



Trafalgar Road, Salford, Greater Manchester, M6

Offers Over: £280,000

Tenure: Freehold



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Council Tax Band: B
EPC Rating: C
Local Authority: Salford City Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Welcoming for sale this three bedroom semi-detached house in Salford, offering two reception rooms, a modern kitchen and a good-sized rear garden.

The ground floor provides a bay-fronted main reception room creating a flexible space for living and a second reception room overlooks the rear garden, giving options for a separate sitting room, dining room or home office. Both rooms benefit from large windows allowing good natural light.

The contemporary kitchen features gloss-fronted units, tiled splashbacks, integrated hob and oven, and space for freestanding appliances, with a window to the garden.

Upstairs are three bedrooms, two doubles and one single, and a family bathroom fitted with a white suite, shower over bath and tiled feature wall.

Outside, the property enjoys a level rear garden with lawn, patio area, planted borders and a storage shed, offering practical outdoor space for families.

Trafalgar Road is well placed for local amenities, with Salford Shopping Centre a short distance away, providing supermarkets, high-street shops and services. Nearby green spaces include Buile Hill Park, offering open parkland, play areas and woodland walks.

Public transport links are convenient, with Pendleton and Salford Crescent train stations both accessible, providing services towards Manchester city centre in around 10 minutes, as well as routes to Bolton and beyond. There are also regular bus routes along the A6 and surrounding roads. The location is within reach of a choice of local primary and secondary schools, making this property a practical option for families or buyers seeking a home with straightforward access to the city and local amenities.

Living Room
14'1" x 13'5" (4.3m x 4.1m)
A bay fronted living room, with neutral wallpaper and grey carpets. With a feature gas fire and surround.

Dining Room
16'5" x 8'10" (5m x 2.7m)
A second reception room ideal for dining. With two UPVC windows allowing plenty of natural light, neutral decor and grey carpets. With access to two handy storage cupboards.

Kitchen
11'6" x 7'7" (3.5m x 2.3m)
A fully fitted kitchen with grey gloss base units and white gloss wall units and white worktops. There is space for freestanding appliances such as; cooker, fridge/ freezer, and washing machine. There is direct access onto the rear garden.

Bedroom 1
13'1" x 10'6" (4m x 3.2m)
A double bedroom with a bay window, with one feature wall and grey carpets.

Bedroom 2
10'10" x 9'6" (3.3m x 2.9m)
A second double bedroom with a wall of mirror fronted fitted wardrobes.

Bedroom 3
7'10" x 6'7" (2.4m x 2m)
The third bedroom is a single, ideal as a child's bedroom, guest room or home office.

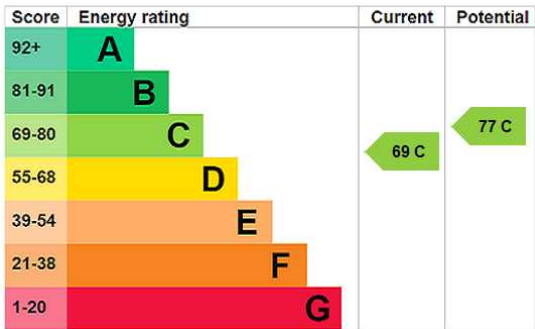
Family Bathroom
7'7" x 6'7" (2.3m x 2m)
Featuring a white three piece suite with a shower over the bath. Tiled walls and vinyl flooring.

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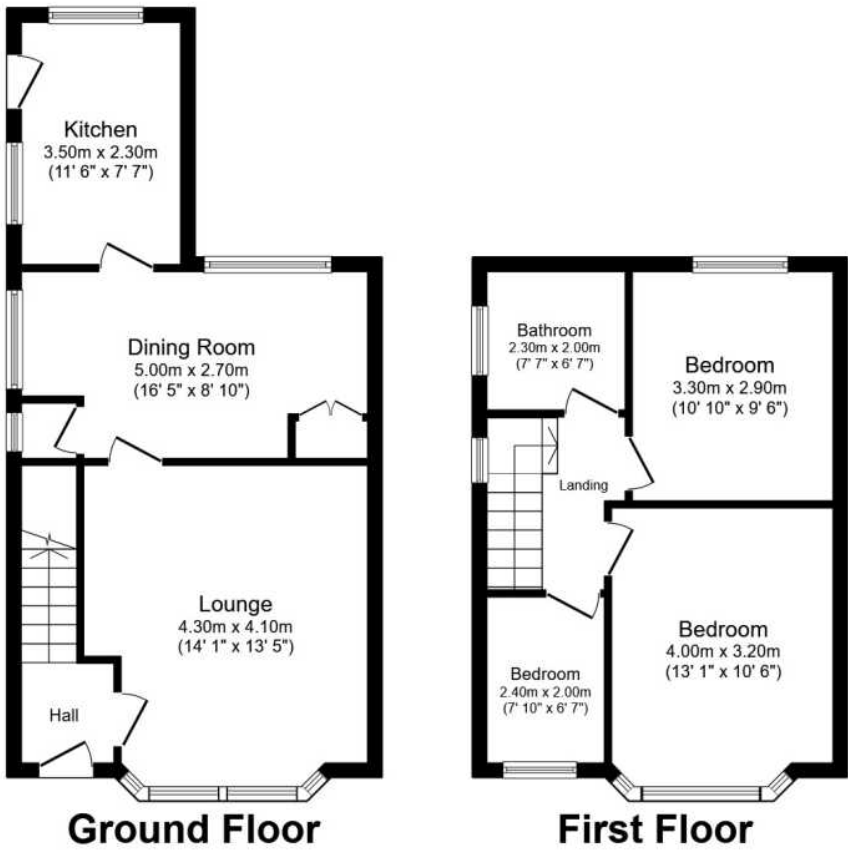
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 80.9 sq.m. (871 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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