

Scholars Avenue

Salford



In Excess of £300,000

# Scholars Avenue

Salford

STOP! Are you looking for a property you can pack your bags and move in to? This MODERN, THREE BEDROOM, SEMI-DETACHED property could be just the one for you!

Council Tax band: B

Tenure: Leasehold

- Modern Three Bedroom Semi-Detached Family Home
- Benefits from the Remainder of the NHBC Warranty
- Family Lounge and a Modern Kitchen Diner, with Patio Doors to the Rear
- Three Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Modern, Three-Piece Family Bathroom
- Two Parking Spaces to the Front
- Well-Presented Garden to the Rear, Complete with Laid-to-Lawn Grass, Paving and Stones
- Within Walking Distance of Salford Royal Hospital, Buile Hill Park and Local Schooling
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



### Entrance Hallway

Complete with a ceiling light point, wall mounted radiator and tiled flooring.

### Lounge

13' 6" x 11' 0" (4.12m x 3.35m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Kitchen / Diner

15' 5" x 8' 11" (4.71m x 2.72m)

Featuring complementary wall and base units with integral hob and oven. Space for washing machine and fridge freezer. Complete with ceiling spotlights, wall mounted radiator and patio doors.

### Downstairs W.C.

4' 7" x 4' 2" (1.39m x 1.26m)

Complete with a ceiling light point, hand wash basin and W.C. Fitted with tiled flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

10' 6" x 10' 2" (3.21m x 3.11m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### En suite

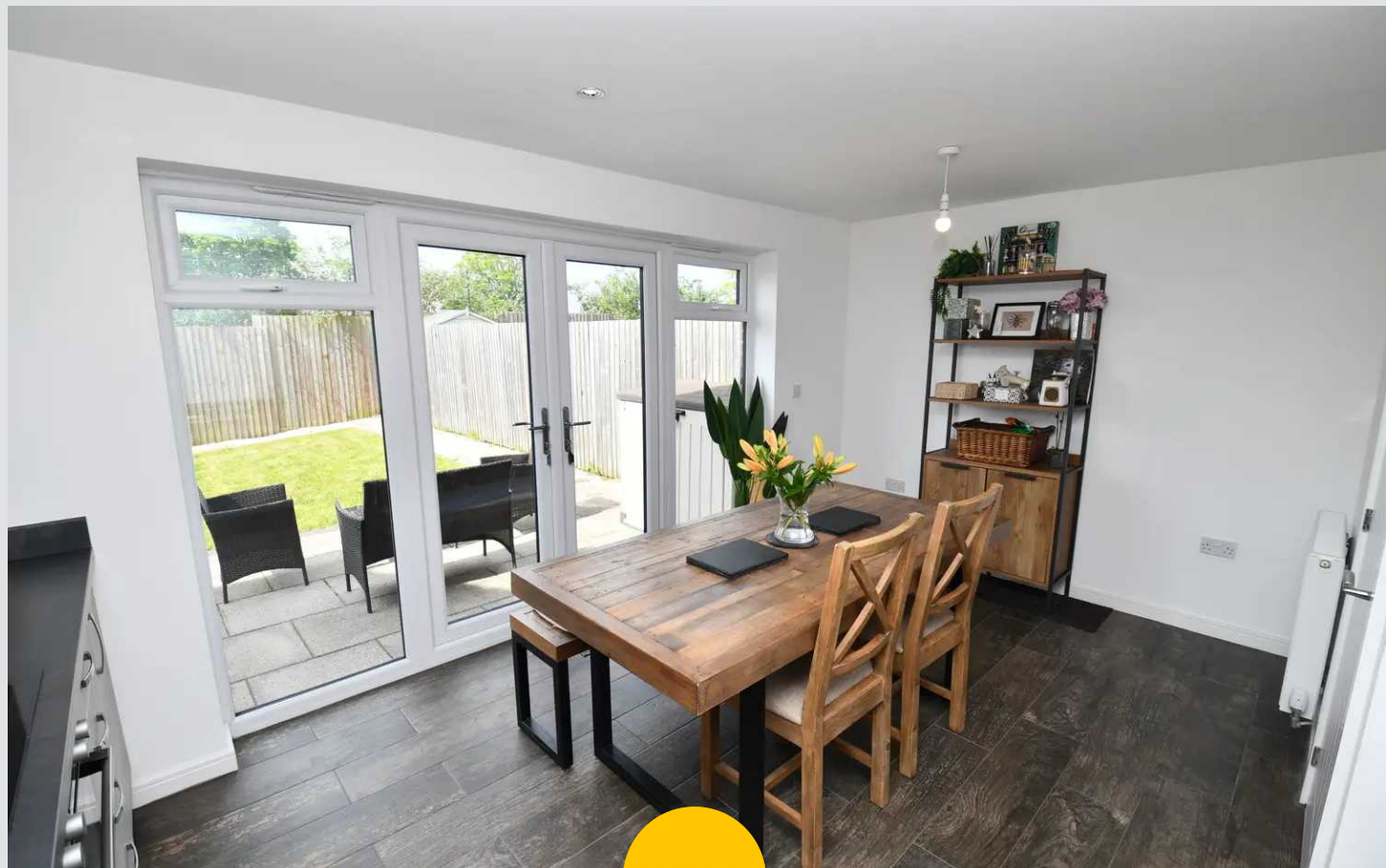
8' 1" x 4' 8" (2.47m x 1.41m)

