



 **2**  
Bedrooms

 **1**  
Bathroom





**\*\*Available 15.06.2023\*\*** C & R City are pleased to bring to the market a well presented, unfurnished, two double bedroom semi detached house situated on a quiet cul-de-sac. The property is located just a short distance from the city centre, Salford Quays and Media City, excellent transport links including the metro link and motorway are close by. The property is advertised as unfurnished and comprises of a spacious lounge, kitchen with French doors leading to a private rear garden, two double bedrooms and a recently fitted three-piece bathroom suite. The property also benefits from driveway and on street parking.

**Council Tax Band: A**

**EPC Rating: C**



**\*\*Available 15.06.2023\*\*** C & R City are pleased to bring to the market a well presented, unfurnished, two double bedroom semi detached house situated on a quiet cul-de-sac. The property is located just a short distance from the city centre, Salford Quays and Media City, excellent transport links including the metro link and motorway are close by. The property is advertised as unfurnished and comprises of a spacious lounge, kitchen with French doors leading to a private rear garden, two double bedrooms and a recently fitted three-piece bathroom suite. The property also benefits from driveway and on street parking.

Council Tax Band: A

EPC Rating: C



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with MemoPro ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 12 Windmill Avenue, M5

