



HUNTERS®

HERE TO GET *you* THERE



3



Branksome Drive, Salford

£230,000



This charming property is an ideal choice for first-time buyers or families looking to move up. Perfectly positioned for commuters, it offers easy access to the East Lancashire Road (A580) and convenient links to the M602, M60, and M6 motorways. Additionally, the Vantage direct bus route to Manchester City Centre is only a short distance away.

Local amenities include Salford Royal Hospital, just 0.8 miles from the property, providing added convenience for healthcare needs.

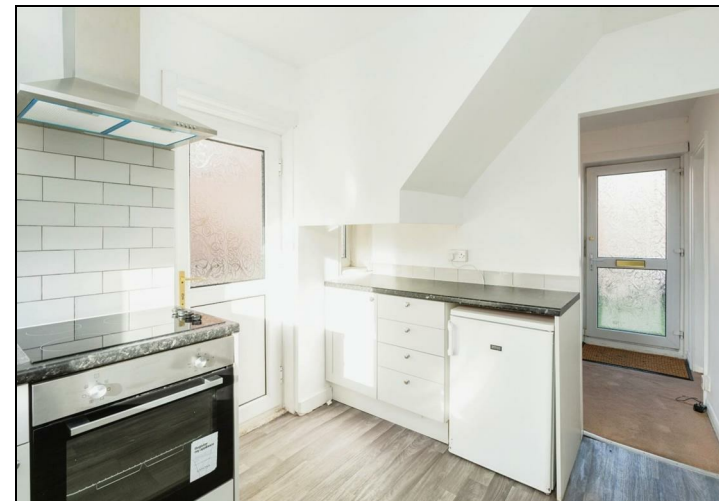
On the ground floor, you'll find an inviting entrance hall that leads to a spacious reception room and kitchen, with stairs ascending to the first floor.

Upstairs, the landing provides access to three well-proportioned bedrooms and a modern three-piece bathroom.

Outside, the property features an enclosed lawned garden, with gated access along one side, offering both privacy and security.

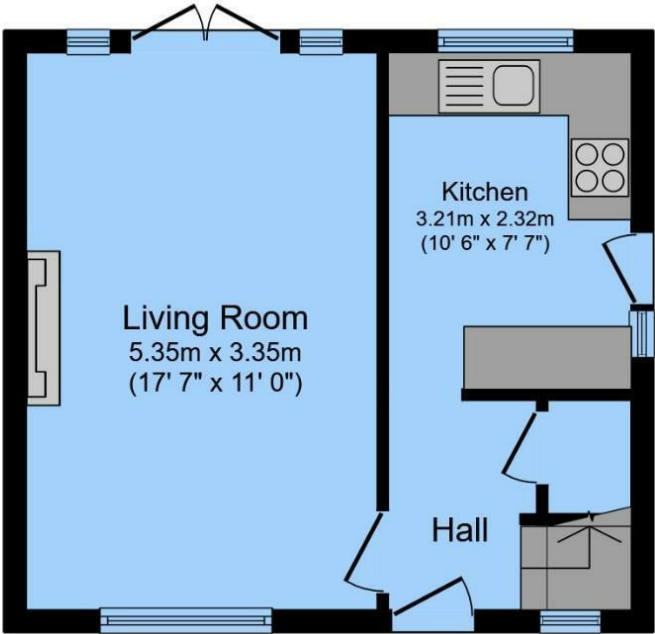
KEY FEATURES

- PERFECT FOR FIRST TIME BUYERS
 - NO CHAIN
 - MOVE IN READY
- CLOSE TO AMENITIES
- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- GOOD MOTORWAY LINKS
- GARDENS TO FRONT AND REAR

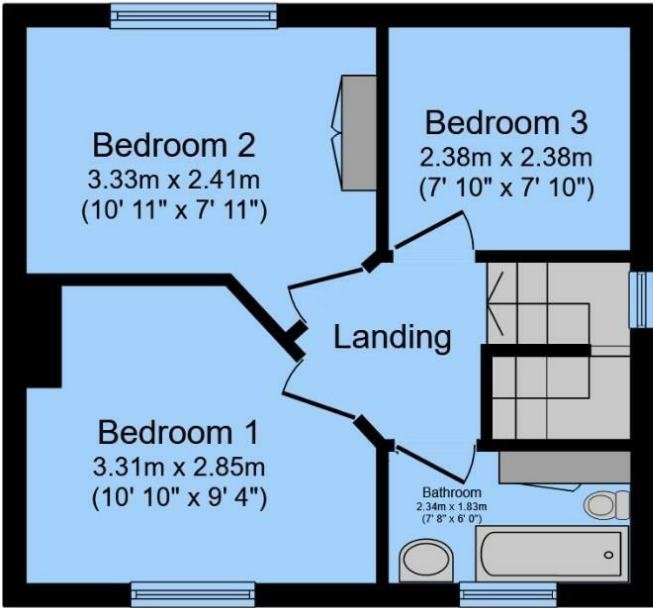








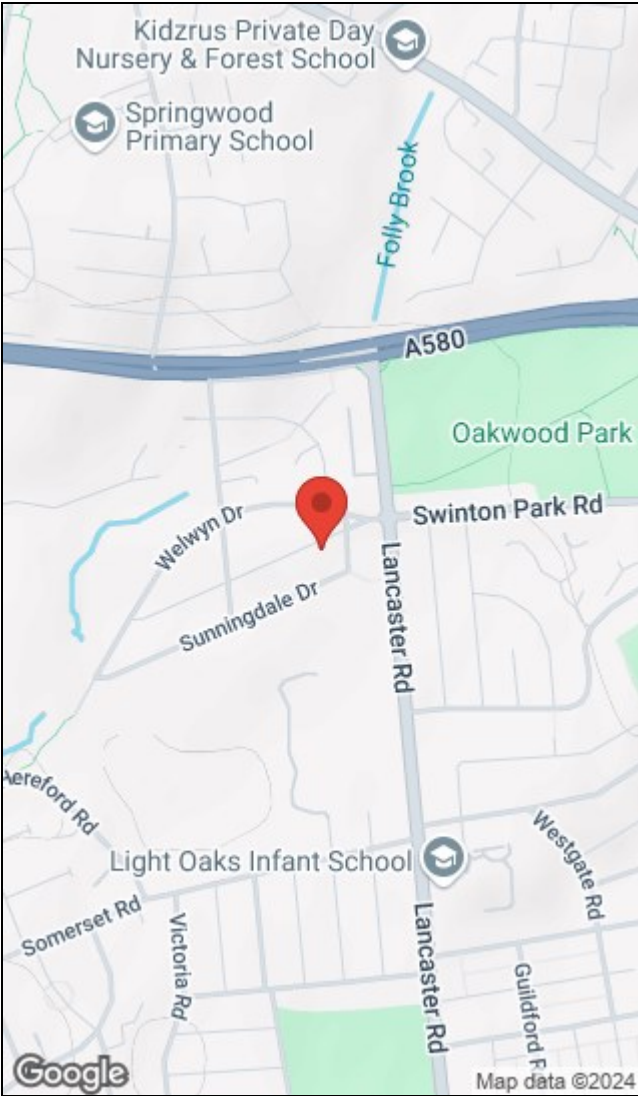
Ground Floor



First Floor

Total floor area 61.3 m² (660 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). Powered by www.focalagent.com



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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