

Avondale Drive

Salford

HILLS

£255,000

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Salford

****NO VENDOR CHAIN - Double Storey Extended, Providing Three Double Bedrooms and a Bright, Modern Kitchen Diner**** This spacious, semi-detached family home is set within a convenient location, within easy access of Salford Royal Hospital and Light Oaks Primary School!

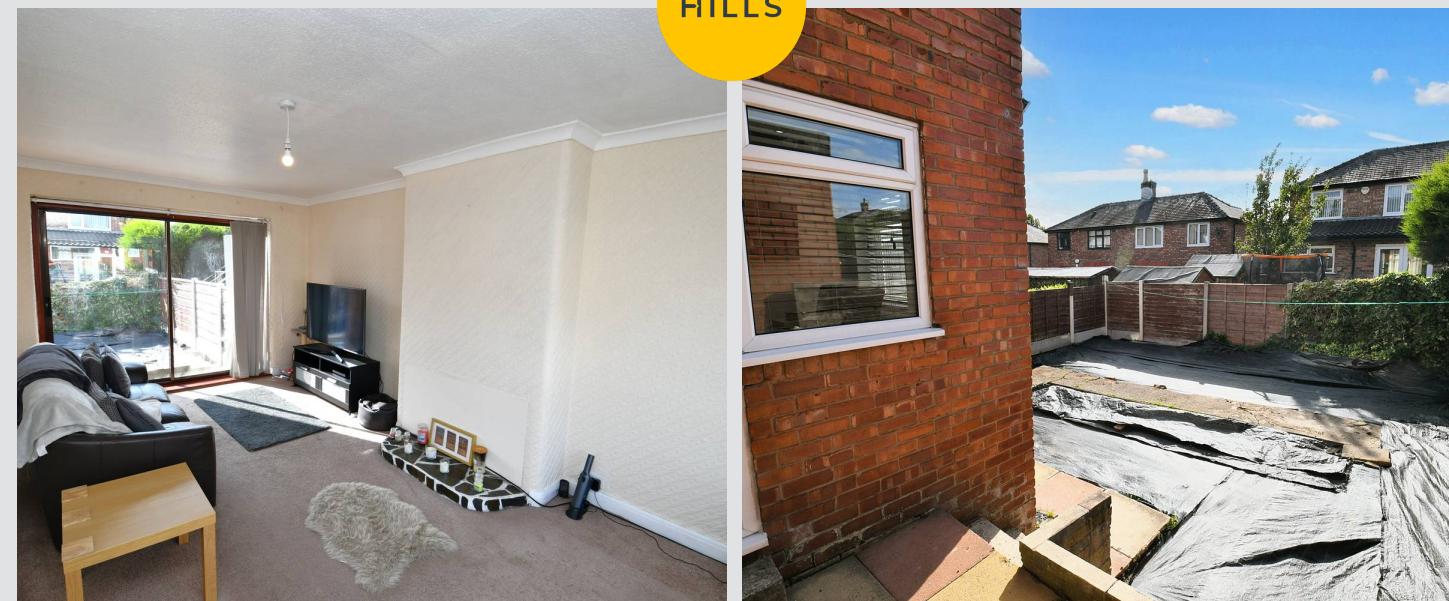
Council Tax band: B

Tenure: Freehold

- Available with NO VENDOR CHAIN!
- Double Storey Extended, Three Bedroom Semi-Detached Family Home
- Within Easy Access of Salford Royal Hospital and Transport Links Throughout Manchester
- Close to Several Well-Kept Parks, Including Light Oaks Park, Oakwood Park and Buile Hill Park
- Spacious Lounge with Sliding Doors to the Rear
- Bright, Modern Kitchen Diner
- Three Double Bedrooms
- Contemporary Three-Piece Family Bathroom
- Potential for Off-Road Parking to the Front
- Low-Maintenance Paved Garden to the Front, and a Garden to the Rear that Benefits from the Sun



HILLS



Entrance Hallway

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with laminate flooring.

Lounge

17' 7" x 10' 10" (5.37m x 3.30m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Complete with sliding doors. Fitted with carpet flooring.

Kitchen/Diner

16' 2" x 7' 8" (4.94m x 2.34m)

Featuring a modern range of fitted units with integral hob, oven, fridge freezer, washer, dryer and dishwasher.

Complete with ceiling spotlights, three double glazed windows, wall - mounted radiator. Fitted with laminate flooring.

