



Avondale Drive

Salford

HILLS

In Excess of £250,000

# Avondale Drive

Salford

\*\*Extended Three Bedroom Semi-Detached Family Home Featuring a Landscaped Garden, Complete with a Bar. Also Benefits from Cellars for Storage and a Downstairs W/C\*\*

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Boasting a Full Width Single Storey Extension
- Fitted Kitchen and a Contemporary Three-Piece Bathroom
- Tastefully Decorated Lounge and a Spacious Dining Room
- Added Bonus of a Downstairs W/C
- Cellars for Storage
- Potential for Off-Road Parking to the Front
- Landscaped Garden to the Rear with Artificial Grass, Decking and a Bar
- Close to Local Schooling and Several Well-Kept Parks
- Near Excellent Transport Links into Salford Quays, Media City and Manchester City Centre



## Porch

### Entrance Hallway

A welcoming hallway complete with a ceiling light point, single glazed window and wall mounted radiator. Fitted with cushioned flooring.

### Lounge

17' 7" x 10' 10" (5.36m x 3.31m)

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

### Dining Room

17' 10" x 7' 1" (5.43m x 2.15m)

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

### Kitchen

10' 9" x 7' 9" (3.27m x 2.36m)

Featuring complementary fitted units with space for a washing machine and fridge freezer. Complete with a ceiling light point and cushioned flooring.

### W.C.

5' 0" x 2' 6" (1.52m x 0.75m)

Featuring a hand wash basin and W.C. Complete with a ceiling light point, double glazed window and laminate flooring.

### Landing

Complete with a ceiling light point and single glazed window.

### Bedroom One

10' 10" x 9' 4" (3.31m x 2.85m)

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



### **Bedroom Two**

10' 11" x 7' 11" (3.32m x 2.41m)

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

### **Bedroom Three**

8' 0" x 7' 9" (2.43m x 2.37m)

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

### **Bathroom**

7' 7" x 5' 10" (2.32m x 1.77m)

Featuring a three piece suite including bath with shower over, hand wash basin and W.C. Complete with a ceiling light point, double glazed window, part tiled walls and tiled flooring.

