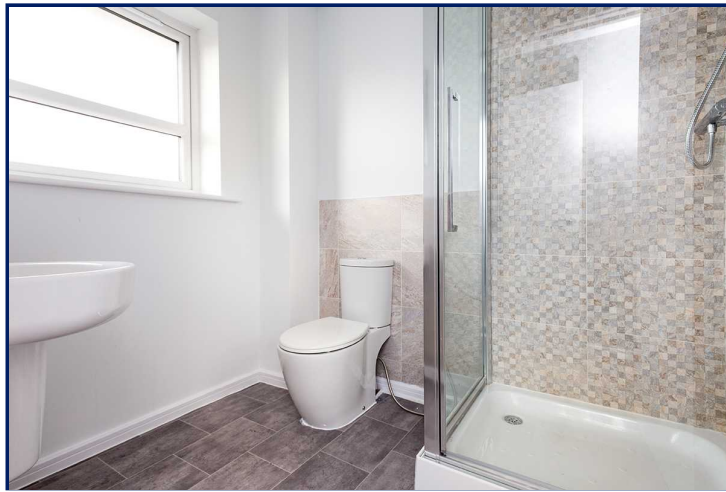
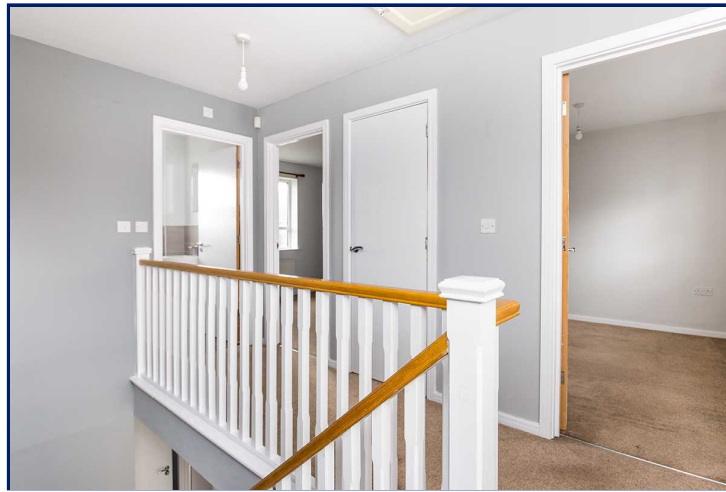
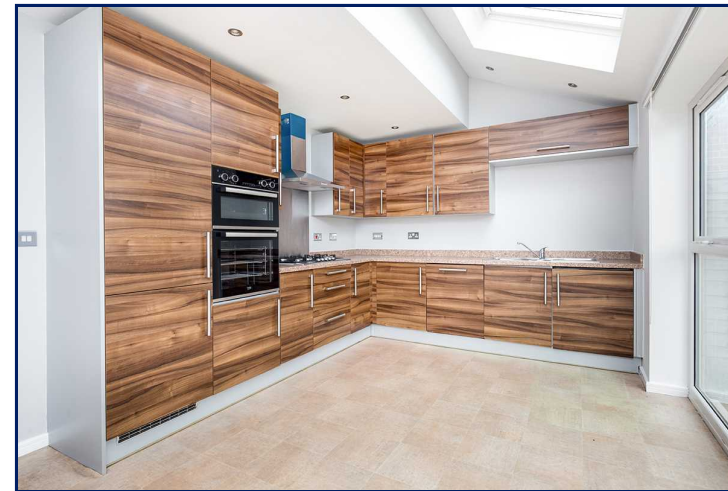
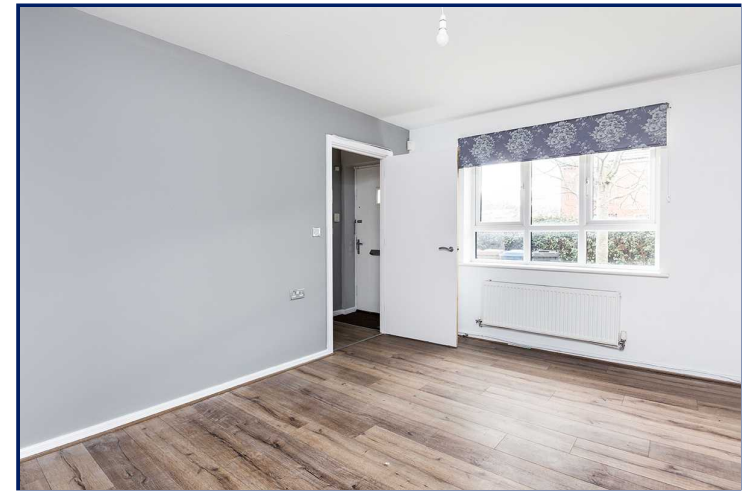
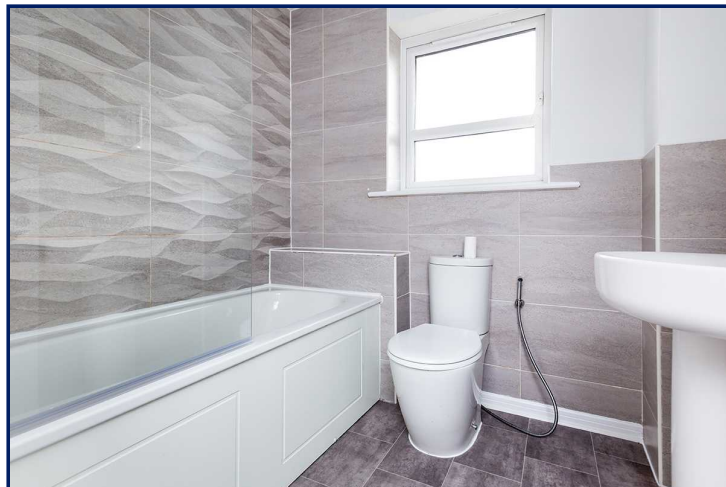




