



Wyatt Avenue

Salford



In Excess of £270,000

Wyatt Avenue

Salford

Within WALKING DISTANCE OF SALFORD QUAYS & MEDIA CITY is this stylish, three bedroom end terrace! Featuring a driveway providing ample off-road parking, and beautifully maintained gardens to the front, side and rear – this property is NOT TO BE MISSED!

Council Tax band: A

Tenure: Freehold

- Stylish Three Bedroom End Terraced Property
- Situated on a Generous Plot with Beautifully Maintained Gardens to the Front, Side and Rear
- Within Walking Distance of Salford Quays, Media City and Manchester City Centre
- Modern Kitchen Diner and a Lounge with Plenty of Natural Light
- Ample Storage and a Downstairs W/C
- Three Well-Proportioned Bedrooms
- Driveway to the Front Providing Ample Off-Road Parking
- Close to Excellent Transport Links Throughout Manchester
- Within Easy Access of a Fine Array of Bars, Shops and Restaurants
- Viewing is Highly Recommended!



Kitchen / Diner

15' 11" x 10' 8" (4.86m x 3.26m)

Featuring complementary fitted units with. Space for freestanding oven and washer. Complete with a ceiling light point.

W.C.

6' 0" x 3' 10" (1.83m x 1.16m)

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

Lounge

16' 0" x 11' 8" (4.87m x 3.55m)

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

Rear Porch

4' 4" x 4' 4" (1.33m x 1.32m)

Complete with tiled flooring.

Landing

Complete with a ceiling light point and carpet flooring.

Bedroom One

13' 11" x 10' 10" (4.25m x 3.30m)

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

Bedroom Two

11' 11" x 10' 4" (3.62m x 3.14m)

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

Bedroom Three

11' 10" x 6' 11" (3.61m x 2.12m)

Complete with a ceiling light point, double glazed window and carpet flooring.



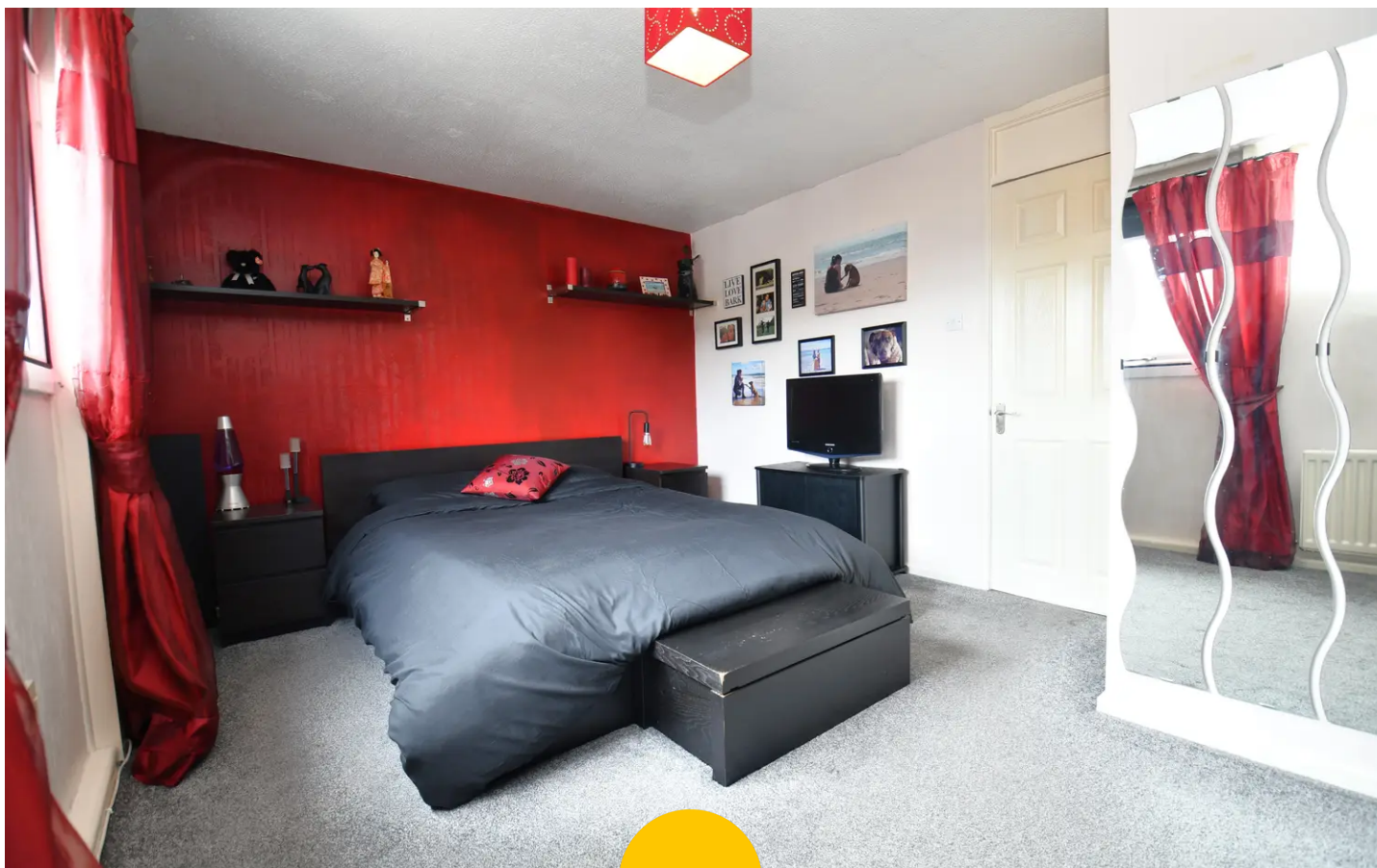
Bathroom

8' 10" x 5' 6" (2.70m x 1.67m)

Featuring a three-piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, tiled walls and flooring.

