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# Victoria Road, Salford

## Offers Over £500,000



Located on a highly sought-after tree-lined street, this outstanding four-bedroom detached family home offers an exceptional combination of space, style, and convenience. Finished to a superb standard throughout, the property boasts four generously sized double bedrooms, making it perfect for families. The centrepiece of the home is the impressive kitchen diner, designed with both functionality and entertaining in mind. A bright and spacious lounge provides the perfect retreat for relaxing, while the additional utility room offers practicality for everyday living. The property also benefits from a substantial driveway, providing ample off-road parking.

This stunning home ticks all the boxes for modern family living, and properties of this quality and size rarely come onto the market. Early viewing is highly recommended to fully appreciate all it has to offer.

The property is situated in a prime location that blends convenience with a desirable residential setting. Just a short walk from the highly regarded Salford Royal Hospital, it is ideal for healthcare professionals or families looking to live close to this world-renowned institution. The home is also near the beautifully maintained Buile Hill Park, offering green spaces perfect for leisure and recreation.

For those needing excellent transport links, the property is ideally positioned. It's a quick 10-minute drive to Manchester City Centre, offering easy access to the vibrant city's shops, restaurants, and cultural attractions. The property is also conveniently located near the M60 motorway and A580, providing excellent connectivity to surrounding areas.

Additionally, the home is just minutes from MediaCityUK, the renowned 200-acre creative hub in Salford Quays. This internationally significant centre is home to some of the UK's leading media and technology companies, making it a highly attractive location for professionals in the creative industries.



## KEY FEATURES

- STUNNING OPEN PLAN  
KITCHEN/DINING/LIVING AREA
- FREEHOLD
- FOUR BEDROOM DETACHED
- UTILITY ROOM
- HIGHLY SOUGHT AFTER LOCATION CLOSE  
TO SALFORD ROYAL HOSPITAL
- MUST BE SEEN TO FULLY APPRECIATE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PRIVATE REAR GARDEN
- EN-SUITE

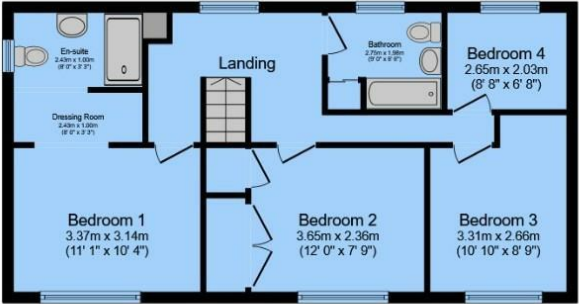








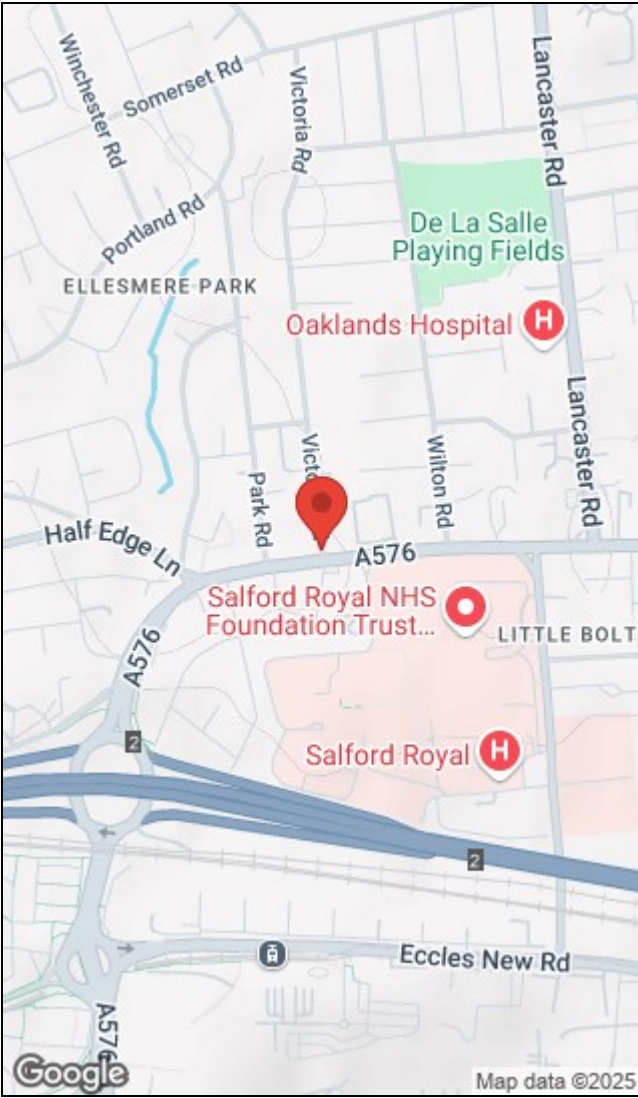
Ground Floor



First Floor

Total floor area 147.3 m² (1,586 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](http://www.focalagent.com)



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

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