Featuring a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, tiled walls and flooring.

### Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.



**Bedroom Three**

6' 7" x 6' 8" (2.01m x 2.03m)

Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

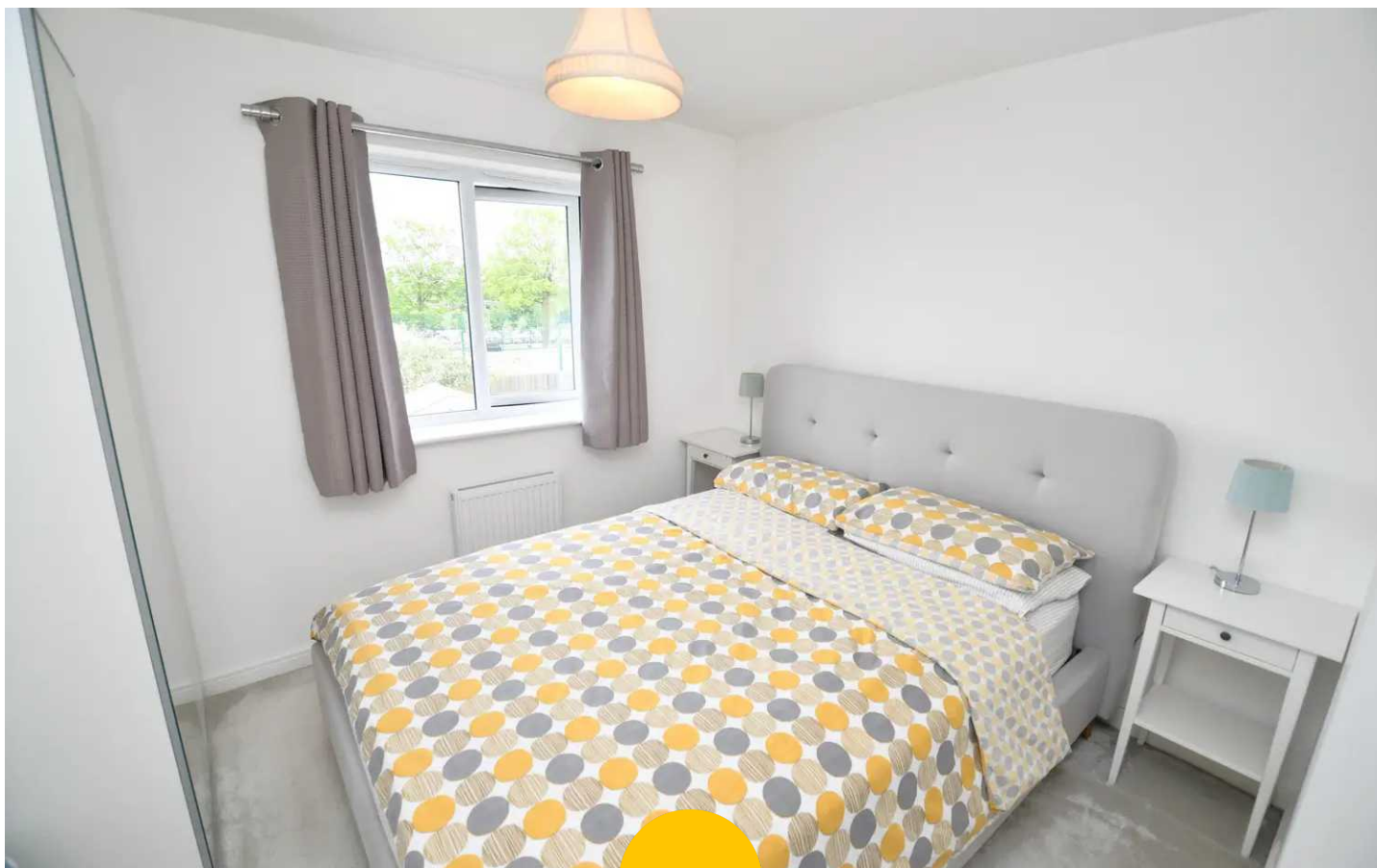
**Bathroom**

8' 6" x 6' 2" (2.59m x 1.89m)

