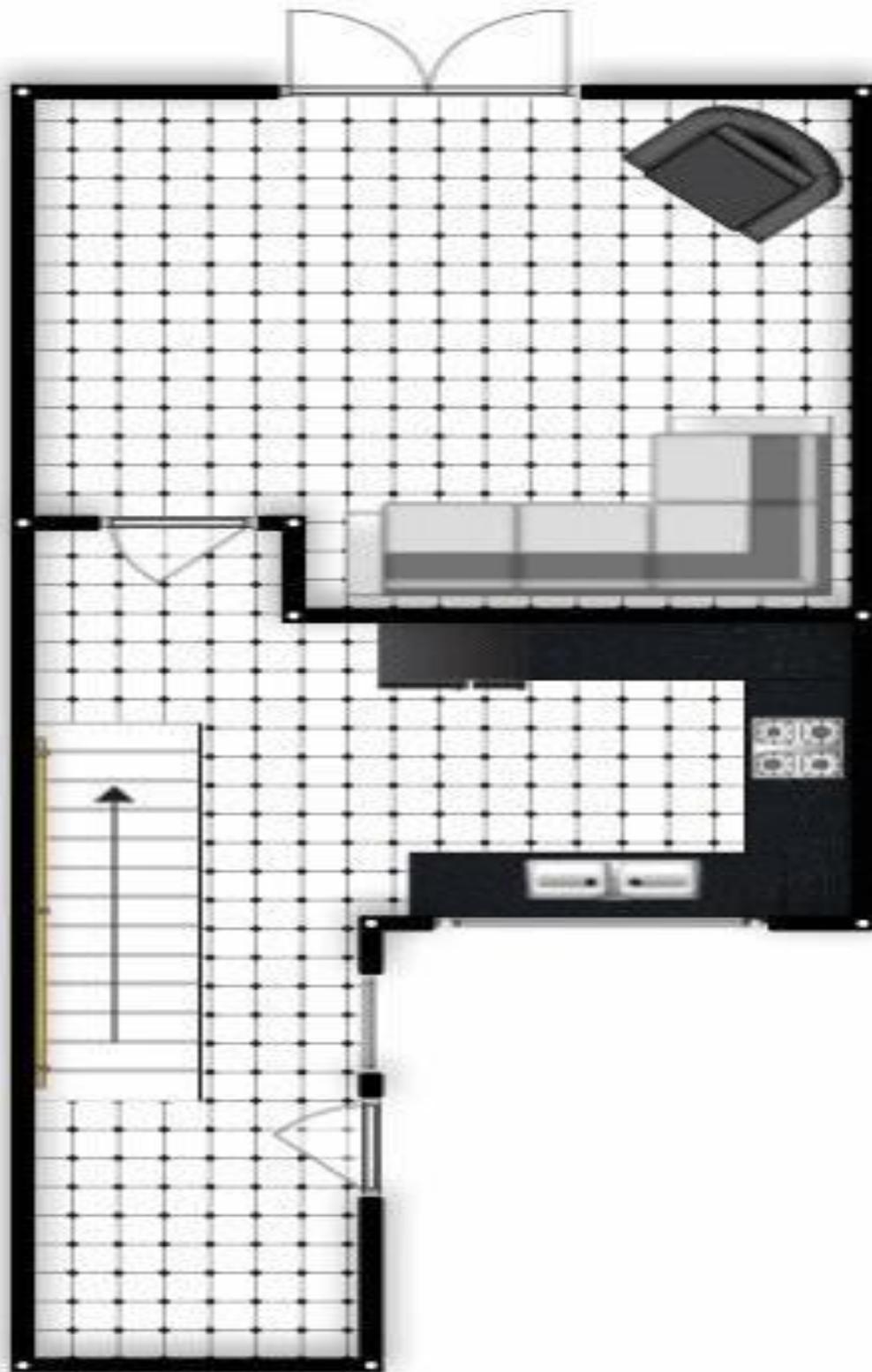
To the front of the property is an enclosed flagged driveway set behind a low lying brick built wall and private gates. Outside tap and gated access to the side leading to the rear. To the rear is a well-kept, low maintenance garden complete with artificial turf and a flagged patio all surrounded by 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.





1 PARISH VIEW
SALFORD
M5 3PA

Energy rating

C

Valid until
8 April 2031

Certificate number
4801-5439-8002-1604-0302

Property type

Semi-detached house

Total floor area

79 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](#).

Energy efficiency rating for this property

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

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

