

Avondale Drive

Salford



£270,000

# Avondale Drive

Salford

Beautifully Presented, Extended, Three Bedroom Semi-Detached Family Home Occupying a Corner Plot, with Gardens to the Front, Side and Rear Are you looking for somewhere you can pack your bags and move in to? Well LOOK NO FURTHER!

Council Tax band: B

Tenure: Freehold

- Beautifully Presented, Three Bedroom Semi-Detached Family Home
- Situated on a Corner Plot, with Gardens to the Front, Side and Rear
- Bay-Fronted Lounge and a Separate Dining Room
- Modern Fitted Kitchen and a Contemporary, Three-Piece Shower Room
- Three Well-Proportioned Bedrooms
- Driveway and a Detached Garage Providing Off-Road Parking
- Benefits from Cellars with the Potential to Use as Storage
- Within Easy Access of Salford Royal Hospital, Light Oaks Primary School and Several Well-Kept Parks
- Close to Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!



HILLS



### Entrance Hallway

A welcoming entrance hallway complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with laminate flooring.

### Lounge

17' 6" x 10' 11" (5.34m x 3.32m)

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

### Kitchen

7' 9" x 10' 10" (2.35m x 3.29m)

Featuring modern fitted units with integral hob and oven, fridge freezer and wine fridge. Space for a washing machine.

### Dining Room

11' 5" x 6' 6" (3.47m x 1.99m)

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

### Landing

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

### Bedroom One

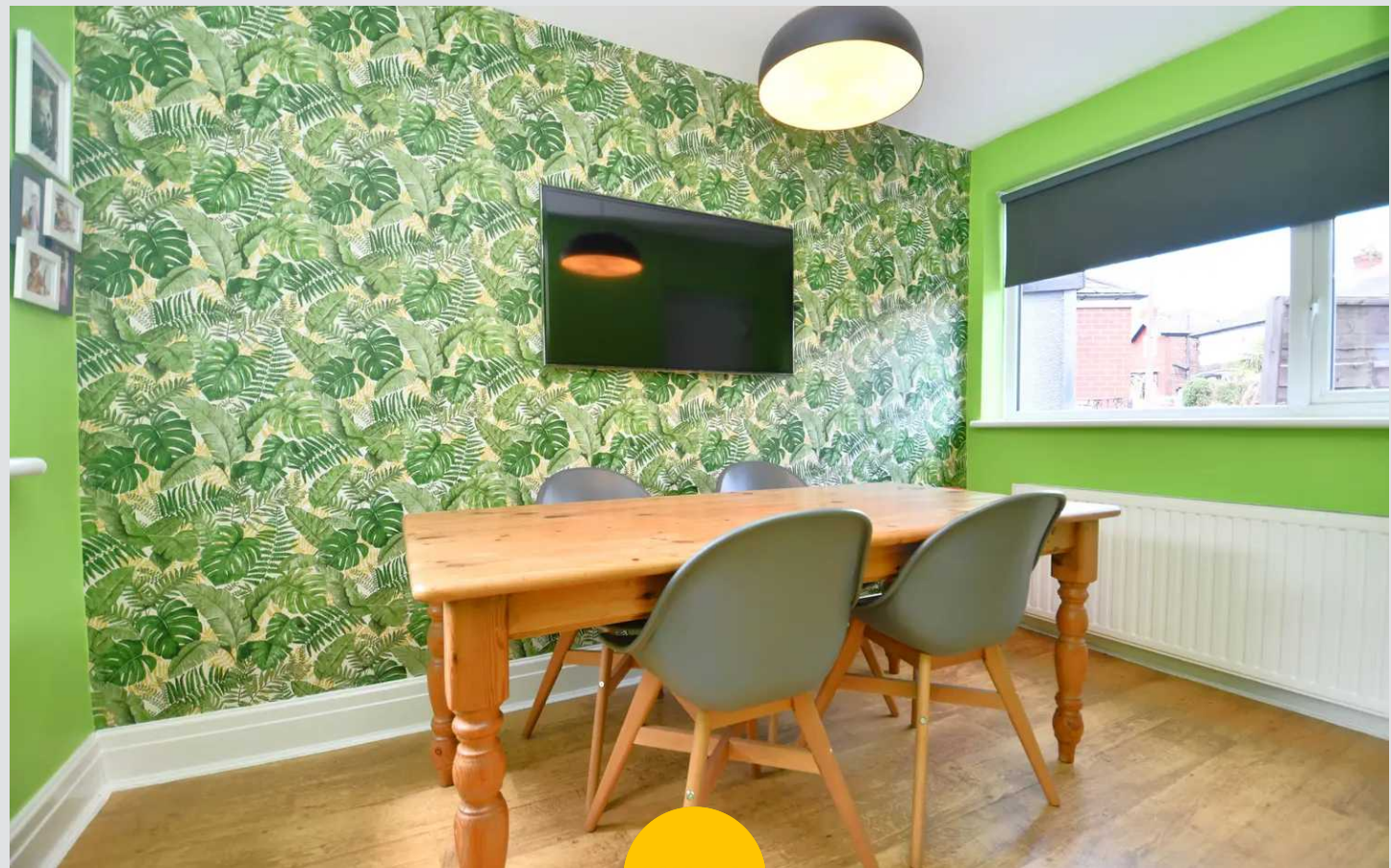
10' 11" x 7' 11" (3.34m x 2.41m)