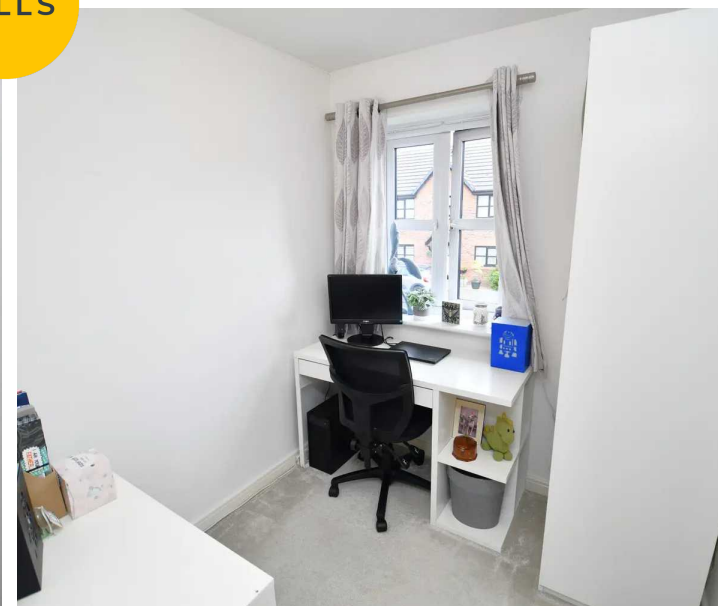
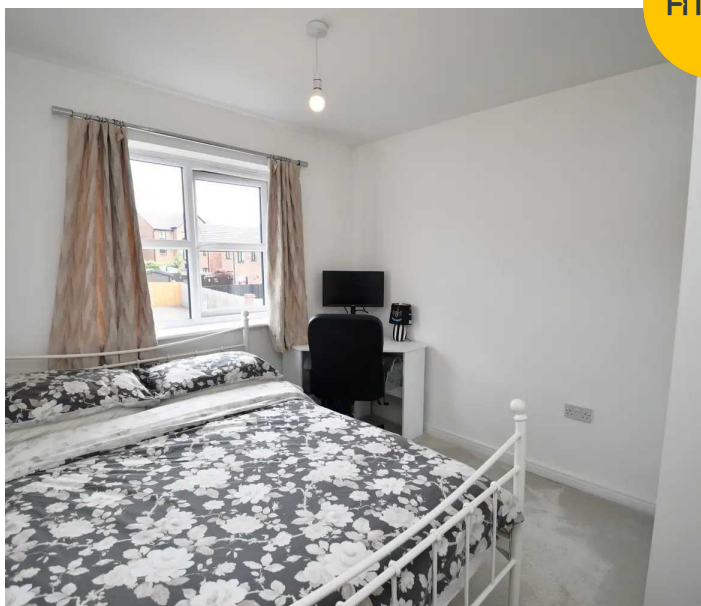
Featuring a three-piece suite including a bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with part tiled walls and tiled flooring.

**External**

To the rear of the property is a garden with laid-to-lawn grass, paving and stones.



