

- Large Corner Plot
- Spacious Lounge
- Three Bedrooms
- Large Gardens to the Side & Rear
- Planning Permission for a Single Storey Side Extension
- Semi Detached Property
- Breakfast Kitchen & Downstairs Cloakroom
- Modern Bathroom
- Driveway parking for Several Cars
- Viewing Essential

Offers Over £260,000

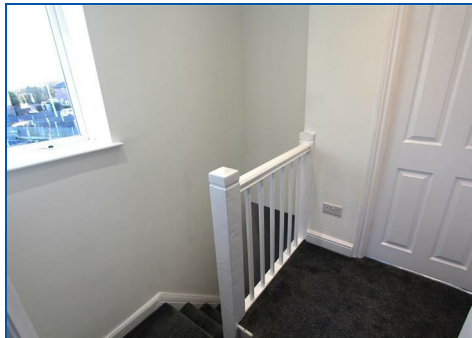


A well presented semi-detached house which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

Situated in a desirable location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those commuting to Manchester or the surrounding areas. The surrounding neighbourhood is known for its community spirit and offers a range of parks and recreational facilities, perfect for outdoor enthusiasts.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Dorset Road is certainly worth considering. Don't miss the chance to make this lovely house your new home.

Entrance Hall	Cloakroom	Bedroom 3
	4'4 x 2'6 (1.32m x 0.76m)	9'9 x 6'9 (2.97m x 2.06m)
Lounge	Bedroom 1	Bathroom
14'6 x 14'6 (4.42m x 4.42m)	12'9 x 10'7 (3.89m x 3.23m)	5'7 x 5'2 (1.70m x 1.57m)
Breakfast Kitchen	Bedroom 2	Tenure
14'7 x 8'3 (4.45m x 2.51m)	11'7 x 8'3 (3.53m x 2.51m)	Freehold





Council Tax Band

Council Tax band A payable to Salford Council

Viewings

Strictly via the selling agents Ridgeway Residential Estate Agents

Disclaimer

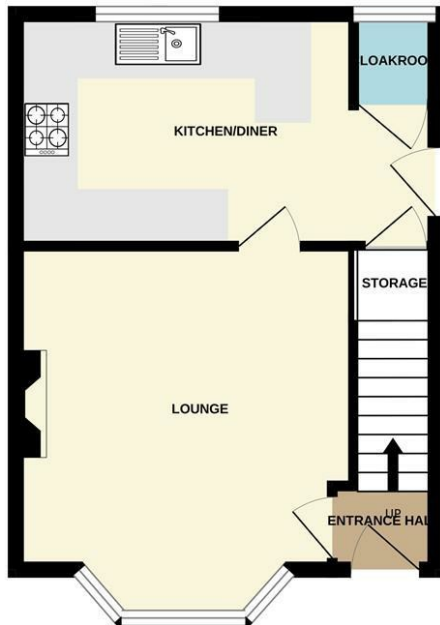
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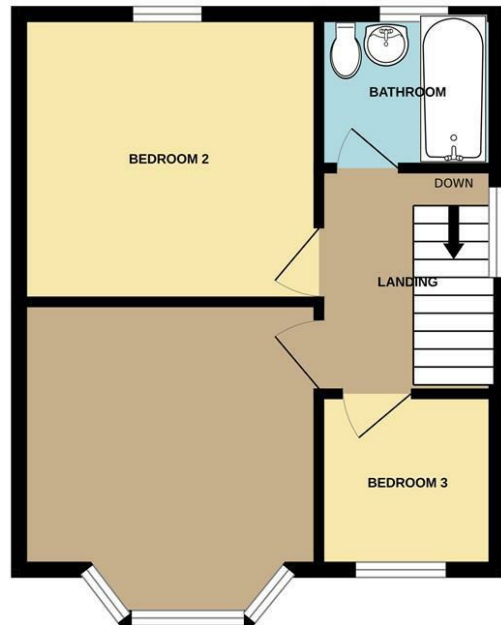
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	83
		EU Directive 2002/91/EC	

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