



**HUNTERS®**  
HERE TO GET *you* THERE

Victoria Road, Salford | Offers In The Region Of £320,000  
Call us today on 0161 790 9000



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS WORSLEY are delighted to market this three bedroom semi-detached home on the desirable Victoria Road, Salford with no onward chain! Ideal for families looking to be close by to popular schools, local amenities & excellent transport links. Internally, to the ground floor there is a welcoming entrance hallway, bay fronted living room, second reception room & extended kitchen. To the first floor, there is the master bedroom to the rear, a second bay fronted double bedroom & a further good size bay fronted single bedroom. There is also a four piece family bathroom suite. Externally, to the front is a low maintenance garden with lawn & driveway with gated access to the side aspect of the property. To the rear is a mature South facing garden with paved sitting area and lawn, enclosed by fencing. There is also a detached garage. Location wise, the property is situated close by to Salford Royal Hospital, West One Retail Park, and has transport links directly into Manchester via M602/ bus routes & Eccles Metrolink.

Lounge  
13'2 x 12'2  
To the front aspect. UPVC double glazing, carpeted flooring.

Dining Room  
13'2 x 11'3  
To the rear aspect. UPVC double glazing, carpeted flooring, double doors.

Kitchen  
18'3 x 6'11  
To the rear aspect. Extended, fully fitted kitchen with base/wall units, laminate flooring, tiled walls, UPVC double glazing. Side door access.

Bedroom One  
13'2 x 11'0  
To the rear aspect. UPVC double glazing, fitted wardrobes, carpeted flooring.

Bedroom Two  
13'7 x 11'0  
To the front aspect. UPVC double glazing, bay fronted window, carpeted flooring.

Bedroom Three  
7'10 x 7'4  
To the front aspect. Single bedroom, bay fronted, UPVC double glazing, carpeted flooring.

Bathroom  
To the rear aspect. Four piece bathroom suite, tiled walls & flooring, UPVC double glazing.

External  
Externally, to the front is a low maintenance garden with lawn & driveway with gated access to the side aspect of the property. To the rear is a mature South facing garden with paved sitting area and lawn, enclosed by fencing. There is also a detached garage.



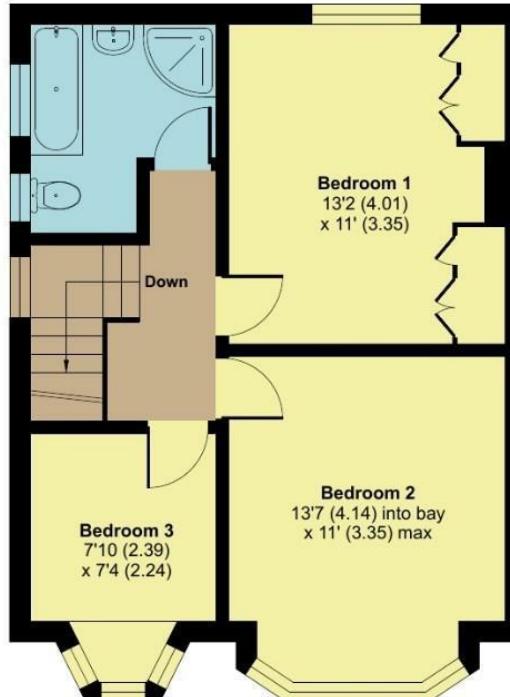
## Victoria Road, Salford, M6

Approximate Area = 1058 sq ft / 98.2 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 51 SQ M  
(594 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 47.2 SQ M  
(509 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023.  
Produced for Hunters Property Group. REF: 1016513

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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