Landing

Featuring ceiling light point, double glazed window. Fitted with carpet flooring.

Bedroom One

13' 6" x 7' 9" (4.11m x 2.37m)

Featuring two ceiling light points, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

Bedroom Two

9' 10" x 9' 5" (3.00m x 2.87m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Fitted with carpet flooring.

Bedroom Three

8' 11" x 7' 10" (2.71m x 2.40m)

Featuring ceiling light point, double glazed window, wall - mounted radiator. Complete with fitted furniture. Fitted with carpet flooring.



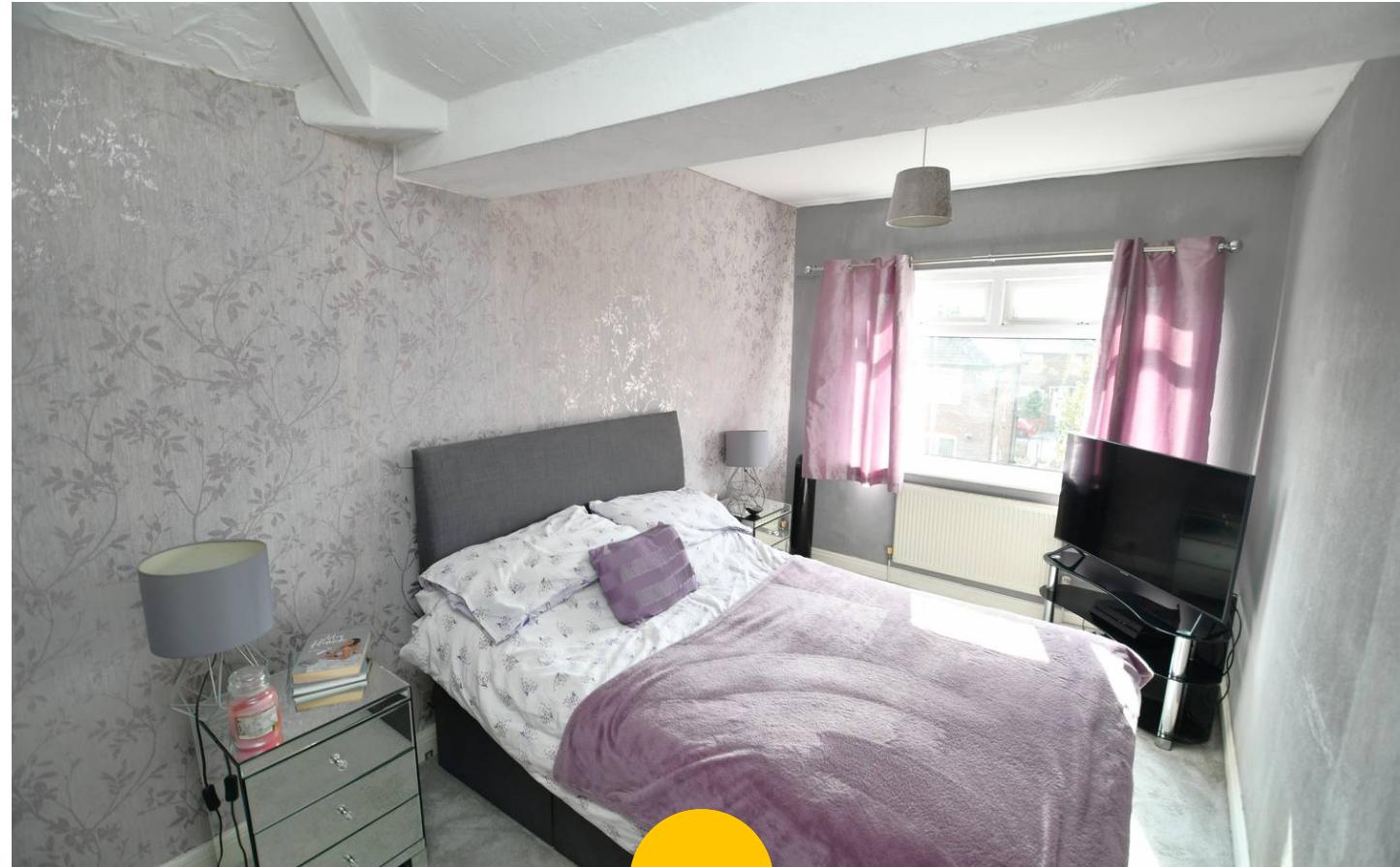
Bathroom

