



Hallwood Avenue

Salford



£260,000



# Hallwood Avenue

Salford

Situated on a charming road just a short walk from Light Oaks Park and Light Oaks Primary School, is this spacious, three bedroom semi-detached family home!

Council Tax band: C

Tenure: Leasehold

- Spacious Three Bedroom Semi-Detached Property
- Situated on a Charming Road Just a Short Walk from Light Oaks Park and Light Oaks Primary School
- Bay-Fronted Lounge, Spacious Dining Room and a Conservatory
- Extended Fitted Kitchen and a Three-Piece Shower Room
- Three Well-Proportioned Bedrooms
- Beautifully Maintained Gardens to the Front and Rear Complete with Laid-to-Lawn Grass and Mature Plants
- Within Walking Distance of Salford Royal Hospital
- Within Easy Access of Transport Links into Salford Quays, Media City and Manchester City Centre
- Viewing is Highly Recommended!





## Porch

### Entrance Hallway

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

### Lounge

11' 3" x 10' 9" (3.44m x 3.28m)

A bright lounge complete with a ceiling light point, double glazed window and wall mounted radiator. Fitted with carpet flooring.

### Dining Room

11' 5" x 11' 3" (3.48m x 3.44m)

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

### Kitchen

17' 0" x 6' 2" (5.19m x 1.87m)

Featuring complementary wall and base units with integral hob and oven. Space for a washer and fridge freezer. Complete with ceiling spotlights, two double glazed windows and laminate flooring.

### Conservatory

Complete with two wall light points, wall mounted radiator and patio doors. Fitted with cushioned flooring.

### Landing

Complete with a ceiling light point and carpet flooring.

### Bedroom One

10' 9" x 10' 1" (3.28m x 3.08m)

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



HILLS



**Bedroom Two**

11' 5" x 9' 9" (3.47m x 2.96m)

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

**Bedroom Three**

8' 4" x 4' 11" (2.53m x 1.50m)

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

**Shower Room**

6' 4" x 6' 1" (1.92m x 1.86m)

Featuring a three-piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, single glazed window and heated towel rail. Fitted with cushioned flooring.

**External**

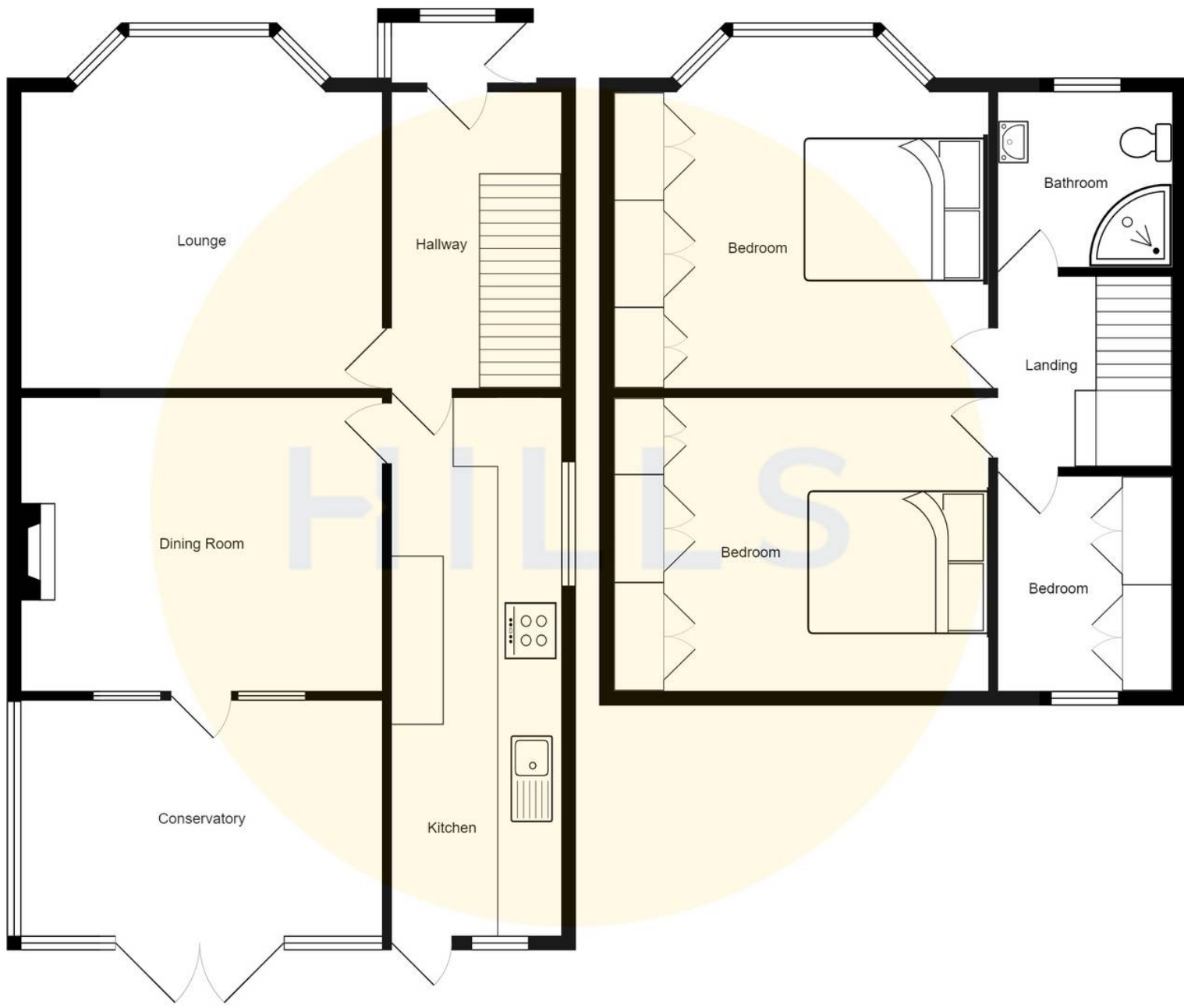
To the front of the property is a well presented garden. To the rear of the property is a well maintained tiered garden with laid-to-lawn grass, paving and mature plants.



HILLS







Lounge

Hallway

Bedroom

Bathroom

Landing

Dining Room

Bedroom

Bedroom

Conservatory

Kitchen





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