



Groves Avenue

Salford



In Excess of £270,000

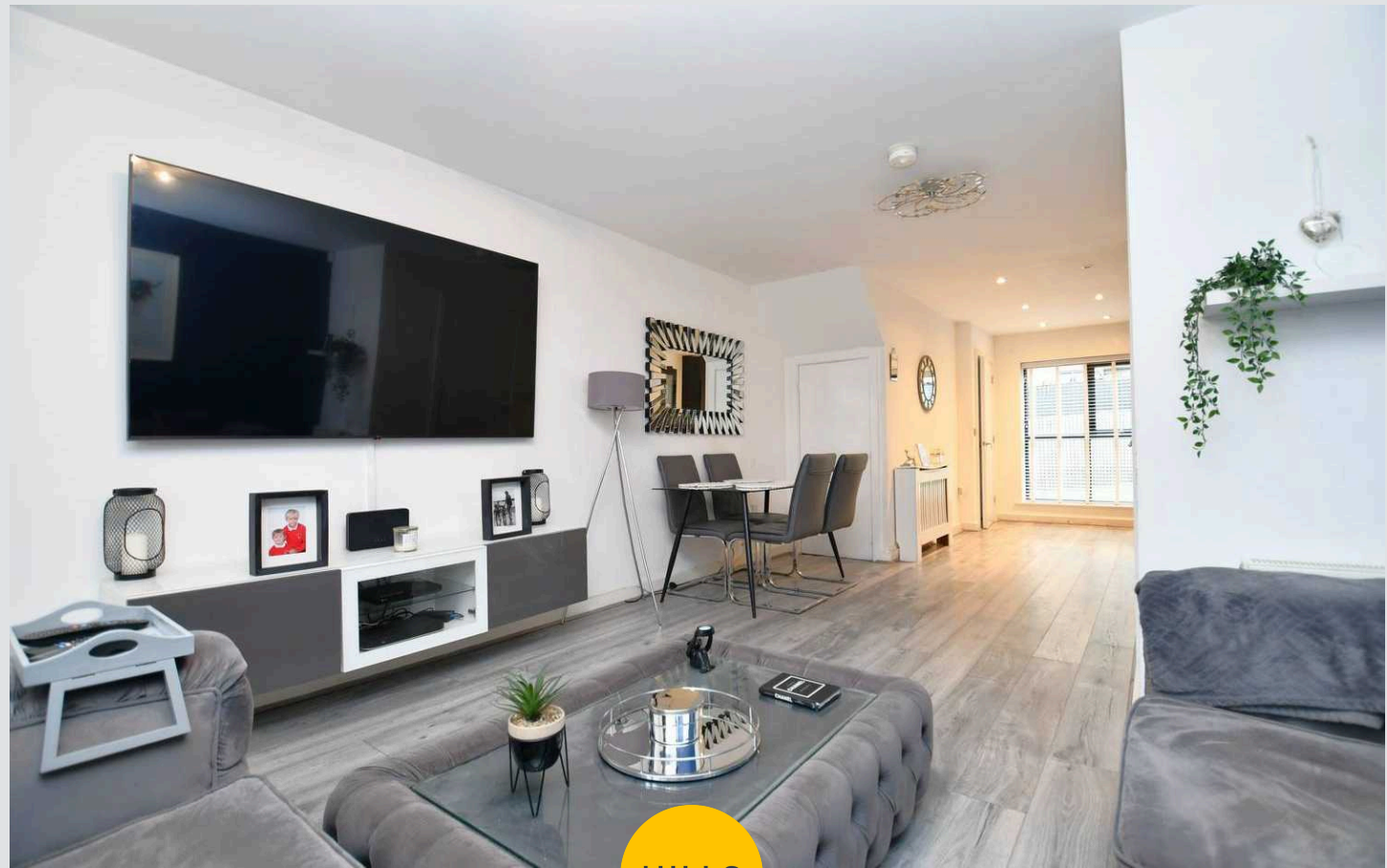
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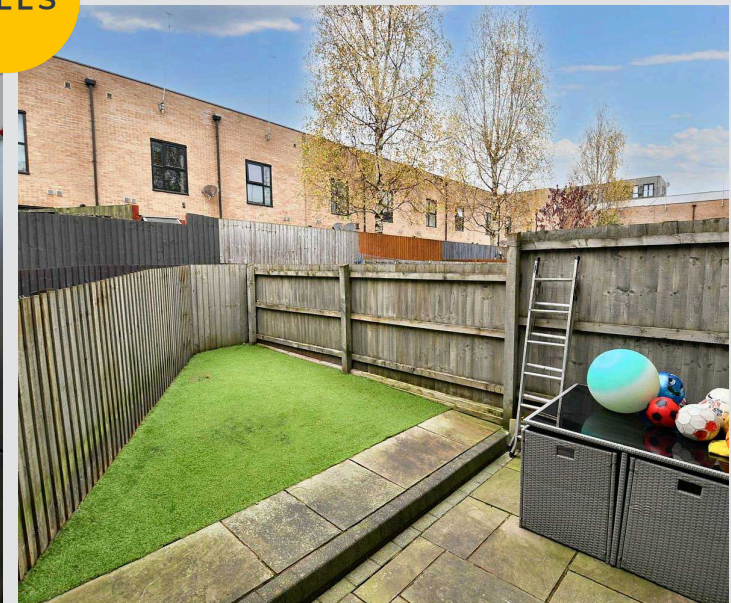
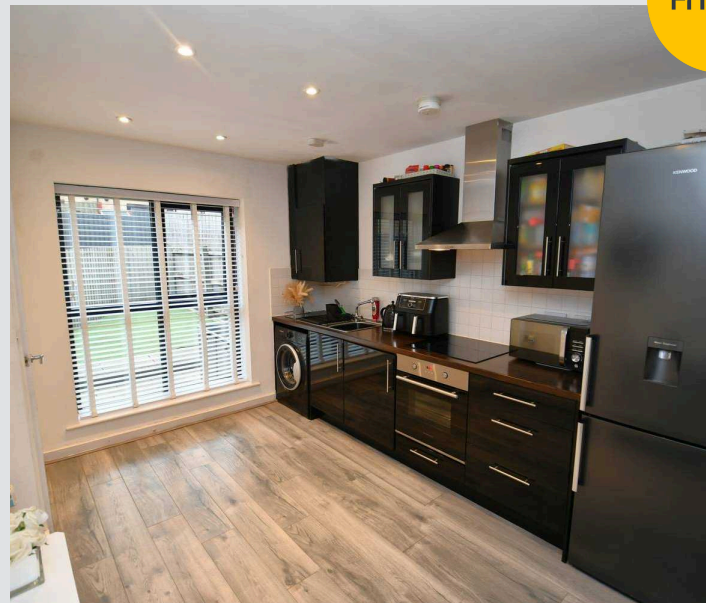
STYLISH three bedroom townhouse located within walking distance of Salford Quays & Media City! Featuring THREE DOUBLE BEDROOMS and an open plan living, dining and kitchen area! Council Tax band: C