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

### Bedroom Two

9' 4" x 9' 2" (2.85m x 2.79m)

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



### Bedroom Three

7' 9" x 7' 11" (2.36m x 2.42m)

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

### Shower Room

7' 7" x 5' 11" (2.32m x 1.80m)

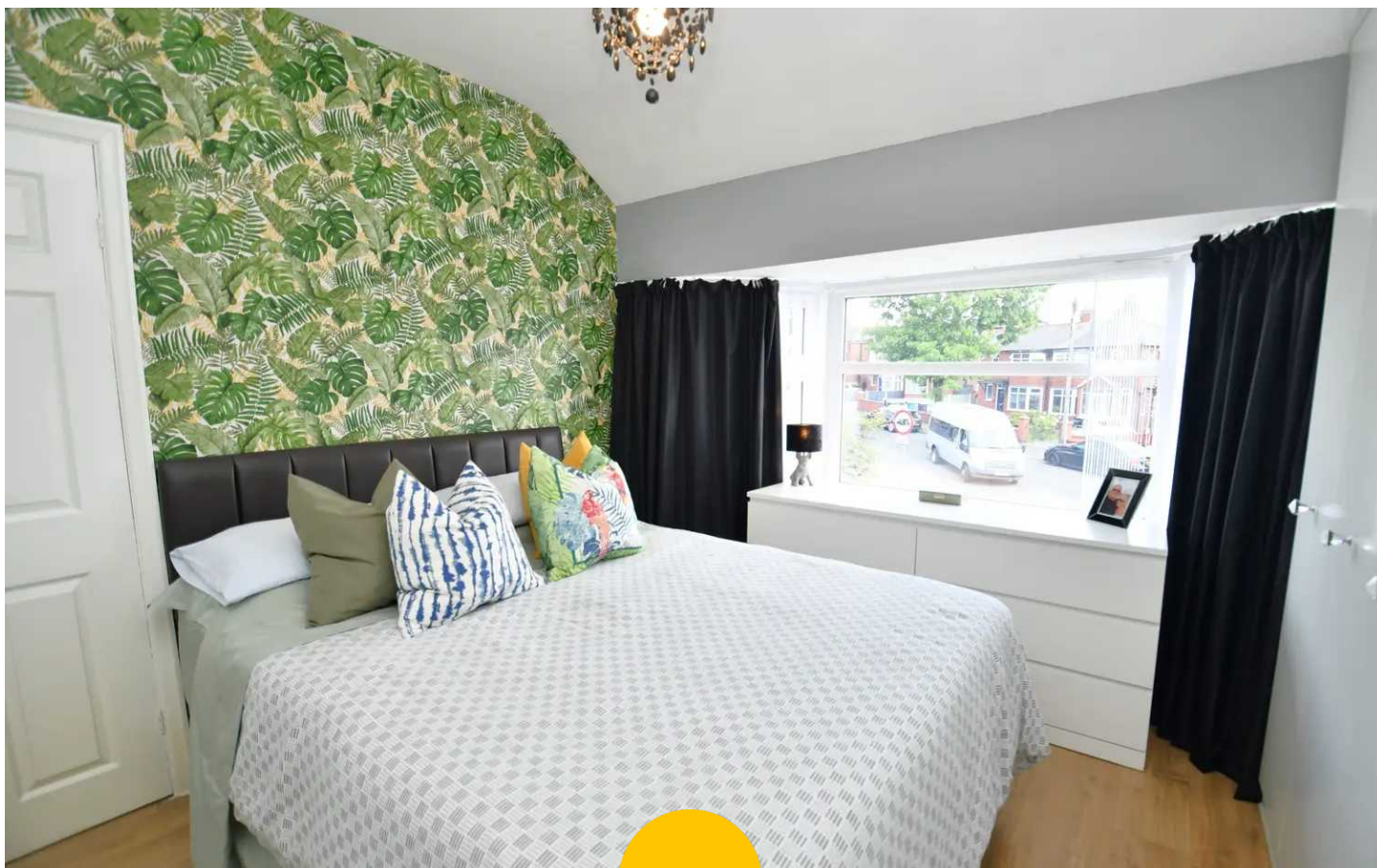
A contemporary shower room featuring a walk-in shower, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and towel warmer. Fitted with tiled walls and flooring.

