



Orama Avenue, Salford

Salford



In Excess of £260,000

Orama Avenue

Salford

Step inside this tastefully decorated, semi-detached property located in the popular 'O-Zone'! Thoughtfully redesigned, this property is a credit to its current owners. Featuring two large double bedrooms and a bright, airy kitchen diner complete with modern units – this property is sure to impress! Council Tax band: C

Tenure: Leasehold

- Tastefully Decorated, Two Bedroom Semi-Detached Property
- Beautifully Presented Bay-Fronted Lounge and a Downstairs W/C
- Bright, Airy Kitchen Diner with Modern Units and Patio Doors to the Rear
- Two Large Double Bedrooms, with a Bay Window to the Main Bedroom
- Stylish Three-Piece Shower Room
- Within Catchment of Ellesmere Park High School
- Situated in the Popular 'O-Zone', Within Walking Distance of Salford Royal and Several Well-Kept Parks
- Ideal First Time Home or Investment
- Close to Excellent Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Essential to Appreciate this Lovely Home!



Entrance Hallway

Complete with a ceiling light point and laminate flooring.

Downstairs W/C

Featuring a hand wash basin and W.C. Complete with a wall light point and a double glazed window

Kitchen / Diner

17' 5" x 17' 2" (5.32m x 5.22m)

Featuring modern fitted units with an integral hob and oven. Complete with ceiling spotlights, two double glazed windows and patio doors. Space for a washer. Fitted with laminate flooring.

Lounge

11' 0" x 10' 10" (3.36m x 3.31m)

Complete with ceiling spotlights, double glazed bay window and wall mounted radiator. Fitted with carpet flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

17' 3" x 10' 11" (5.27m x 3.32m)

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

Bedroom Two

12' 3" x 10' 11" (3.74m x 3.33m)