Tenure: Leasehold

- Stylish, Modern Three Bedroom Townhouse
- Located Within Walking Distance of Salford Quays & Media City, which are Host to a Fine Array of Bars, Shops and Restaurants
- Large, Open Plan Living, Dining and Kitchen Area
- Benefits from a Downstairs W/C
- Three Double Bedrooms
- Modern Three-Piece Family Bathroom
- Benefits from a Parking Space
- Low-Maintenance Garden to the Rear with Artificial Grass and Paving
- Close to Excellent Transport Links into Manchester City Centre and Within Walking Distance of Ordsall Park and Local Schooling
- Viewing is Highly Recommended to Appreciate the Size of this Fantastic Property!



HILLS



Porch

Complete with a ceiling light point and laminate flooring.

Living / Kitchen / Diner

31' 2" x 12' 4" (9.49m x 3.77m)

An open plan living, kitchen and dining space featuring modern fitted units with integral hob and oven. Complete with two ceiling light points, ceiling spotlights, two double glazed windows and two wall mounted radiators.

W.C.

7' 10" x 2' 11" (2.39m x 0.90m)

Featuring a hand wash basin and W.C. Complete with ceiling spotlights and tiled flooring.

Rear Hall

Complete with a ceiling light point, wall mounted radiator and laminate flooring.

Landing

Complete with a ceiling light point and laminate flooring.

Bedroom Two

12' 4" x 12' 3" (3.77m x 3.73m)

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

Bedroom Three

12' 5" x 12' 0" (3.78m x 3.66m)

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

Second Landing

Complete with a ceiling light point and laminate flooring.

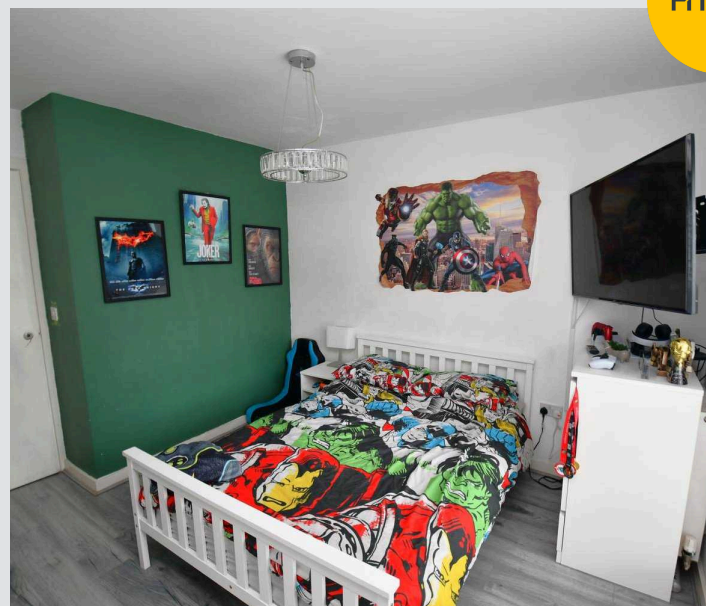
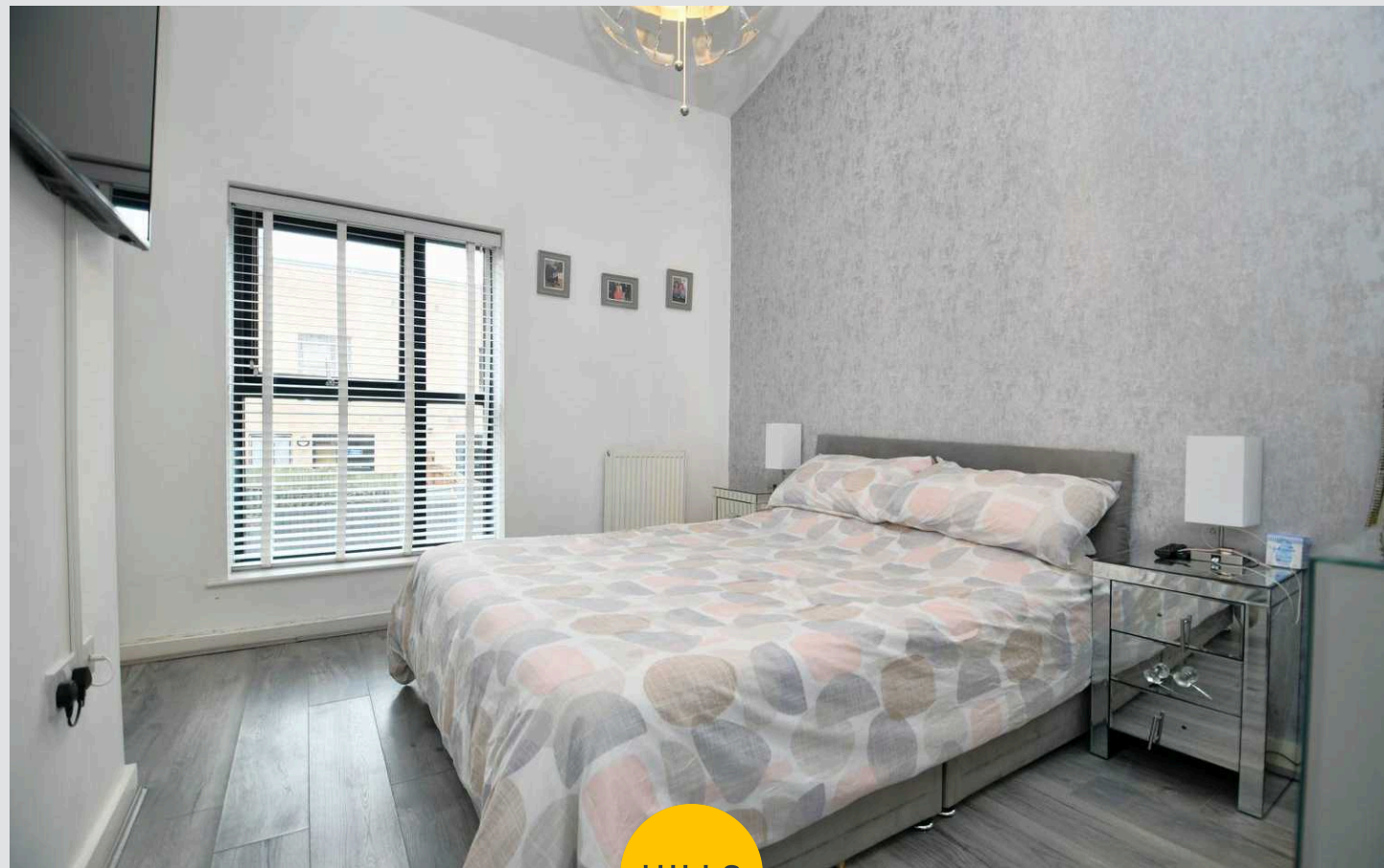
Bedroom One

