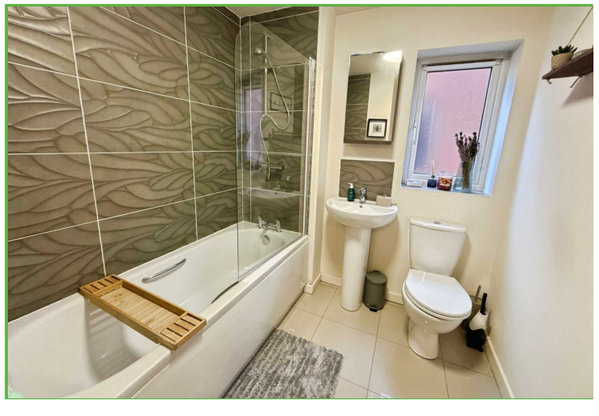
















Park View Road, Salford, Greater Manchester, M6

Offers Over: £325,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Park View Road, Salford, Greater Manchester, M6

Offers Over: £325,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: B
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 a modern three bedroom semi-detached home arranged over three floors. Situated on Park View Road in Salford, built in 2018 and maintained in good condition throughout.

The ground floor offers an entrance hall with guest WC, leading to a contemporary kitchen/diner fitted with matching units, integrated appliances and space for family dining. To the rear, the lounge has neutral décor, solid wood flooring and patio doors opening directly onto the landscaped garden, creating a practical indoor–outdoor living space.

On the first floor there are two well proportioned bedrooms and a family bathroom with white suite and shower over bath. This level also includes an office/landing area, ideal for home working or study. The top floor is dedicated to a generous main bedroom, eaves storage and an en-suite shower room.

Outside, the rear garden has been landscaped to provide a paved seating area, lawn and raised beds, offering a low-maintenance space for relaxing or entertaining. To the front, a driveway provides off-road parking for two cars.

The property is well placed for local amenities. Nearby Salford Shopping City offers supermarkets, high-street stores and services. There is a selection of primary and secondary schools in the surrounding area.

Public transport links are convenient, with Eccles and Salford Crescent stations both accessible by a short drive or bus, giving direct services into Manchester city centre in around 10–15 minutes and connections towards Liverpool and beyond. Local bus routes run along the surrounding main roads, offering regular services to central Manchester, MediaCityUK and neighbouring districts, making this a practical base for commuting and leisure.

Kitchen / Diner
13'5" x 11'7" (4.1m x 3.53m)
The fitted kitchen has grey wall and base units with wood effect worktops. Integrated appliances include a fridge/ freezer, oven and gas hob, dishwasher and washing machine. You will also find the gas combi boiler in a fitted cupboard too. With plenty of space for dining, neutrally decorated and solid engineered wood flooring which flows into the living room too.

Living Room
11'8" x 14'8" (3.56m x 4.47m)
Overlooking the rear garden with patio doors that open up. A good size living space, well decorated, and a handy under-the-stairs cupboard for storage.

W/C
4'7" x 2'11" (1.4m x 0.9m)
Off the entrance hallway is the guest W/C with toilet and sink.

Bedroom 2
8'9" x 14'8" (2.67m x 4.47m)
Overlooking the rear garden is the second bedroom. A comfortable double with space for freestanding furniture. With cream carpets and neutral decor, a theme that runs throughout the bedrooms.

Bedroom 3
9'5" x 8' (2.87m x 2.44m)
The smallest of the three bedrooms, although still a double bedroom.

Bathroom
6'7" x 8' (2m x 2.44m)
The family bathroom is partly tiled with a shower over the bath and glass screen, toilet and sink.

Office / Study Space
5'9" x 6'4" (1.75m x 1.93m)
Off the landing is an enclosed space providing access to the main bedroom. A perfect office space!

Bedroom 1
16'10" x 14'8" (5.13m x 4.47m)
On the top floor is the main bedroom. With neutral decor, carpeted flooring and fitted wardrobe with mirrored sliding doors.

En-suite
5'11" x 7'9" (1.8m x 2.36m)
Serving the main bedroom is a private en-suite to include a shower cubicle, toilet and sink. There is also access to the eaves storage.

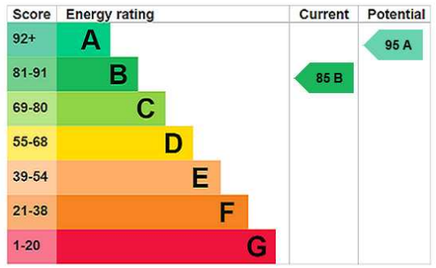
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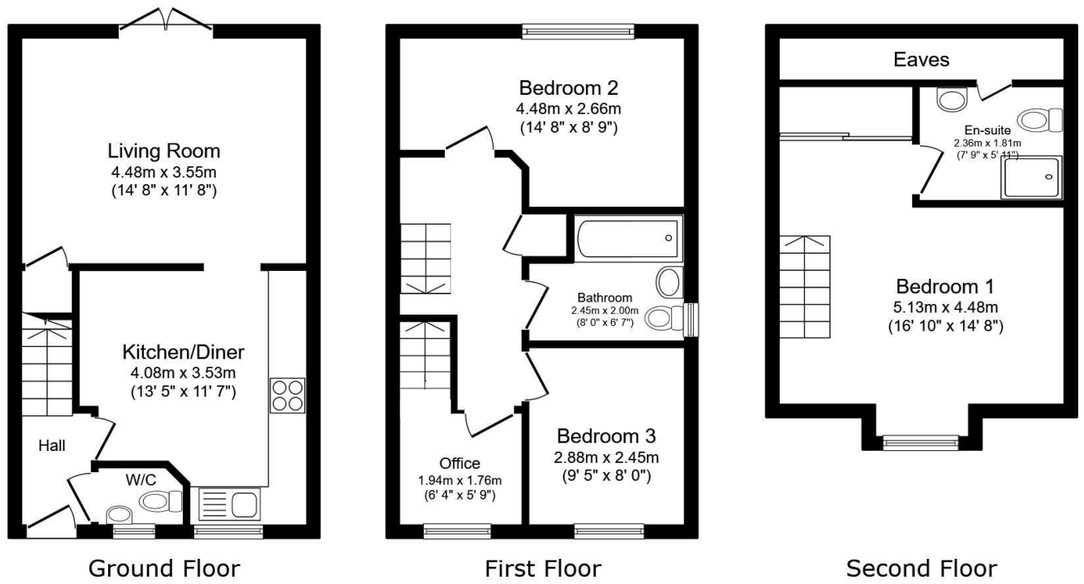
All Measurements
All Measurements are Approximate.

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: 92.1 sq.m. (992 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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