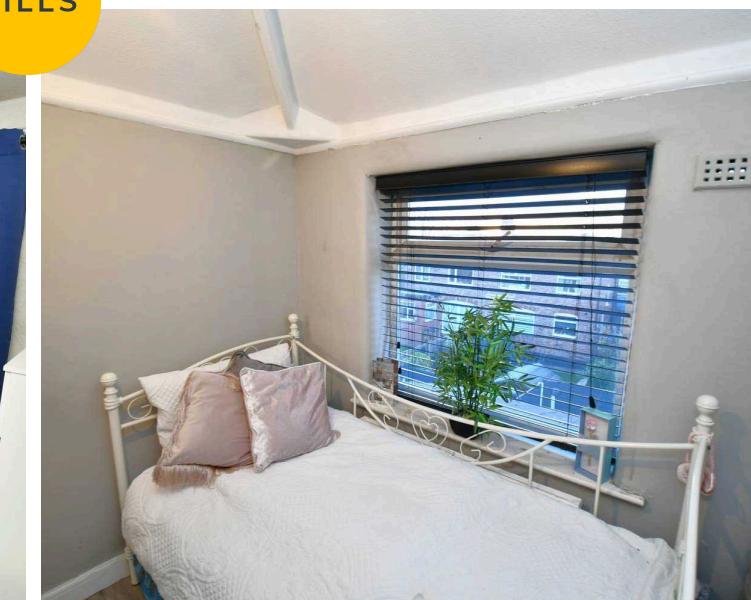
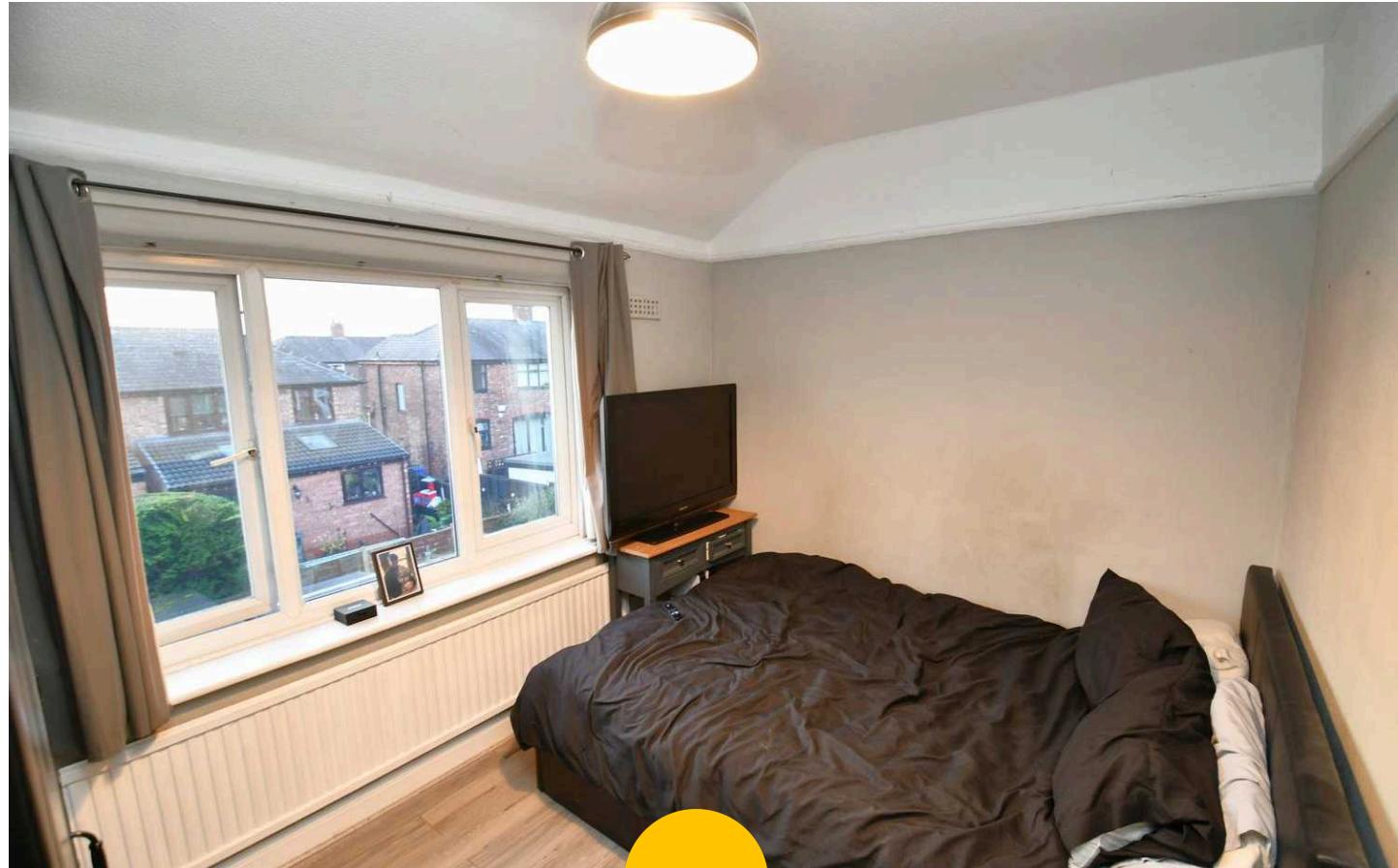
### **Cellar**

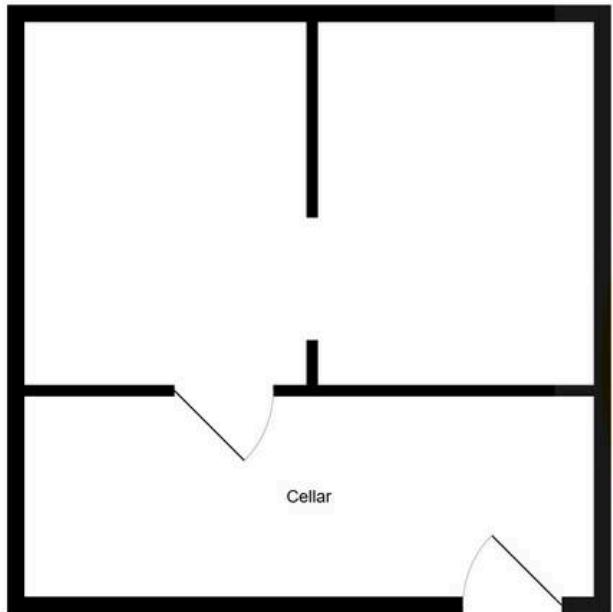
Room One - 5.48m x 2.22m Room Two - 5.22m x 3.33m

Room Three - 5.43m x 2.40m

### **External**

To the front of the property is off road parking. To the rear of the property is a beautifully presented garden with decking and bar.







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