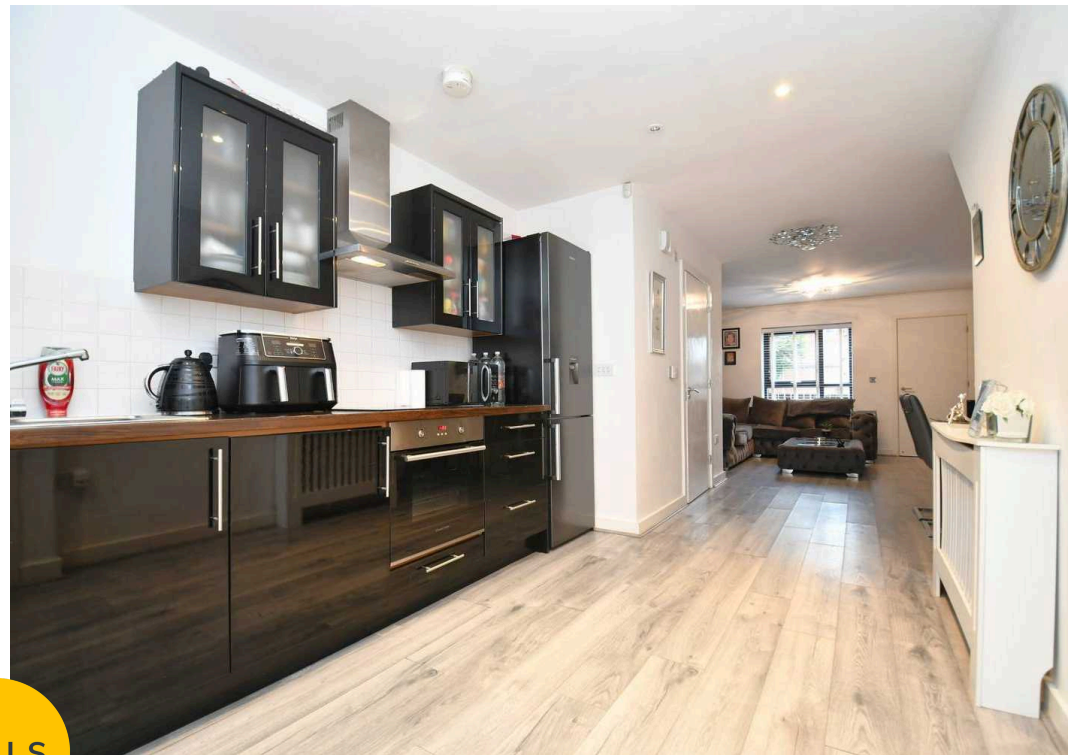
13' 11" x 9' 2" (4.24m x 2.79m)