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

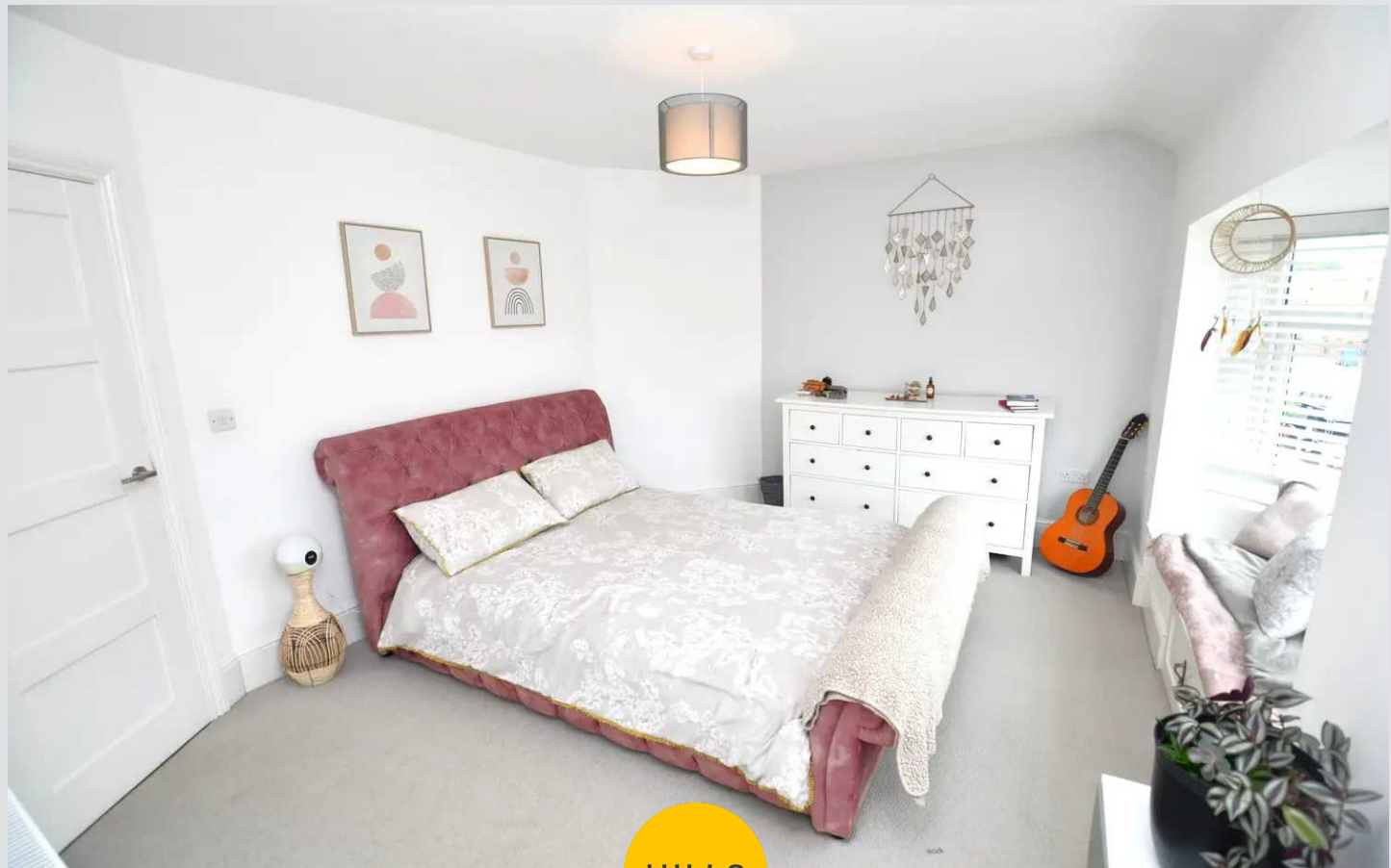
Shower Room

8' 4" x 6' 0" (2.55m x 1.83m)

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

External

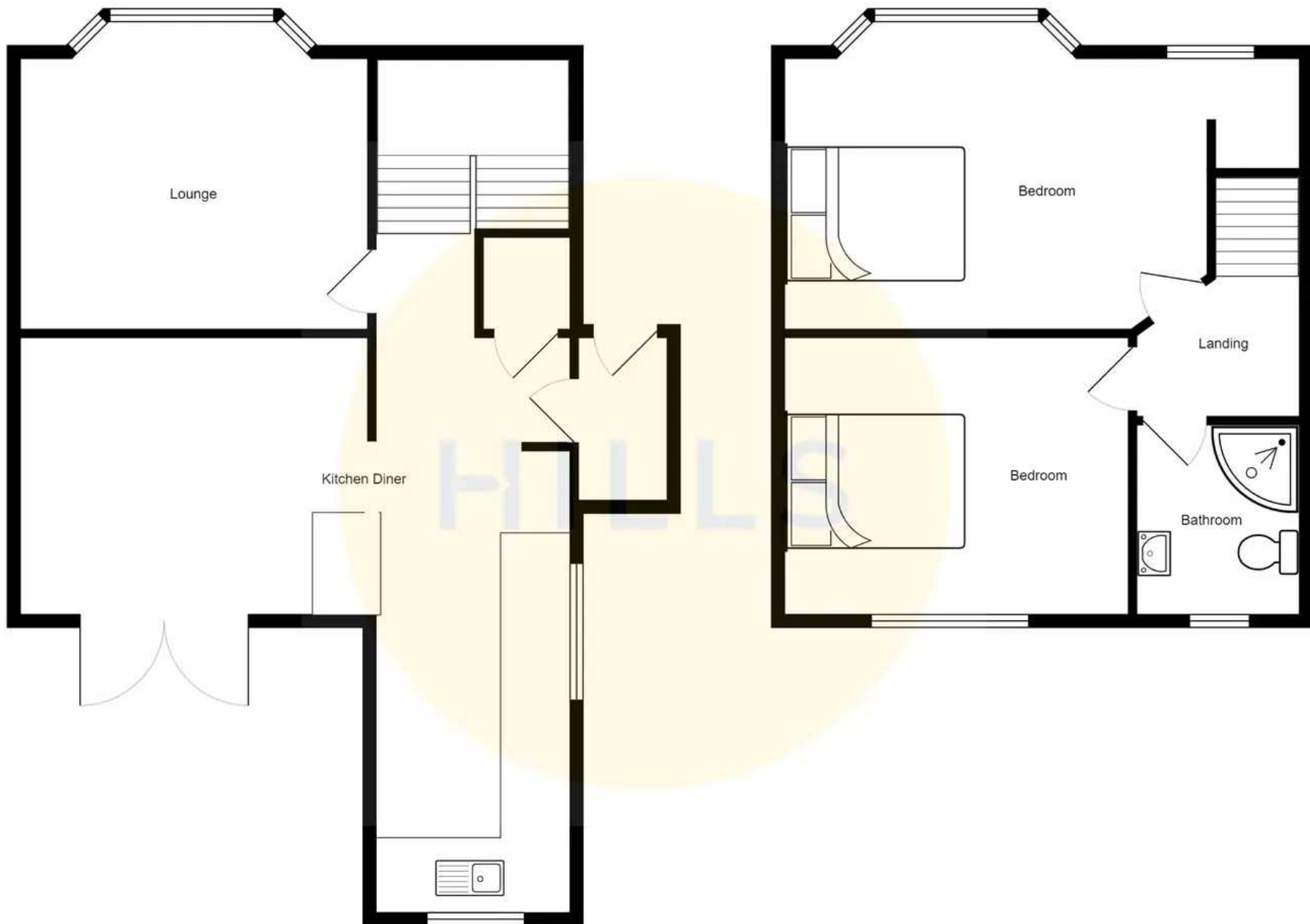
To the rear of the property is a garden with lawn, paved pathway and shrubbery.





HILLS







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