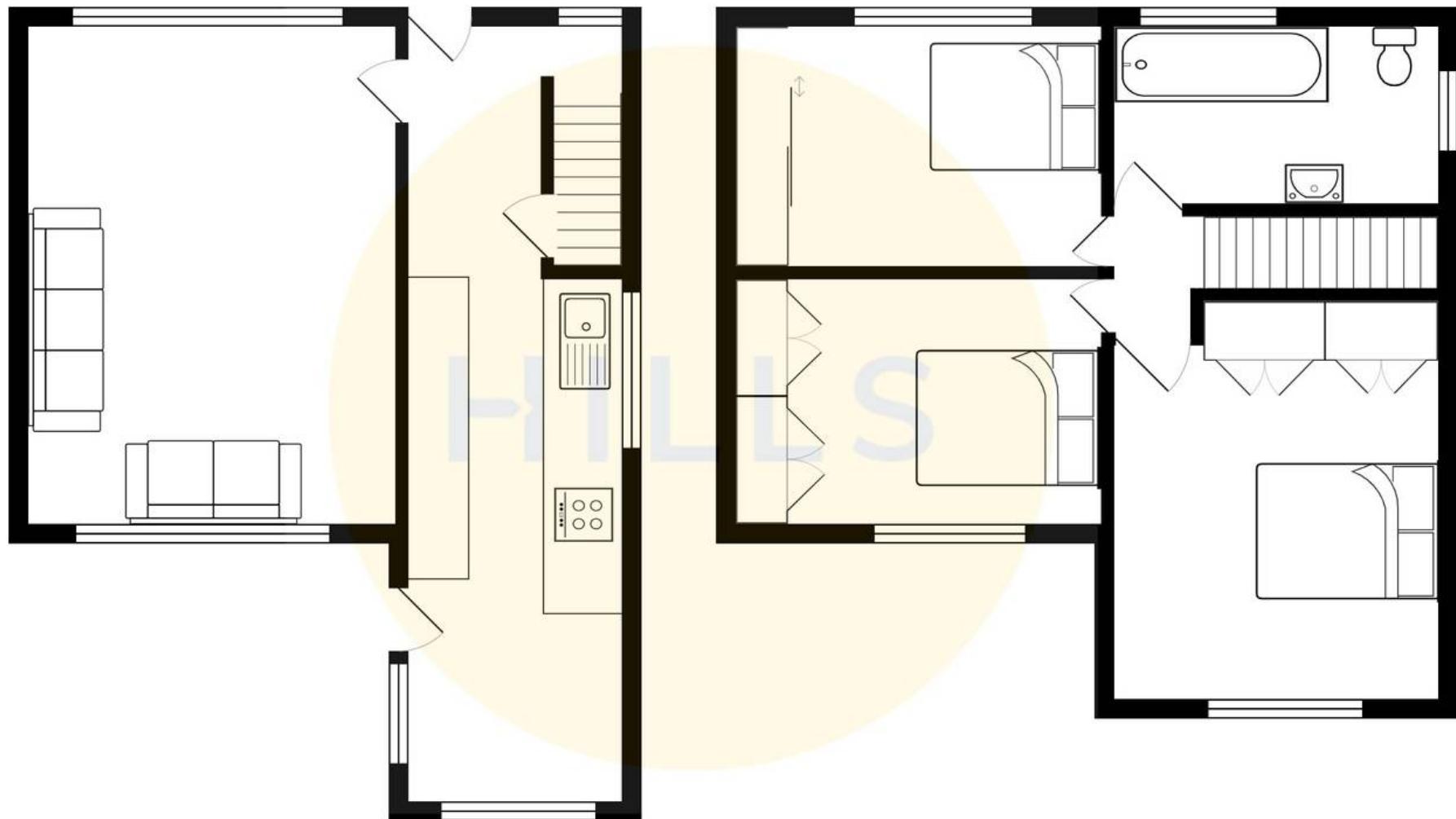
7' 7" x 5' 11" (2.31m x 1.81m)

Featuring a modern three piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, two double glazed windows and a heated towel rail. Fitted with tiled walls and flooring.

External

To the front of the property is the potential for off road parking with a low maintenance paved garden. To the rear of the property is a well maintained garden.







Hills | Salfords Estate Agent

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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.

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.