



Verdun Avenue

Salford



In Excess of £380,000

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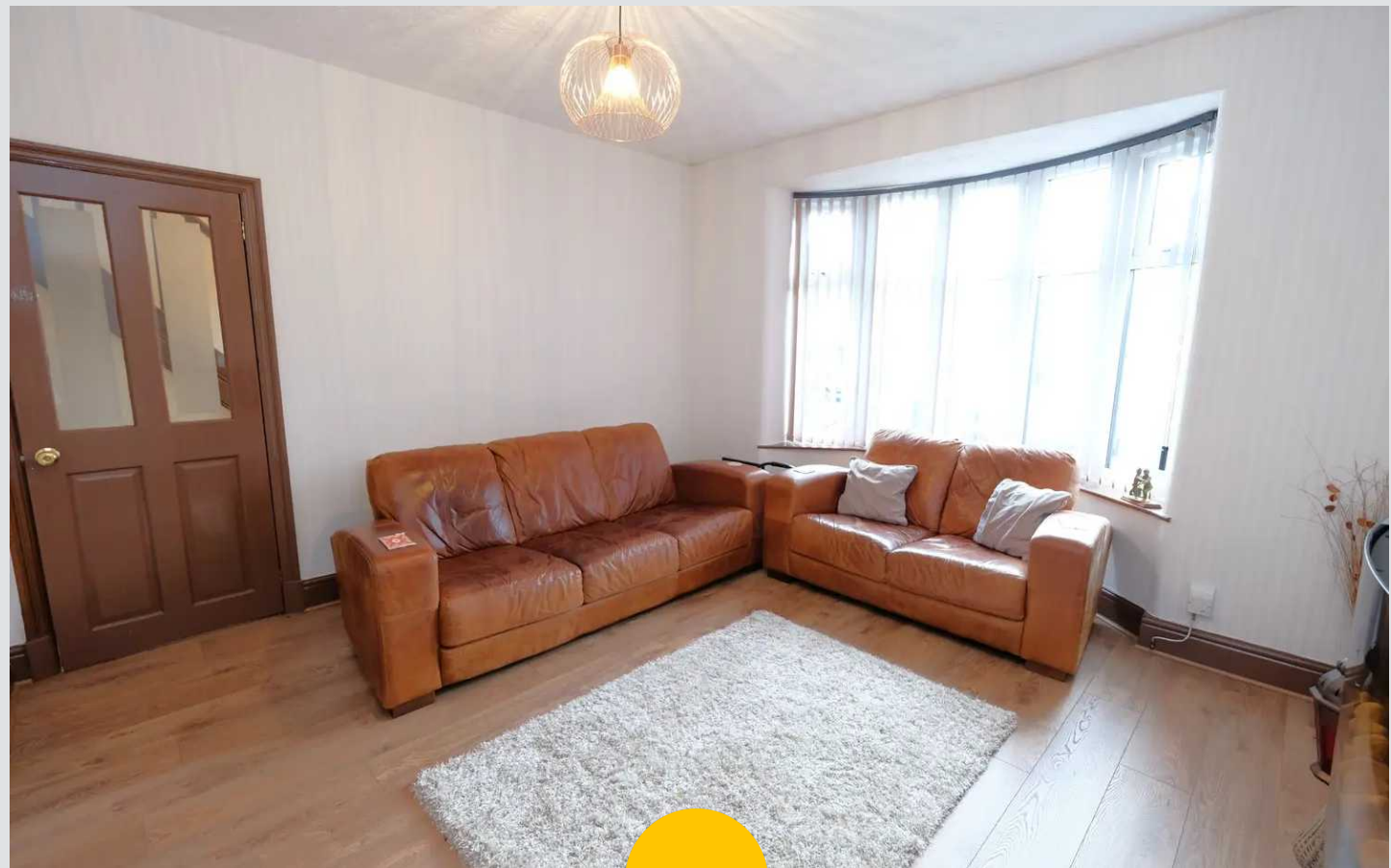
Salford

This beautifully presented, extended three bedroom semi-detached family home is located in a popular area, just a short walk from Salford Royal Hospital. Situated on a generous plot and providing an abundance of space, this property is not to be missed!