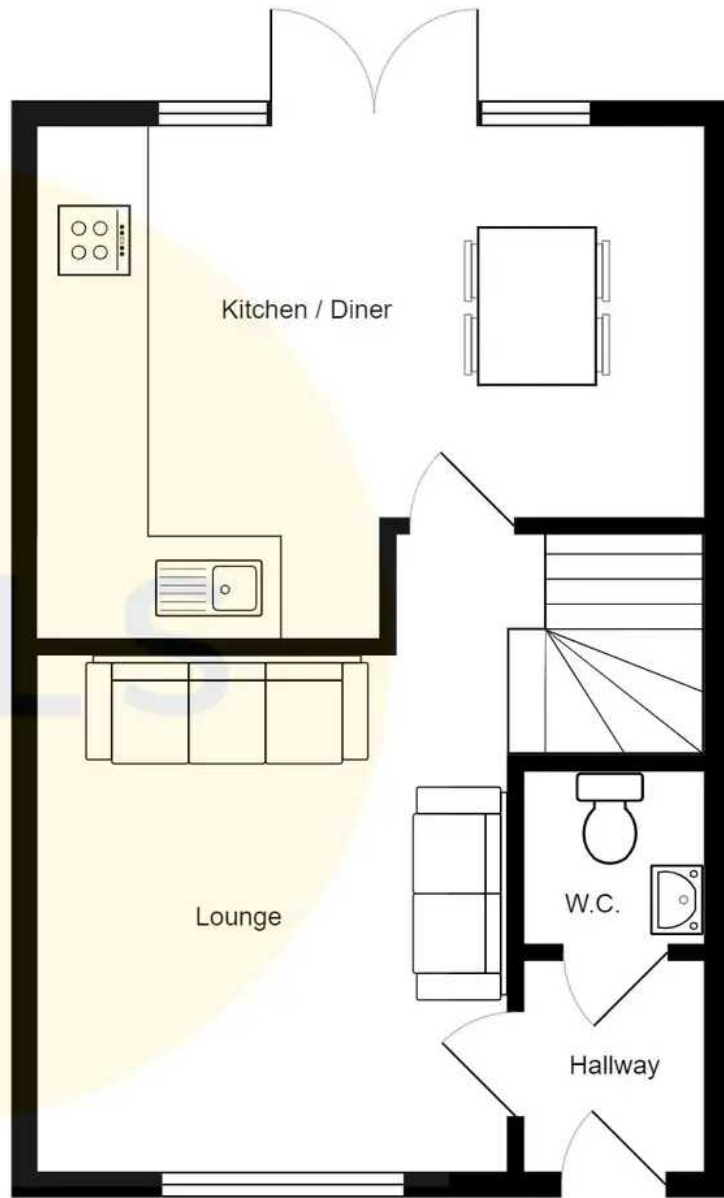
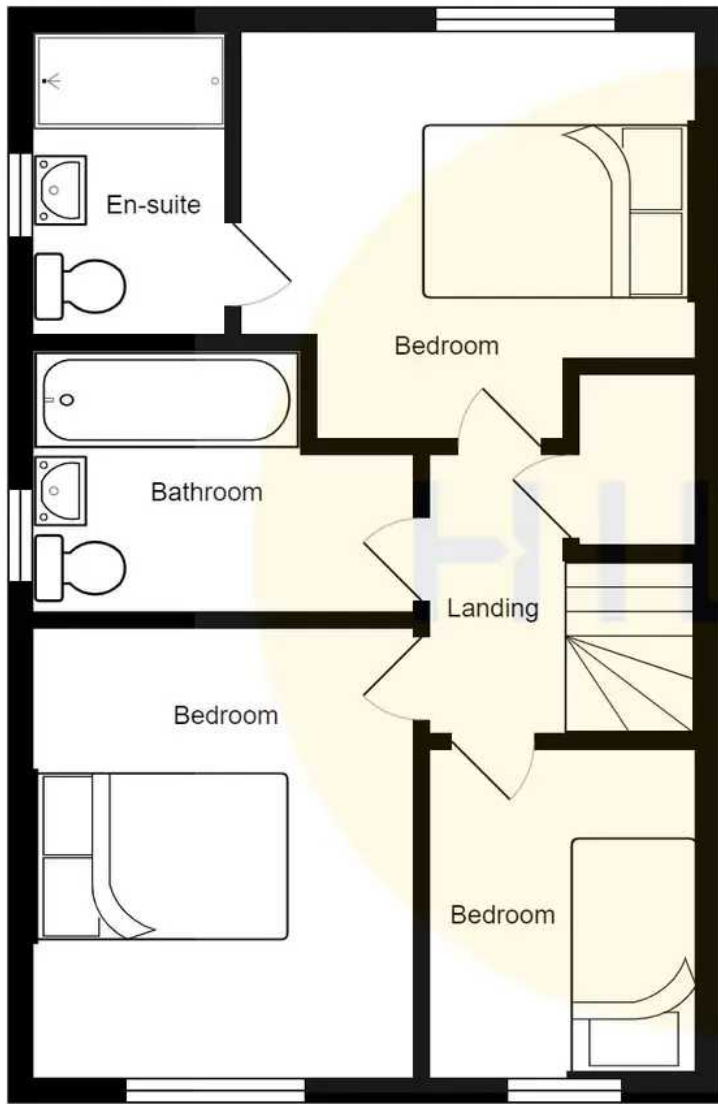
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.