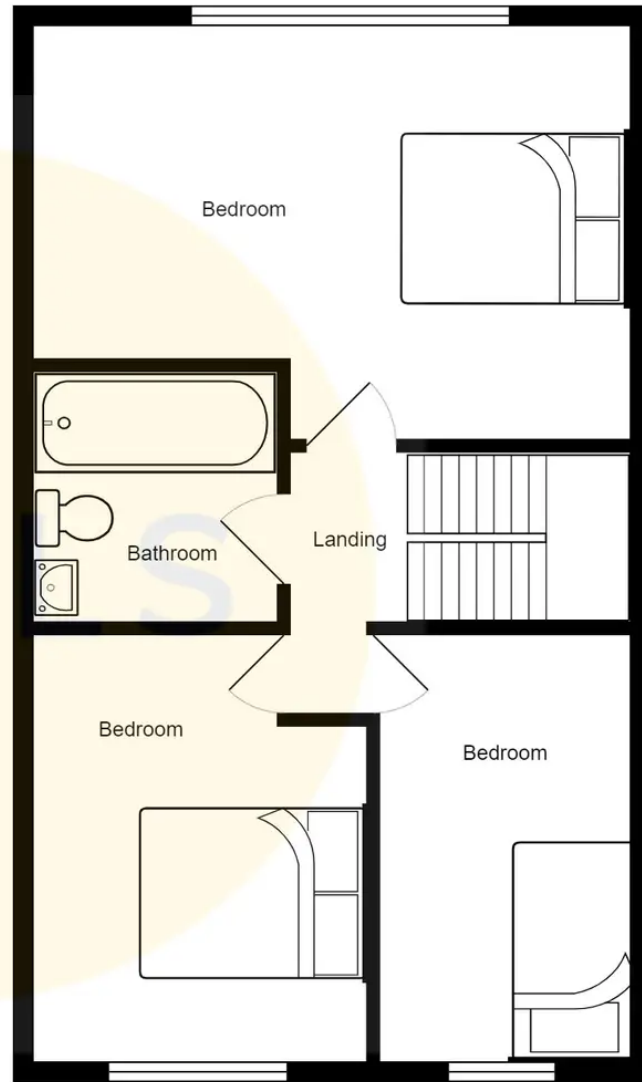
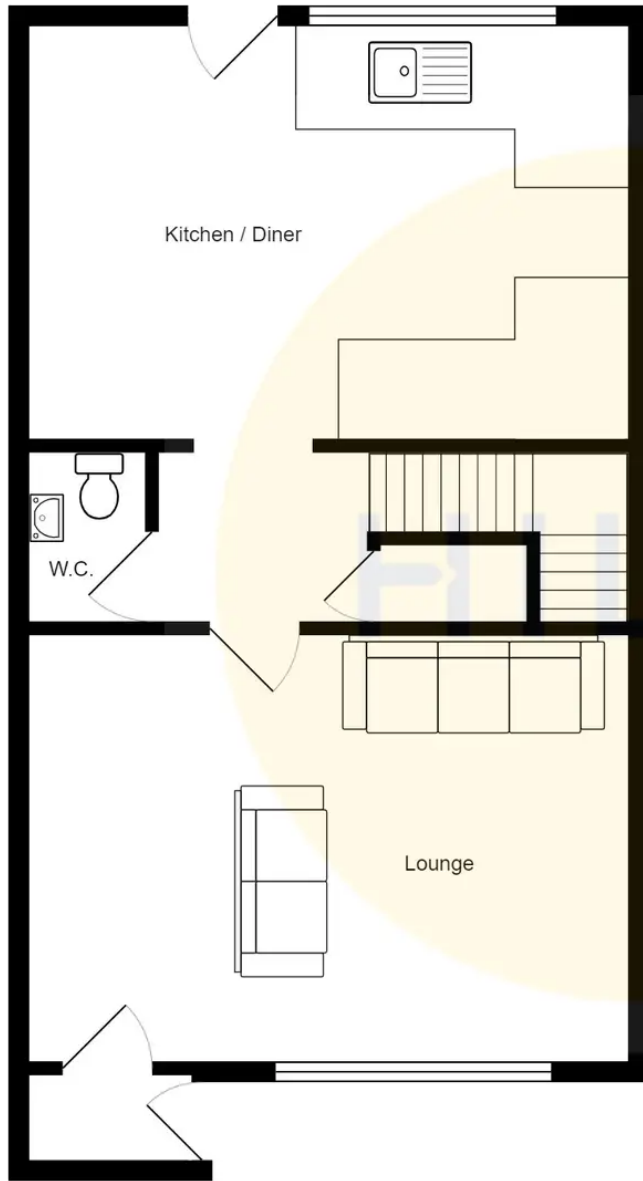
External

To the front of the property is a driveway providing off road parking and beautifully maintained gardens to the front, side and rear with laid to lawn grass.



HILLS







HILLS

Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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.