Council Tax band: D

Tenure: Freehold

- Beautifully Presented, Extended, Three Bedroom Semi-Detached Family Home
- Situated in a Desirable Area, Within Catchment of Ellesmere Park High School and Just a Short Walk to Salford Royal Hospital
- Bay-Fronted Lounge, Spacious Dining Room and a Conservatory
- Large, Extended Kitchen Diner and a Separate Utility Room
- Three Generously Sized Bedrooms
- Tastefully Decorated, Five-Piece Family Bathroom and a Downstairs W/C
- Driveway and a Garage Providing Off-Road Parking
- Well-Maintained Gardens to the Front and Rear, with Laid-to-Lawn Grass, Mature Plants and Paving
- Viewing is Highly Recommended!



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Entrance Hallway

7' 10" x 15' 4" (2.39m x 4.68m)

A welcoming entrance hallway complete with a uPVC front door, ceiling light point and wall mounted radiator. Fitted with wooden flooring.

Reception Room One

11' 7" x 11' 11" (3.54m x 3.64m)

A bright lounge featuring an electric fire. Complete with a ceiling light point, double glazed bay window and wall mounted radiator. Fitted with laminate flooring.

Reception Room Two

11' 7" x 12' 10" (3.54m x 3.92m)

Features an open fire with patio doors to the rear. Complete with a ceiling light point and wall mounted radiator. Finished with laminate flooring.

Kitchen Diner

19' 4" x 20' 7" (5.89m x 6.27m)

A spacious kitchen featuring complimentary wall and base units, with integral double oven and hob. Space for a fridge freezer. Has three ceiling light points and three double glazed windows with a wall mounted radiator. Fitted with part lino and part carpet flooring.

Conservatory

10' 3" x 10' 4" (3.13m x 3.14m)

Patio doors to the rear with double glazed windows and a ceiling light point, finished with tiled flooring.

Utility

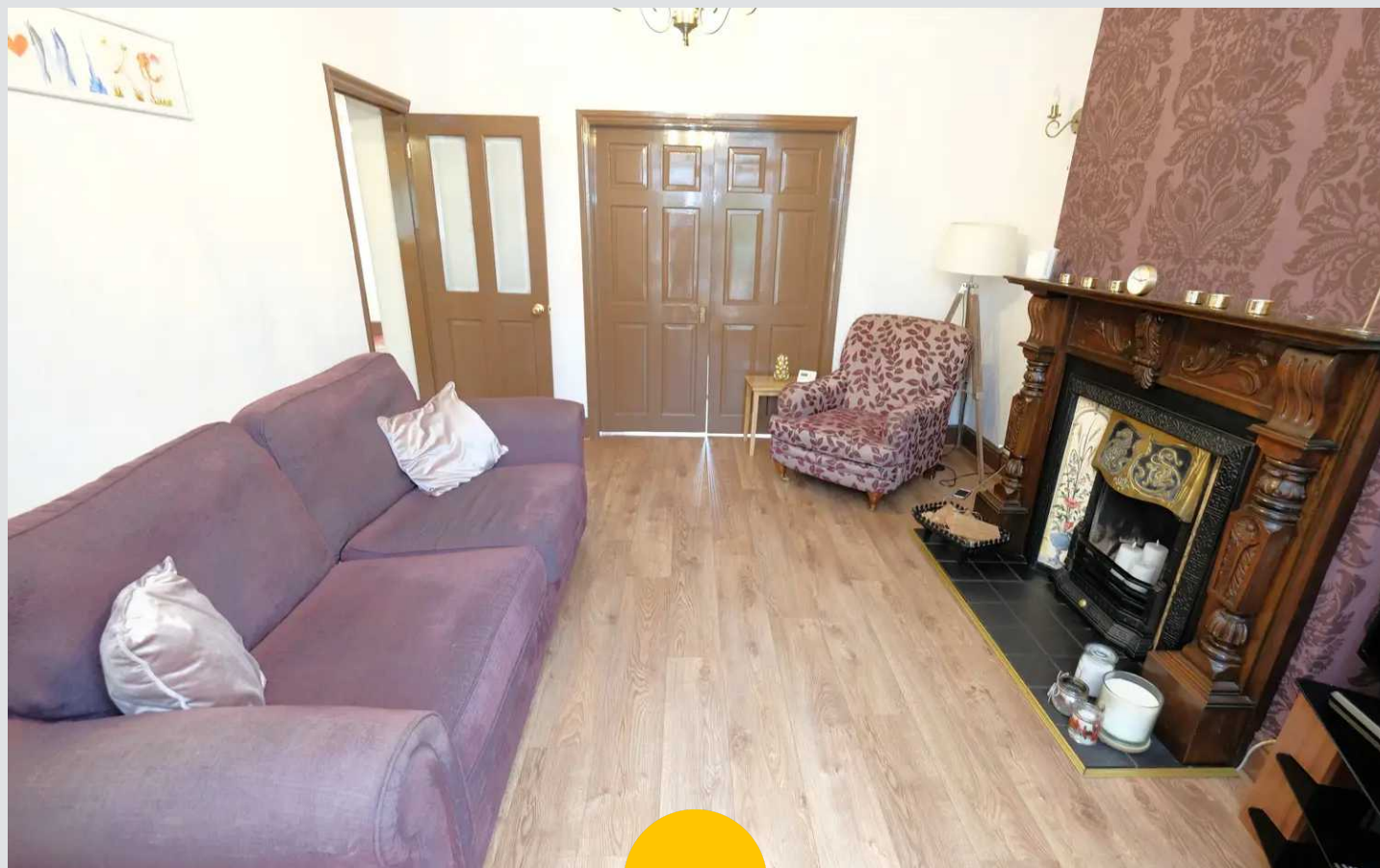
9' 0" x 10' 6" (2.74m x 3.21m)