Dragonfly Close, Salford, M7

£1,600 per month
Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Dragonfly Close, Salford, M7
£1,600 per month Unfurnished

Council Tax Band: B
EPC Rating: C

This unfurnished semi-detached house, ideal for families, is located near Manchester city centre and features three bedrooms (including a primary with en-suite), two bathrooms, a spacious kitchen with garden access, a bright reception room, a ground floor WC, a single garage, and a garden, all within a well-connected area rich in amenities, and boasts an EPC rating of B.

GROUND FLOOR

Entrance Hall

Downstairs WC

Window to front. WC. Hand wash basin. Radiator.

Lounge

Window to front. Laminate flooring. Radiator.

Kitchen

Velux skylight. French doors to rear. Fitted wall and base units with worktop over. Stainless steel sink and drainer. Brand new double oven with hob and extractor. Integrated fridge freezer, integrated washing machine, integrated dishwasher.

FIRST FLOOR

En-Suite Shower Room

Window to the rear. Heated towel rail. WC. Hand wash basin. Shower cubicle.

Bedroom One

French doors to the front. Fitted wardrobes. Carpet flooring. Radiator.

Bedroom Two

Window to the front. Radiator. Carpet flooring.

Bedroom Three

Window to the rear. Radiator. Carpet flooring.

Bathroom

Window to the rear. Heated towel rail, WC,

hand wash basin, bath with shower over.

External

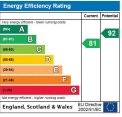
Off road parking with garage to the front. Garden to the rear.

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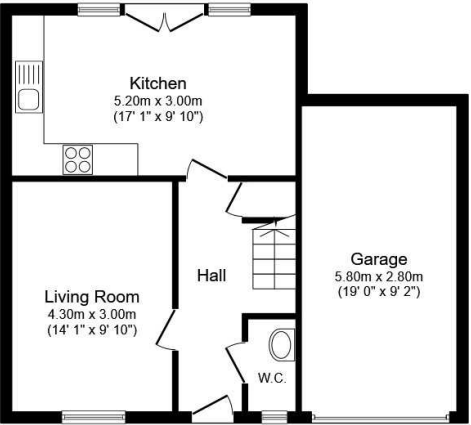
All Measurements
All Measurements are Approximate.

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

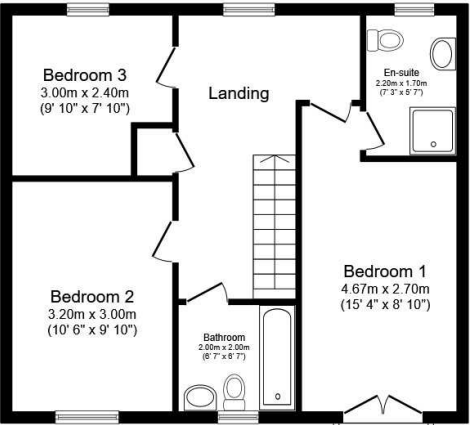
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 117.7 sq.m. (1,267 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). Plan produced for Reed Rains. Powered by www.focalagent.com

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