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

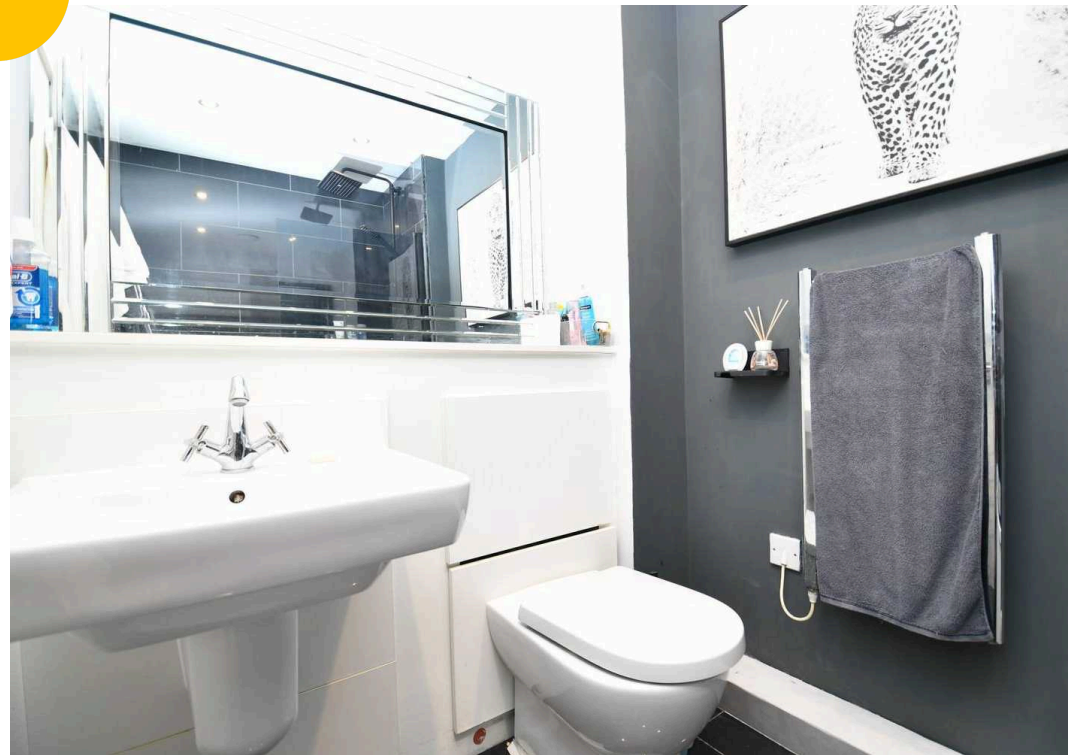
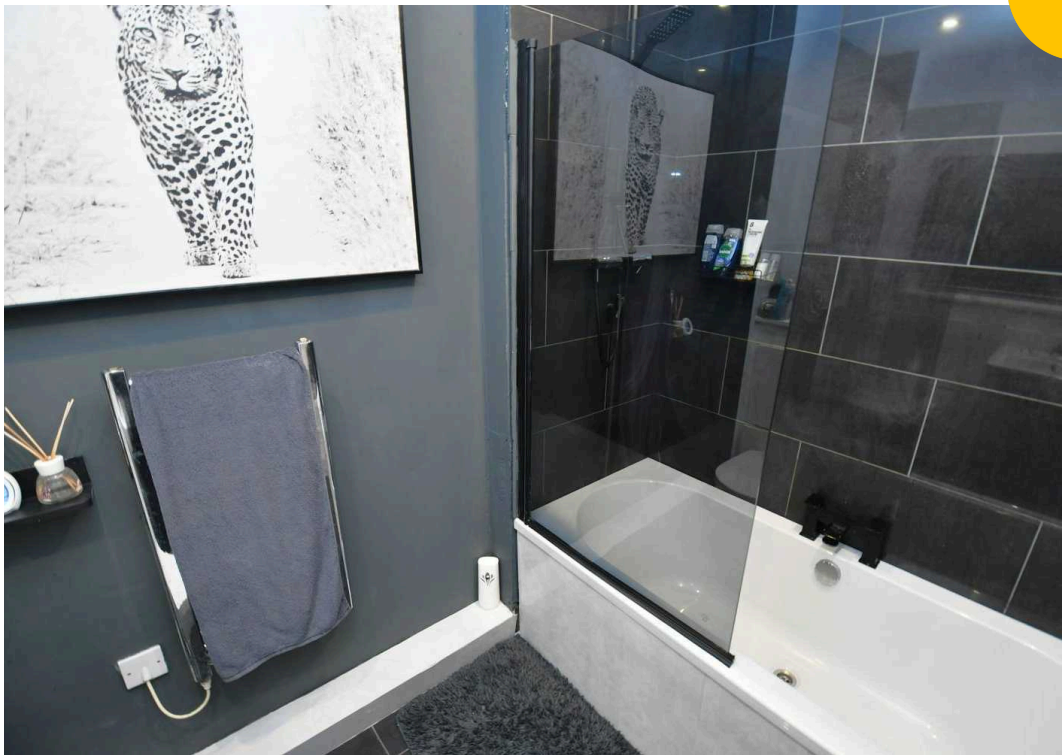
External