Featuring a stainless steel sink, UPVC side door and space for a washing machine. Complete with a ceiling light point and double glazed windows. Finished with lino.

Downstairs WC

4' 11" x 2' 7" (1.51m x 0.78m)

Featuring a hand wash basin and WC. Complete with a ceiling light point and an extractor fan. Finished with lino.



Landing

Carpeted landing finished with a ceiling light point.

Bedroom One

12' 4" x 14' 1" (3.75m x 4.30m)

Spacious Room featuring fitted wardrobes, with a ceiling light point, double glazed bay window and a wall mounted radiator. Finished with carpet flooring.

Bedroom Two

11' 8" x 12' 10" (3.55m x 3.90m)

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

Bedroom Three

7' 11" x 8' 2" (2.41m x 2.49m)

Completed with a ceiling light point with a glazed window and a wall mounted radiator. Finished with laminate flooring.

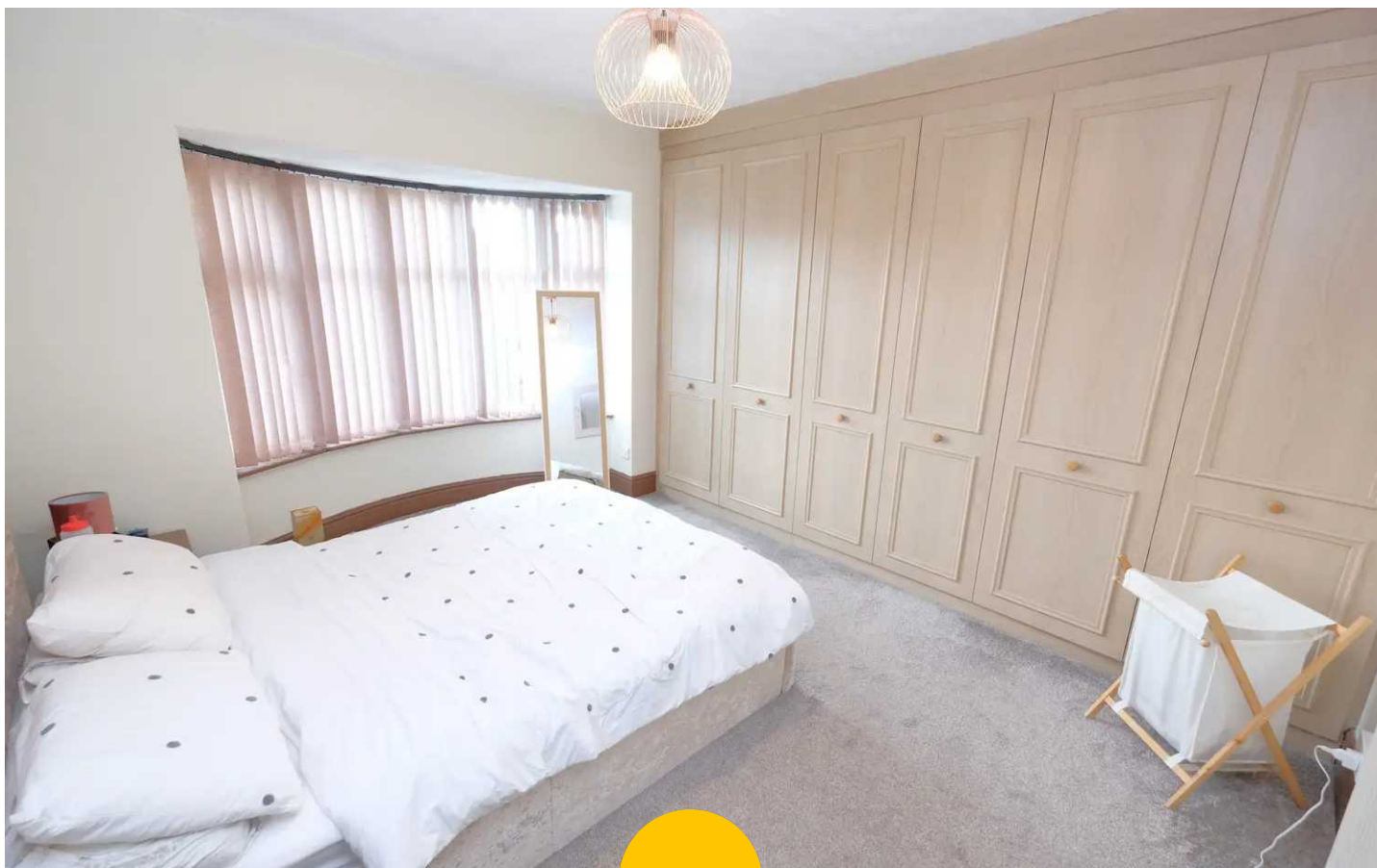
Bathroom

9' 9" x 8' 7" (2.96m x 2.62m)

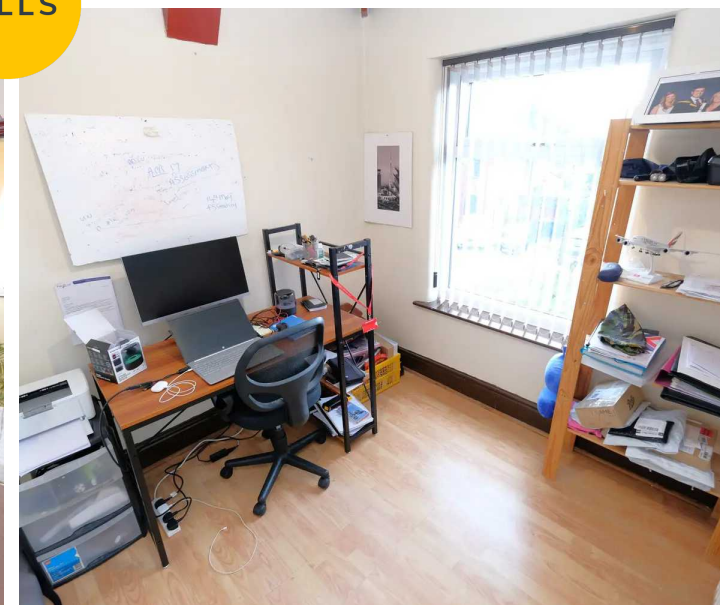
Featuring a five piece suite, including a bath, shower cubical, b-day, hand wash basin and a WC. Completed with ceiling spotlights with a double glazed window. Finished with tiled walls and floor.

External

To the front of the property is a gated driveway with a well maintained front lawn and shrubbed boarder. To the rear of the property is paved seating area and a lawn with a shrubbed boarder.