### External

To the front of the property is a well-maintained garden. Detached garage and paved garden to the side and rear of the property.

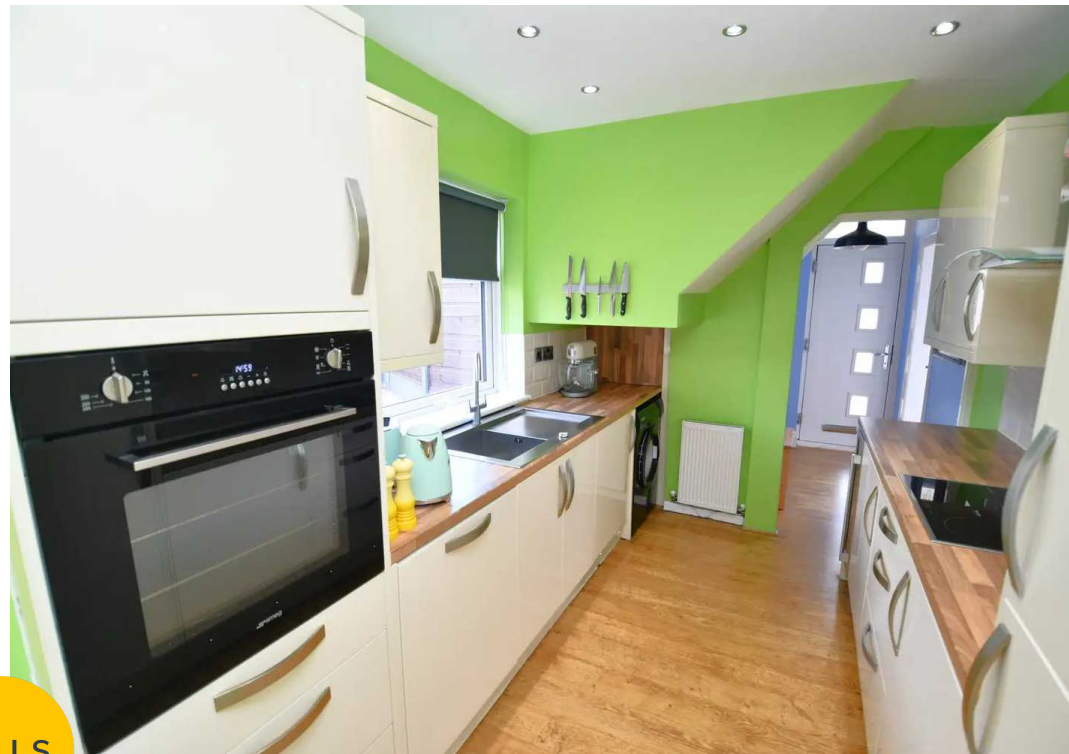
### Cellar

Chamber One - 5.419m x 3.362m Chamber Two - 5.419m x 2.401m



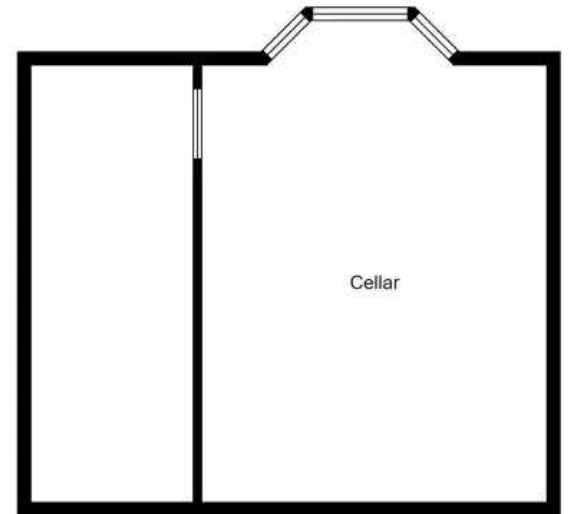
HILLS





HILLS







## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://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.