



## 2 Graham Road

, Salford, M6 8PS

**£1,200 Per Month**



Sapphire Homes are delighted to offer To Let this immaculately presented 3 bedroom unfurnished end terraced property located within a short distance walk to local amenities, excellent local schools, churches and transport links as well as being a brief walk to Salford Hospital. The accommodation briefly comprises of entrance / hallway, bay fronted lounge which is open to plan to a dining room / reception 2 and to the rear elevation there is a modern fitted kitchen with separate utility area and door leading to the rear garden. To the first floor the landing offers access to 3 good sized bedrooms with the master benefitting from a walk in robe and there is a family bathroom with stunning 3 piece suite in white with shower over bath. The property is warmed by Gas Central and benefits from UPVC double glazing, a modern tasteful décor, a security alarm and neutral flooring. Externally there is low maintenance gardens to the front and rear elevations and early internal viewing is a must to appreciate in full. No Smokers.



GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

Utility Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

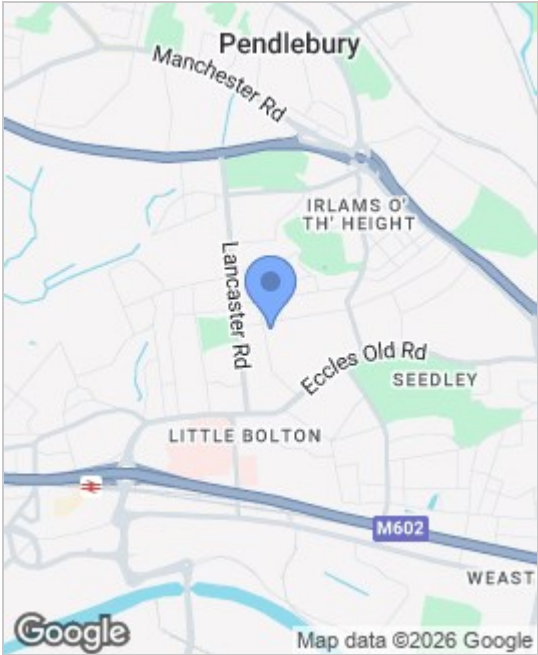
Bedroom 3

Bathroom

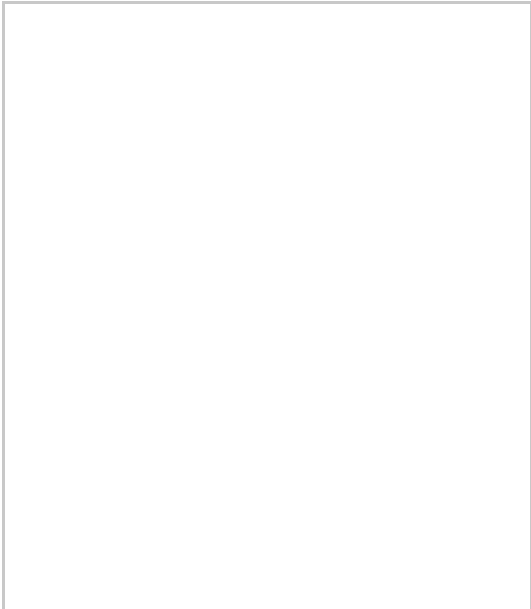
EXTERNAL

Rear Garden

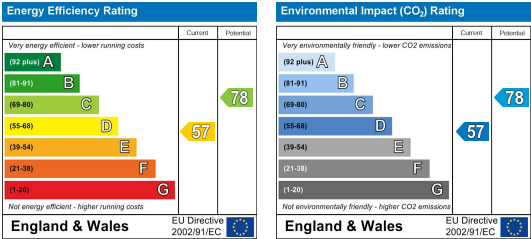
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