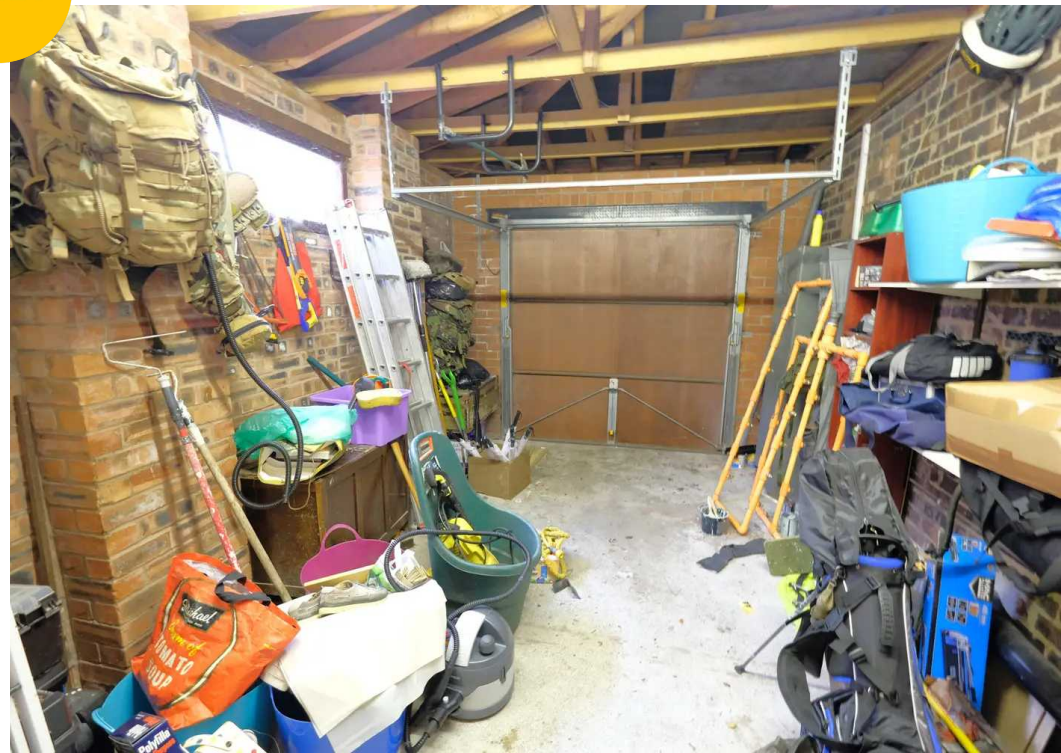


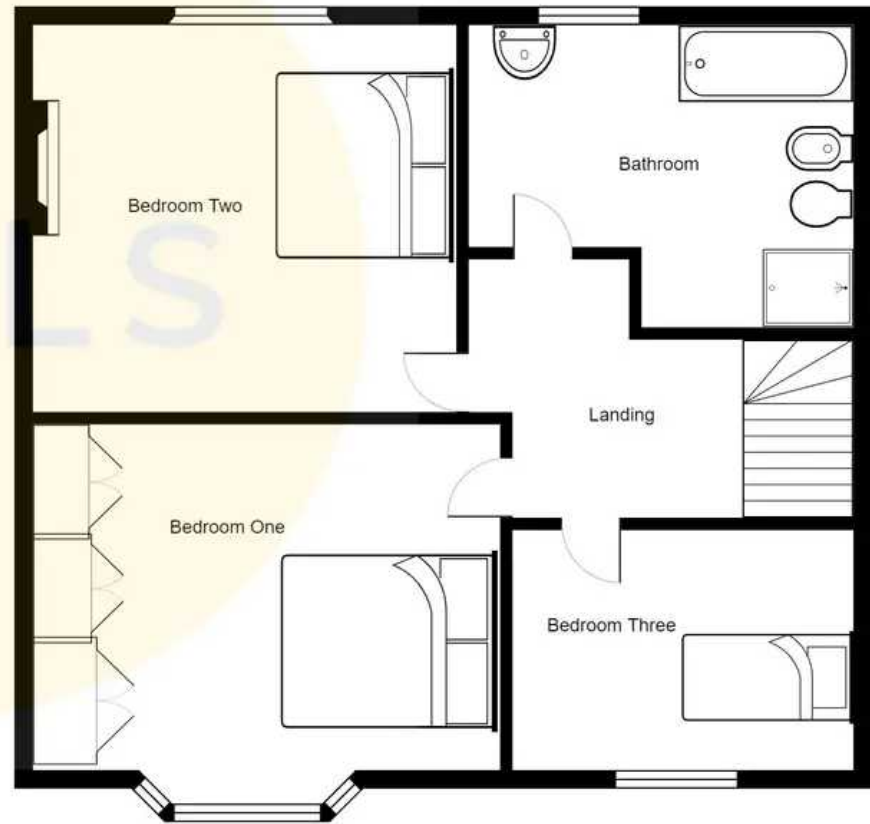
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