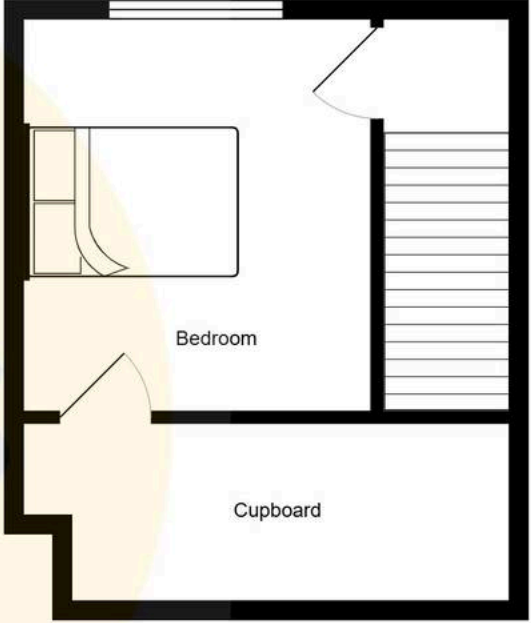
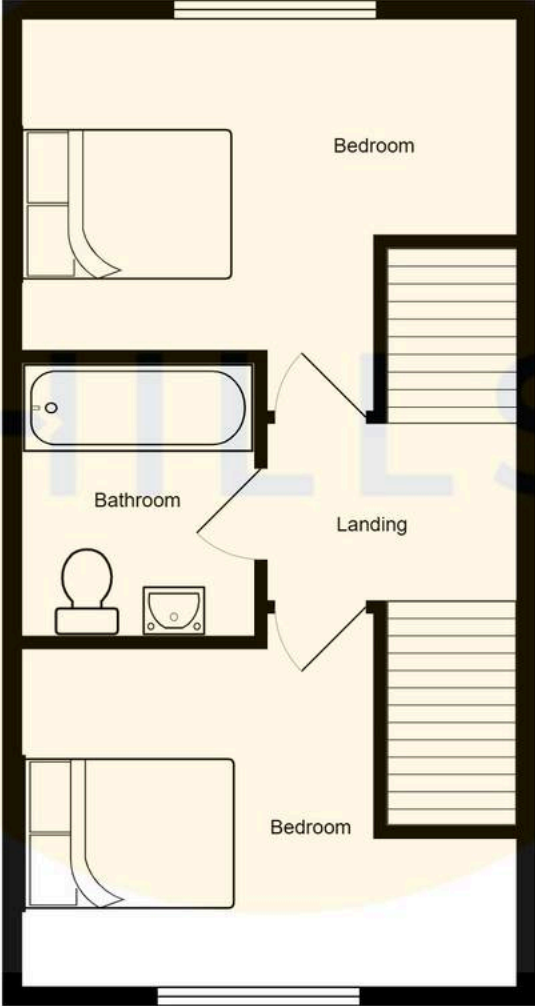
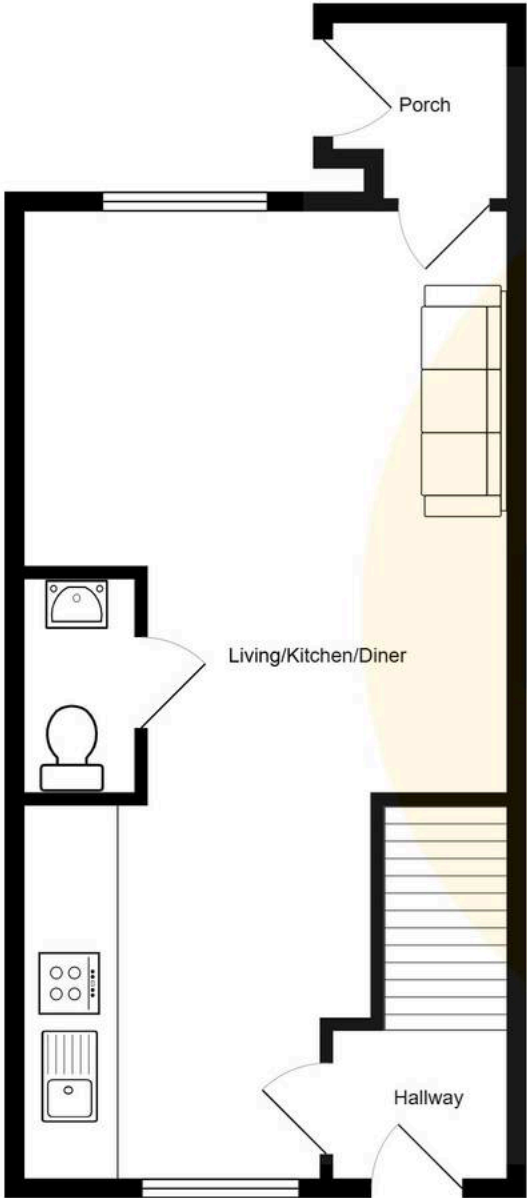
Complete with one allocated parking space. To the rear of the property is a low maintenance garden with artificial grass and paving.

