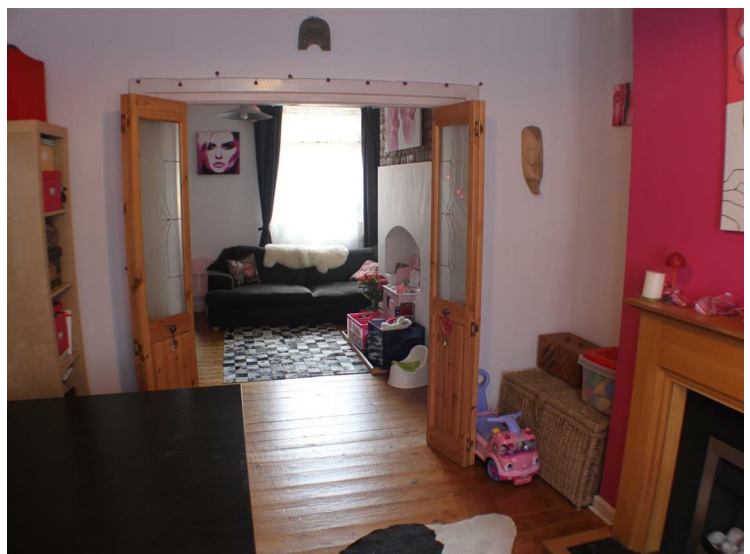
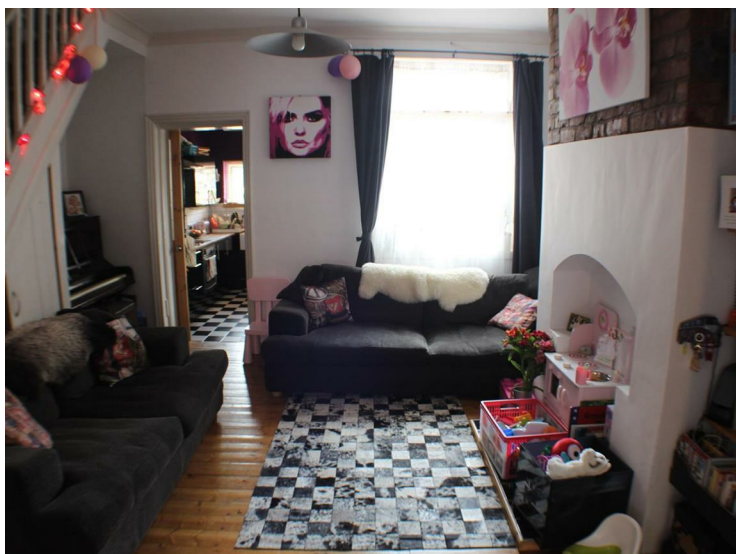


## Barff Road, Salford, M5 5ES



**Offers over £97,000**

**\*GREAT INVESTMENT OR FAMILY HOME\* 3 BED MID TERRACE.** We are delighted to offer this mid terrace bay fronted property on Barff Road in this popular Salford M5 location. The property offers 2 spacious reception rooms and a fitted kitchen to the ground floor. Upstairs there are 3 double bedrooms and a family bathroom. The property also benefits from Upvc double glazing and GCH with a new Combi boiler fitted in 2014 along with new pipe work. Other works include a new alarm, consumer unit and kitchen in 2012, new bathroom in 2011 and a new roof with velux window in 2013. The property has been re plastered in the last 10 years and both the loft and the ground floor have been fully insulated. With both under stairs and landing storage cupboards. Externally you will find to the front a small cottage style garden and to the rear a small garden with a gate leading to a large private enclosed communal garden. Will make a great investment or 1st time buy. Please call Barlow White on 0161 7880909 to arrange viewings or for more information.

#### **Entrance Hallway**

With laminate flooring, coving and pine with inset glass doors leading into the living areas.

