



HUNTERS®
HERE TO GET *you* THERE

Meadowgate Road, Salford | Asking Price £190,000
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 bring to the market this excellent **OPPORTUNITY FOR FIRST TIME BUYERS!** Meadowgate Road is located close to Salford Royal Hospital and has excellent transport links into Salford Quays & Manchester City Centre. Internally, the property offers spacious accommodation including a entrance hall, living room, dining room & kitchen. To the first floor, there are two double bedrooms and a three piece bathroom. Externally, there is plenty of permitted on street parking to to the front along with a small private garden. To the rear aspect is a large sun drenched garden which is not overlooked and backs onto playing fields, enclosed by fencing. Locally, there are popular schools & colleges nearby, and parks including Buille Hill.

Entrance Hallway

Welcoming entrance hallway with access to the first floor, living room & kitchen. Tiled flooring and radiator.

Lounge

15'1 x 11'6

Spacious living room to the rear aspect with access to the dining room & rear garden. Laminate flooring, radiator & UPVC sliding door.

Dining Room

7'3 x 6'10

Separate dining room to the rear aspect. Laminate flooring, radiator & UPVC window.

Kitchen

13'6 x 6'10

Fully fitted kitchen with integrated appliances to the front aspect, tiled flooring & walls. Radiator & UPVC window.

Landing

Spacious landing with radiator, UPVC window & carpeted flooring.,

Bedroom One

14'2 x 10'0

Spacious double bedroom to the rear aspect with laminate flooring & UPVC window.

Bedroom Two

14'2 x 8'7

Spacious double bedroom to the rear aspect with laminate flooring & UPVC window.

Bathroom

Three piece family bathroom suite with tiled flooring & walls. To the front aspect with radiator & UPVC window.

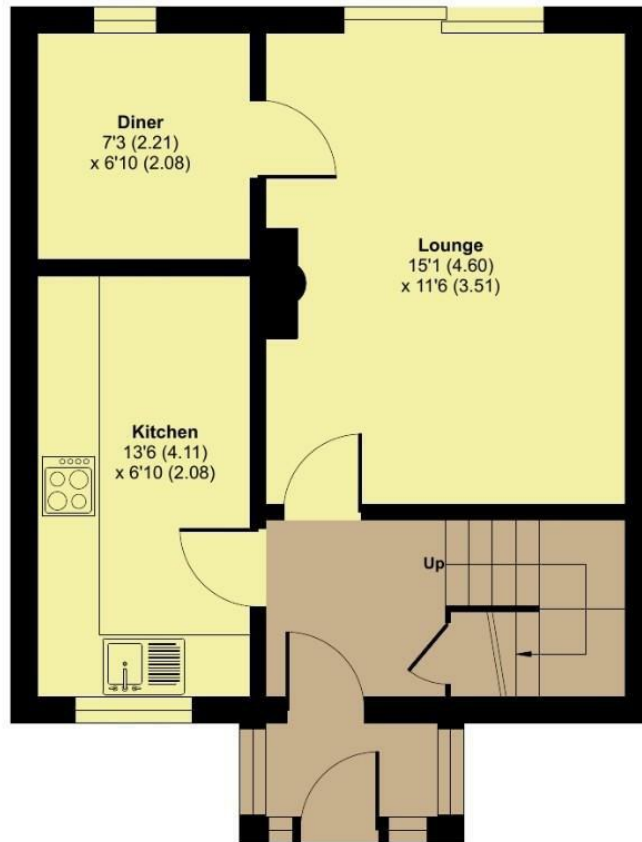
Gardens & External Areas

Low maintenance garden to the front & rear aspect, the rear having paved areas and mostly laid to lawn enclosed by fencing. Parking is on street to the front aspect and is permitted.

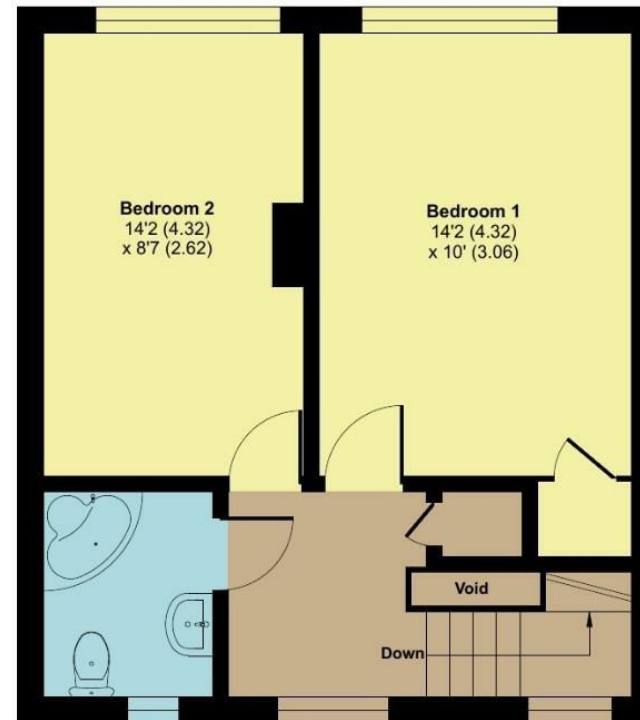
Meadowgate Road, Salford, M6

Approximate Area = 821 sq ft / 76.2 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 39.1 SQ M
(421 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 37.1 SQ M
(400 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hunters Property Group. REF: 990768

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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