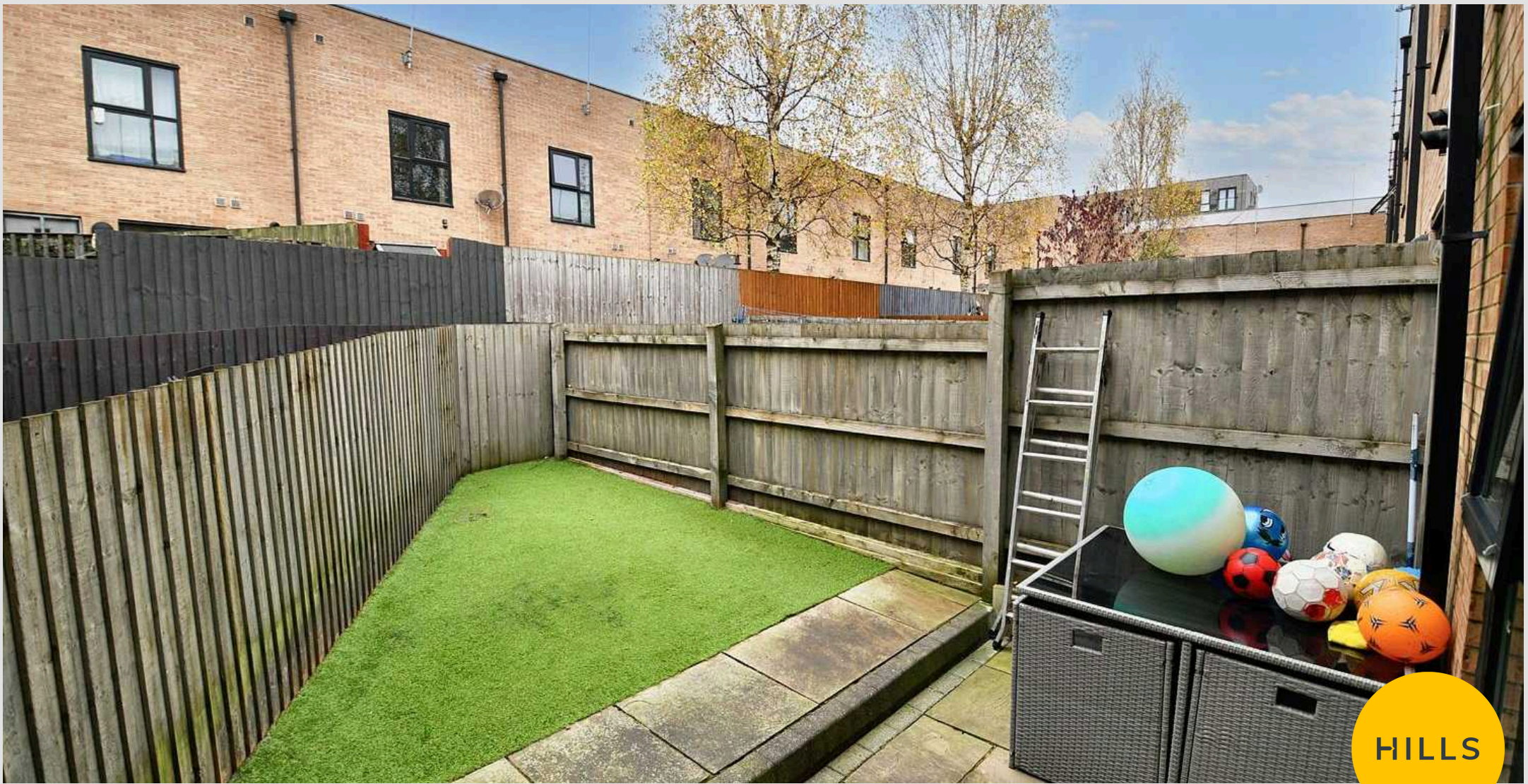




HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



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