#### **Lounge**

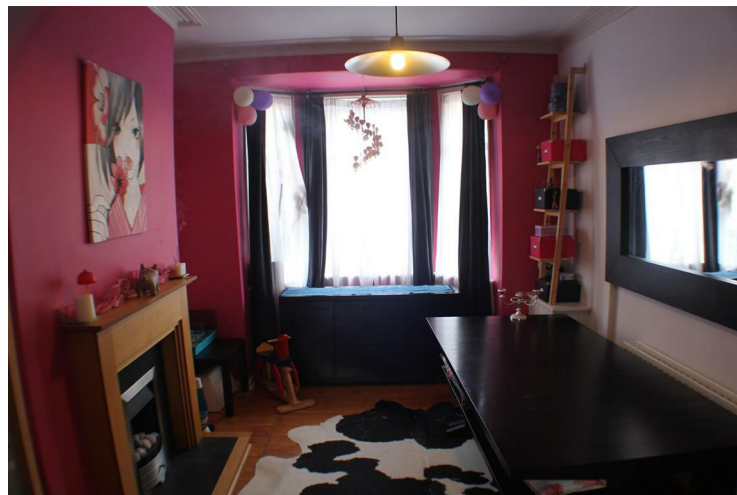
**12'11 x 14'10 (3.94m x 4.52m)**



With power points, radiator, coving, natural wood flooring, a rear facing window and open plan staircase.

#### **Dining Room**

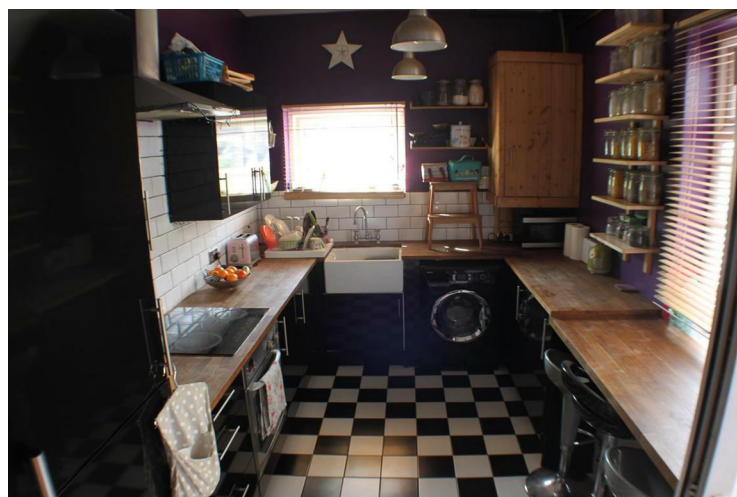
**13'7 x 10'7 (4.14m x 3.23m)**



With power points, TV aerial, radiator, coving, a living flame gas fire set in a hearth with a pine mantle surround. A bay window faces the front aspect and natural wood polished flooring.

#### **Kitchen**

**13'10 x 8'5 (4.22m x 2.57m)**



Floor standing and wall mounted high gloss units in black with a solid oak co-ordinating work surface and Belfast sink. An integrated electric oven with a ceramic hob and appliance space for a washer and fridge / freezer. Both side facing and rear facing windows and a side facing external door. With an extractor, radiator, breakfast bar, tiled flooring and part tiled walls.

### Bathroom

6'4 x 5'5 (1.93m x 1.65m)



A white three piece bathroom suite comprising of bath with shower overhead, pedestal sink and w/c. With built in vanity storage, radiator, side facing window, and part tiled.

### Bedroom One

14'1 x 11'3 (4.29m x 3.43m)



With power points and TV aerial, radiator, front aspect window, carpeted flooring and a feature black cast iron fire place.

### Bedroom Two

13'1 x 9'0 (3.99m x 2.74m)



Power points, radiator, rear aspect window and laminate flooring.

### Bedroom Three

8'6 x 8'9 (2.59m x 2.67m)



Power points, radiator, rear aspect window and carpeted flooring. The room has been fitted with a double loft style bed.

### Externally



A walled rear garden with an artificial lawn and a rear gate leading to a communal garden.

